

# **DRAFT Minutes of the North Carolina Home Inspector Licensure Board**

**July 10, 2026**

The regular meeting of the North Carolina Home Inspector Licensure Board (“Board”) was held 9:00 AM on Friday, July 10, 2026, in person at Hilton Garden Inn, 423 Evans Street, Greenville, NC 27858 and by video teleconference via Webex.

The following members of the Board were present in person:

Chairman David Price   David Dye   Connie Corey   Steve Fuster  
Derrick Johnson

The following members of the Board were present via Webex:

Chad Abbott   Rob Roegner

The following members of the Board were absent:

Arthur Hall

Gina M. Von Oehsen Cleary from the North Carolina Department of Justice, Attorney General’s Office, was present in person, and served as counsel for the Board.

Kyle Heuser, Assistant General Counsel from North Carolina Office of the State Fire Marshal, was present in person.

The following staff members from the North Carolina Office of the State Fire Marshal, Engineering Division were present at location:

Joeseeph Starling   Jeff Griffin   Beth Williams   Sam Whittington

Rodney Daughtry   Sarah Shannon   Bonnie Bentley   Jay Daunoy

Katherine Vincent

The following staff members from the North Carolina Office of the State Fire Marshal, Engineering Division were present via Webex:

Rich Hall   Terri Tart

The following members of the public were present in person:

Mayor P.J. Connelly

The following members of the public were present via Webex:

Ken Brittain  
Eric Coates  
Bonnie Gregory

Derrick Smith  
April Gregory, Esq.

Katherine Wendt  
Ken Brittain

## Introduction

Chairman David Price called the meeting to order and provided opening remarks. Greenville Mayor P.J. Connelly welcomed the N.C. Home Inspector Licensure Board members, staff, and the public to the city of Greenville, N.C.

Chairman Price read the Ethics Awareness and Conflict of Interest reminder.

## Approval of Minutes

Corey moved to approve the April 10, 2026, regular meeting minutes. Johnson seconded the motion. Motion carried.

Chairman Price announced his term on the NC Home Inspector Licensure Board has been completed. Cody Byrd has been recommended by the North Carolina Home Builders Association for the General Contractor seat on the Board.

## Public Comment

No public comment.

## Staff Report

Joseph Starling shared activity statistics for FY 2025-2026 4th quarter on the table below. Starling stated that licenses and applications are following the industry trend.

| HILB                 | Total FY<br>2023-2024 | Total FY<br>2024-2025 | 1st QTR<br>Jul - Sep | 2nd QTR<br>Oct - Dec | 3rd QTR<br>Jan - Mar | 4th QTR<br>Apr - Jun | Total FY<br>2025-2026 |
|----------------------|-----------------------|-----------------------|----------------------|----------------------|----------------------|----------------------|-----------------------|
| Licensees            | 1,993                 | 1,930                 | 1570                 | 1,774                | 1,826                | 1,887                | 1,887                 |
| Applications         | 342                   | 319                   | 92                   | 78                   | 62                   | 99                   | 331                   |
| Pre-Licensing        | 300                   | 247                   | 75                   | 64                   | 60                   | 82                   | 281                   |
| Military/Spouses     | 90                    | 68                    | 24                   | 15                   | 13                   | 18                   | 70                    |
| Criminal History     | 37                    | 35                    | 6                    | 6                    | 5                    | 14                   | 31                    |
| Exam eligibilities   | 390                   | 319                   | 92                   | 78                   | 62                   | 99                   | 331                   |
| Exams taken          | 403                   | 318                   | 119                  | 95                   | 67                   | 76                   | 357                   |
| Exams passed         | 252                   | 215                   | 73                   | 52                   | 41                   | 50                   | 216                   |
| Licenses issued      | 242                   | 215                   | 26                   | 81                   | 44                   | 52                   | 203                   |
| Complaints           | 50                    | 55                    | 13                   | 20                   | 20                   | 20                   | 73                    |
| Disciplinary actions | 16                    | 21                    | 6                    | 2                    | 6                    | 4                    | 18                    |

## Committee Reports

### Application Evaluation Committee

Chairman Price reported the Application Evaluation Committee met on July 1, 2026.

Chairman Price moved to approve the following seventeen applicants to sit for the licensure exam:

Buddy Porterfield  
Matthew Leffel  
Madison Barnhill  
Robert Cashion  
Robert Howsare  
Curtis VanNess  
David Idol  
Robert Moore  
Tyler Hinson  
Nicolas Jacobs  
James Russell  
Anothny Wilk  
Bruce McDonald  
Shawn Stoffel  
Ray Moore  
Ryan Milbourn  
Joshua Figueredo

Fuster seconded the motion. Motion carried.

### Education and Examination Committee

Committee Chair Derrick Johnson reported that the Education and Examination Committee met jointly on June 1, 2026.

Rodney Daughtry explained the options below concerning administering the 2026 Ethics Course.

- **Option 1:** Offer as an Elective Course Only Never Making it Part of the Mandatory Update Course
- **Option 2:** Make the Ethics Course a Two-Hour Part of the Mandatory Update Course Commencing 2028 and every 4 years Afterwards and Do Not Offer it as an Elective Course Offering

Corey made a motion to include the ethics two-hour course be a part of the mandatory update course commencing 2028, and every four years afterwards, and that it not be offered as an elective course. Johnson seconded the motion. Motion carried.

## Examination Committee

Rich Hall discussed a request that the subject matter experts receive two hours credit for continuing education for their work provided to the exam committee for their work creating new test questions.

Chairman Price made a motion to award subject matter experts two hours of elective continuing education credits for every meeting exam meeting for creating new test questions . Corey seconded the motion. Motion carried.

Hall provided an update on QuestionMark testing and reported that any concerns are being handled.

Hall noted that new test questions may be included in to the examinations as early as August.

## Finance Committee

Rob Roegner provided an update on the revenues, expenditures, and fund balance for the fiscal year as set forth in the following tables.

| Type                       | Unit     | Count | Total              |
|----------------------------|----------|-------|--------------------|
| Application                | \$35.00  | 90    | \$3,150.00         |
| Exam                       | \$80.00  | 0     | \$0.00             |
| License Issue              | \$160.00 | 55    | \$8,800.00         |
| Renewal                    | \$160.00 | 40    | \$6,400.00         |
| Late                       | \$30.00  | 10    | \$300.00           |
| <u>Licensing Sub-total</u> |          |       | \$18,650.00        |
| Course Approval            | \$150.00 | 3     | \$450.00           |
| Course Renewal             | \$75.00  | 3     | \$225.00           |
| Per Student Fee            | \$5.00   | 3761  | \$18,805.00        |
| <u>Education Sub-total</u> |          |       | \$19,480.00        |
| <b>Grand Total</b>         |          |       | <b>\$38,130.00</b> |

| MONTH ▼ | EXPENDITURES ▼ | REVENUES ▼   | FUND BALANCE ▼  |
|---------|----------------|--------------|-----------------|
| April   | \$ 48,678.52   | \$ 12,605.00 | \$ 2,629,532.99 |
| May     | \$ 44,882.14   | \$ 9,535.00  | \$ 2,594,185.85 |
| June    | \$ 68,209.87   | \$ 14,275.00 | \$ 2,540,250.98 |

### Standards of Practice Committee

Committee Chair David Dye reported that the SOP Committee did not meet.

Kyle Heuser reported that the rules submitted to the Rules Review Commission have been approved and have the effective date of June 1, 2026.

Dye made a motion that notification as to the updated rules be sent out via the listserv and that a message be posted on the Board's website. Chairman Price seconded the motion. Motion carried.

Dye suggested having an Open Mic for home inspectors.

### Investigation Review Committee

Committee chair David Dye reported that the Investigation Review Committee met on May 26, and June 19, 2026, and reviewed the following cases.

Dye made a motion to resolve case **1118** against **Sanders** with a consent agreement. Johnson seconded the motion. Motion carried.

Dye made a motion to resolve case **1122** against **Wynne** with a consent agreement. Johnson seconded the motion. Motion carried.

Dye made a motion to resolve case **1125** against **Ward** with a consent agreement. Corey seconded the motion. Motion carried.

Dye made a motion to resolve case **1129** against **Metz** with a consent agreement. Fuster seconded the motion. Motion carried.

Dye made a motion to resolve case **1149** against **Wolfe** with a consent agreement. Johnson seconded the motion. Motion carried.

Dye made a motion to dismiss cases **1146 Wyatt**, **1152 Imel**, **1145 Ward**, and **1156 Cannon** with Letters of Caution. Johnson seconded the motion. Motion carried.

Dye made a motion to dismiss cases **1136 Wall, 1144 Mort, 1150 Kinlaw, 1153 Gamble, and 1154 Kuhn**. Johnson seconded the motion. Motion carried.

Dye made a motion that the Board direct staff to prepare a petition to the appropriate court seeking an injunction against Tim Haney based on allegations of unlicensed home inspections in North Carolina. Johnson seconded the motion. Motion carried.

### **Ongoing Business**

Heuser reported that the process of periodic rule review. He advised that the public comment phase has ended, and the Board did not receive any public comment.

Corey made a motion that Heuser move forward with the rule process by submission to the Periodic Review of Rules Commission. Johnson seconded the motion. Motion carried.

Heuser reviewed pending bills moving through the senate.

Heuser reported a change to the Insurance Regulatory Fund but stated that it does not affect the NC Home Inspector Licensure Board as the Board.

### **New Business**

Chairman Price made a motion to place the mission, vision statement, and values of the Board on the North Carolina Home Inspector Licensure Board website. Johnson seconded the motion. Motion carried.

Dye reported on the prior sessions of strategic planning.

### **Election of Officers**

Corey made a motion that Derrick Johnson serve as N.C. HILB Chairman. Dye seconded the motion. Motion carried.

Corey made a motion that Steve Fuster serve as N.C. HILB Vice Chairman. Dye seconded the motion. Motion carried.

Corey made a motion that Chad Abbott serve as N.C. HILB Board Treasurer. Dye seconded the motion. Motion carried.

### **Closed Session**

Cleary entertained a motion for the Board to go into closed session authorized by N.C. Gen. Stat. §§ 143-318.11(a)(1) and (3) and 132-1.1(a) To consult with attorneys employed at the NCDOJ and retained by HILB in order to preserve the attorney-client privilege or discuss confidential information that are not public records and are not subject to open between the attorneys and Board, which privilege is hereby acknowledged and as it relates to a pending litigation matter in

Wake County Superior Court captioned as *NCHILB v. HomeCloud et al* and where attendance to this portion of the closed session will be limited to those persons who are within the attorney-client privilege. Chairman Price moved. Corey seconded the motion. Motion carried.

Cleary entertained a second motion to go into closed session authorized by N.C. Gen. Stat. §§ 143-318.11(a)(1), (3), (6), and (7), 132-1.1(a) and 132-1.4 to prevent the disclosure of information that is privilege or confidential; To consult with lawyers from NCDOJ as attorneys for the Board in order to preserve the attorney-client privilege, which privilege is hereby acknowledged and to discuss information and materials that are not public records within the meaning of Chapter 132 of the General Statutes and which are exempt from open meetings pursuant to N.C. Gen. Stat. § 143-318.18(6). Chairman Price moved. Johnson seconded the motion. Motion carried.

Entered Closed Session at 10:48 AM.  
Return from Closed Session at 12:44 PM.

### **Adjournment**

Chairman Price made a motion to adjourn. Corey seconded the motion. Motion carried.

Sincerely,

Secretary, N.C. Home Inspector Licensure Board