

Minutes of the North Carolina Home Inspector Licensure Board

October 14, 2022

The regular meeting of the North Carolina Home Inspector Licensure Board (“Board”) was held at 9:00 am on Friday, October 14, 2022, as a hybrid in-person and virtual meeting by video teleconference via Cisco WebEx at the Board office 325 N. Salisbury St., Raleigh, NC.

The following members of the Board were present in-person or remotely:

Rob Roegner	Arthur Hall	David Price
William Morris	David Dye	Joseph Ramsey

Chairwoman Connie Corey and Derrick Johnson were absent. N.C. Department of Justice (“NCDOJ”) Board legal counsel Denise Stanford was present at the meeting.

The following N.C. Department of Insurance, Engineering Division staff members were present at the meeting:

Mike Hejduk	Beth Williams	Jennifer Hollyfield
Rodney Daughtry	Sam Whittington	Christopher Mc Lamb
Rich Hall	Tommy Green	

The following visitors attended:

Pam Melton (N.C. Realtors)	Preston Sandlin (HIC LLC)
Ken Brittain	Eric Coates
Katie Green (Forrest Firm, P.C.)	Wilson Fausel

Introduction

Vice Chairman David Dye called meeting to order, provided opening remarks and welcomed new Board member David Price, Licensed General Contractor appointed by the N.C. General Assembly upon recommendation of the N.C. Home Builders Association. Dye also welcomed back Arthur Hall who was reappointed.

Dye read the Ethics Awareness and Conflict of Interest reminder.

Approval of Minutes

July 8, 2022, Regular Meeting Minutes.

Joe Ramsey made a motion to approve the minutes. Roegner seconded; the motion passed unanimously.

Staff Report

Hejduk shared activity statistics for FY 2021-2022 first quarter and in the table below. Hejduk reported that this slide is the staff report for the most part and work continues on development of a dashboard for the web page. Military/Spouse and criminal history counts are required for the annual 93B-2 report due October 31 each year. The 93B-2 report is given to several oversight agencies.

HILB	Total FY 2020-2021	Total FY 2021-2022	1st QTR Jul - Sep	2nd QTR Oct - Dec	3rd QTR Jan - Mar	4th QTR Apr - Jun	Total FY 2022-2023
Licensees			1822				
Applications		558	114				
Pre-Licensing		472	88				
Military/Spouses		40	25				
Criminal History		19	9				
Exam eligibilities		526	58				
Exams taken		526	91*				
Exams passed		396	38				
Licenses issued		419	20				
Complaints	64	45	9				
Disciplinary actions	10	12	4				

*56 paper exams, 35 computer based exams

Committee Reports

Application Evaluation Committee

Joseph Ramsey reported that the committee met on September 21, 2022 and reviewed 17 applications. Ramsey stated that the committee recommends Board approval for thirteen (13) applications and recommends four (4) applications be denied.

The following applications were approved:

1. Fred Mills
2. Emile Ward
3. Jeff Massey
4. Chet Williams
5. Richard Magda
6. Michael Starke
7. Michael Merrill
8. Charles Perryman
9. Zacharia Overton
10. Noel Echevarria
11. Felicia Abdel-Razeq
12. Justin Johnson
13. Jim Dodge

David Price made a motion to approve the thirteen (13) applications listed. Joe Ramsey seconded the motion. The motion passed unanimously.

The following applications were denied by the committee and are recommended for denial by the Board.

1. Christopher Lynn
2. Patrick Pinckard
3. Eldric Long
4. John Ford

David Price made a motion to deny the four (4) applications listed. Joe Ramsey seconded the motion. The motion passed unanimously.

Examination Committee

Rob Roegner reported the Examination Committee did not meet.

Rich Hall informed the Board of the following.

- Computer exams will end on 12-20-22.
- Paper exams will be given at NCSU McKimmon Center Beginning 1-19-23. Government facility allows sole source and cost is \$3,460 through July 2023 at current fiscal year rates.
- Exams reviews will continue at Albemarle Building.

Roegner informed the Board that OSFM would most likely have to relocate and that is the reason for the change in examination procedures. Rob Roegner and Rich Hall discussed the possibility of remote proctoring of computer based exams. Joe Ramsey stated that due to the fund balance, the Board might subsidize computer based exams administered by a vendor to increase convenience and reduce travel costs of applicants.

Finance Committee

Board Treasurer, Derrick Johnson was absent. Dye stated the finances are in order.

Type	Unit	Count	Total
Application	\$35	99	\$3,465
Exam	\$80	129	\$10,320
License issue	\$160	64	\$10,240
Renewal	\$160	1,712	\$237,920
<u>Late</u>	<u>\$30</u>	<u>38</u>	<u>\$1,140</u>
<u>Licensing Sub-Total</u>		-	<u>\$299,085</u>
Course Approval	\$150	26	\$3,900
Course Renewal	\$75	80	\$6,000
Per Student Fee	\$5	19,434	\$97,170
<u>Education Sub-Total</u>			<u>\$107,070</u>
Grand Total			\$406,155

Month	Expenditures	Revenues	Fund Balance
Jul	\$ 20,748.54	\$ 33,565.00	\$ 1,958,354.55
Aug	\$ 41,298.49	\$ 122,180.00	\$ 2,026,419.60
Sep	\$ 61,461.45	\$ 351,690.00	\$ 2,235,766.64
Oct			
Nov			
Dec			
Jan			
Feb			
Mar			
Apr			
May			
Jun			

Legislative Committee

Hejduk said there were only two suggested statutory changes.

- G.S. 143-151.57 Increase the home inspector exam fee maximum from \$80 to \$200 to allow contracting out to a test administrator.
- G.S. 143-151.49 Add new powers and responsibilities to the Board for rulemaking to set requirements for pre-licensing sponsors and instructors.

Education Committee

Hollyfield reported that the committee met on September 21, 2022 and discussed what the topic of the course would be for the FY 2023-2024 Board developed update course. Subject to Board approval, the Committee recommends the course title “**Home Inspection Business Practices and New Construction Inspections.**”

Mike Hejduk requested a motion to approve the course name and authorize funds for the Request for Quote up to \$50,000 using a new streamlined process. Joe Ramsey made a motion to approve the course name and funding. The motion was seconded by David Dye. The motion passed.

Jennifer Hollyfield reported one pre-license field trainer applicant that required Board approval. Sam Whittington reviewed and approved their application materials.

- Jorge Felix #3873

Rob Roegner made a motion to approve Jorge Felix for pre-license field trainer. The motion was seconded by David Price. The motion passed.

Investigation Review Committee

Arthur Hall stated that the Committee met on September 20, 2022. The following cases were submitted for consideration.

Consent Agreement

911 Warner #3928 (Brandt) - Roegner made a motion to approve the Consent Agreement, seconded by Ramsey. The motion passed.

Dismiss with Letter of Caution

Price made a motion to Dismiss with a Letter of Caution the cases listed below, seconded by Ramsey. The motion passed.

927 Syphrit #4420 (Swarts)

930 Terry #3300 (Sandlin)

931 Terry #3300 (Sandlin)
936 Bergmann #4511 (Balderson)

Dismiss

Roegner made a motion to **Dismiss** the cases listed below, seconded by Price. The motion passed.

859 Lambright #4389 (Harrington)
871 Lambright #4389 (Whittington)
929 Query #3998 (Sandlin)
935 Griffin #1855 (Leary)
939 Simon #3950 (Bruno)

Unlicensed None

Surrender License None.

Whittington asked the Board to initiate an investigation on web-site advertisement for Home Inspection Carolina (Walk-through Consultations). Hall said Licensed General Contractors may be doing Walk Through Consultations. Hejduk reminded the Board about the Attorney General advisory letter and the authority over licensees but not unlicensed individuals or corporations. Legal counsel Denise Stanford advised the Board of its lack of statutory authority over unlicensed entities.

Roegner made a motion for the Board to initiate a complaint on walk through inspection for Home Inspection Carolina (HIC). The motion was seconded by Hall. A roll call vote was called with Ramsey, Price, Hall and Roegner voting aye and Dye voting nay. The motion passed.

Standards of Practice Committee

David Dye stated the Committee has not met and tabled the proposed changes to the Standards of Practice in sections .1110 Electrical and .1116 Code of Ethics.

Personnel Committee

The committee did not meet.

Public Comment

Bonnie Gregory commented on walk and talk inspections and the problem with gethomecloud.com web page advertising and taking jobs from licensed home inspectors.

Annie Danee offered comments via WebEx chat stating her husband is a licensed home inspector and requested the Board rule on Walk and Talk inspection. Dye said follow the Standards of Practice (SOP).

Ramsey made a motion for a Board initiated complaint and investigation into gethomecloud.com. The motion was seconded by Roegner and the motion passed.

George Kirkland president of Home Cloud attended the meeting and addressed the Board stating that he was willing to talk with them.

Unfinished Business

Dye asked attendees if there were any other outstanding matters and Hejduk stated that the Strategic Planning retreat needs to be planned. New Board member David Price and Rob Roegner volunteered to serve on the special committee. Hejduk introduced new staff member Jeff Johnson filling a new legislature funded position.

New Business

Roegner talked about OSFM Board staff (“Board staff”) relocation. Board staff must be out of the Albemarle Building by January 30, 2023. Roegner stated that OSFM was looking for a building with 25,000 square feet of office space and 25,000 square feet of warehouse space. David Price stated that he was familiar with the commercial real estate market and that Builders Mutual, Suite 100 in Cary has 10,128 square feet of office space. Roegner stated that leasing office space for state agencies was subject to approval by the Council of State.

Adjournment

David Price made a motion to adjourn and seconded by Joe Ramsey. The motion passed.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Rob Roegner". The signature is written in a cursive style with a large, looping initial "R".

Rob Roegner
Secretary, N.C. Home Inspector Licensure Board