

MINUTES

Arizona State Board of Technical Registration
1110 W. Washington Street, Suite 240
Phoenix, Arizona 85007

HOME INSPECTOR RULES AND STANDARDS COMMITTEE

November 14, 2017 – 9:30 a.m.

1. **CALL TO ORDER** – 9:32am
2. **ROLL CALL** – **Present:** Peter Leeds, Jason Madison, David Swartz,
Not Present: Andrew Everroad, Randy West
Staff: Melissa Cornelius, Patrice Pritzl, Douglas Parlin, Robert Stam, Kurt Winter

3. **CALL TO THE PUBLIC**

No one appeared before the Committee.

4. **ADOPTION OF MINUTES**

Review, Consideration and Possible Action on the following:

- A. Approve, modify and/or reject September 2017 minutes.

Mr. Madison moved and Mr. Leeds seconded to approve the minutes with minor changes; motion carried.

5. **REVIEW, DISCUSSION AND POSSIBLE ACTION ON THE FOLLOWING:**

- A. Legislative updates

Mr. Swartz reported that the Arizona Home Inspector Coalition intended to run a bill this upcoming session that would allow home inspectors to register with electronic fingerprints much like alarm agents. Ms. Cornelius reported that the Governor's office was still discussing consolidating agencies. The committee discussed hiring or contracting application evaluators to ease the bottleneck issue for applications waiting for evaluation.

- B. Report Checklist Supplement review

Committee members discussed adding asterisks to items 41 and 59. Committee members agreed that it is acceptable to leave flues and vents / chimneys, flues and vents out of a home inspection report if it is Not Present or Not Applicable. Mr. Swartz asked if the Board needed to review and vote on the Committee's changes. Ms. Cornelius answered no.

Ms. Pritzl asked the Committee that if a home inspector used the report checklist supplement as their home inspection report template, would they consider it a home inspection? Mr. Swartz answered “yes” and further explained that the focus of the home inspection courses and the parallel inspections new home inspectors undergo for registration was to teach them the minimum standards, which the supplement does. However, in his opinion, its use as a template could be a bad business choice.

Mr. Leeds moved and Mr. Madison seconded to update items 41 and 59 of the Report Checklist Supplement, taking effect November 14, 2017; motion carried.

C. Assigning Severity Ratings for Violations Substantiated During an EAC Meeting

Douglas Parlin asked the Committee to advise him regarding assigning severity ratings for substantiated violations when there are numerous deficiencies with a range of different severity ratings in a single home inspection report. Committee members advised Mr. Parlin to assign the severity rating of the report deficiency with the highest severity rating to the report.

D. Standards of Professional Practice for Arizona Home Inspectors

Greg Oswald appeared before the Board.

Mr. Oswald asked why the Standards stated that a home inspector should report any observed aluminum branch circuit wiring when most homes did not contain branch circuit wiring and why would a home inspector not report all variants of circuit wiring. Mr. Swartz answered that a home inspector must report all variants of circuit wiring. Mr. Leeds further clarified that a home inspector needed to specify on his report the type of metal used and whether the wiring was satisfactory.

Mr. Oswald asked for clarification regarding the inclusion of pools in a home inspection. Committee members explained that a home inspector was not obligated to inspect a property’s pool, but, if the home inspector did choose to inspect the pool, they must follow the pools and spas standards.

E. Rules Changes

Mr. Swartz asked staff if the Committee could make amendments and additions to the proposed rule changes. Ms. Cornelius advised the Committee to wait for the next round of rulemaking at which time staff will draft rules for the alarms occupation.

6. **DIRECTOR'S REPORT**

Ms. Cornelius reported that the new computer system vendor would not be receiving additional monies from the agency; that ADOA had sent a demand letter to bring the vendor into compliance; and, that Alicia Gonzalez departed from State employment, which had prompted Ms. Cornelius to begin a staff re-organization of the agency.

7. **COMMITTEE CHAIRMAN'S REPORT** – Nothing to report

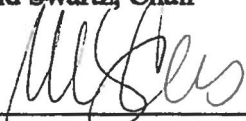
8. **FUTURE AGENDA ITEMS** – Rules update, Mr. Leed's revision to EAC severity, Legislative updates

9. **FUTURE MEETINGS** – January 11, 2018

10. **ADJOURNMENT** – 11:30am



David Swartz, Chair



Melissa Cornelius, Executive Director