



State of Arizona
BOARD OF TECHNICAL REGISTRATION

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Roger Skaggs, Home Inspector • Peter Leeds, Home Inspector • Paul Staron, Home Inspector
Kent Wilson, Public Member • Michael Kolejka, Architect

MINUTES FOR
HOME INSPECTOR RULES AND STANDARDS COMMITTEE SESSION MEETING

Wednesday, June 15, 2022, beginning at 9:30 a.m.
1110 W. Washington, Conference Room #3100B
Phoenix, AZ 85007

1. **CALL TO ORDER** – 9:35 am
2. **ROLL CALL**

COMMITTEE MEMBERS PRESENT

Peter Leeds – Acting Chair/Home Inspector
Roger Skaggs – Home Inspector
Paul Staron – Home Inspector
Michael Kolejka – Architect (telephonic). Left at 10:04 am

COMMITTEE MEMBERS ABSENT

Kent Wilson – Public Member

BOARD STAFF PRESENT

Judith Stapley – Executive Director
Kurt Winter – Deputy Director
Julie Pham – Licensing Manager
Hayden Weber – Executive Assistant

ASSISTANT ATTORNEY GENERAL PRESENT

Scott Donald, Esq. (telephonic)

3. **CALL TO THE PUBLIC**

Members of the public may address the Committee during this Call to the Public for no more than **3 minutes**. Pursuant to A.R.S. § 38-431.01(H), the Committee members are not allowed to discuss or take legal action on matters raised during an open call to the public unless the matters are properly noticed for discussion and legal action. However, members may ask staff to review a matter or may ask that a matter be placed on a future agenda.

Nothing was discussed.

4. **ADOPTION OF MINUTES**

Review, Consideration and Possible Action on the following:

- A. Approve, modify and/or reject Home Inspector Rules and Standards Committee Regular Session Minutes.

a. April 12, 2022 Meeting Minutes

Mr. Staron moved and Mr. Skaggs seconded to accept the minutes as written; motion carried 4-0.

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

A. Possible Rules Clarification and/or Rules Revisions to be incorporated into a Rules Package for recommendation to the Board

a. Clarification on defining a “Parallel Inspection”

The Committee discussed revisions/additions to Home Inspector Definitions A.A.C. R4-30-102 (2). Assistant Attorney General Scott Donald was present telephonically to provide legal counsel.

b. Home Inspector Certification with emphasis on defining “separate residential dwelling units” A.A.C. R4-30-247 (A)(6)

The Committee discussed revisions/additions to Home Inspector Certification A.A.C. R4-30-247. AAG Scott Donald was present telephonically to provide legal counsel.

The Committee discussed revisions/additions to the following Home Inspector Certification A.A.C. R4-30-247 items: A-F.

c. Home Inspector Definitions with emphasis on consideration of adding a “Supervising Instructor” definition, combining A.A.C. R4-30-102 (1, 4) into one.

The Committee discussed revisions/additions to Home Inspector Certification A.A.C. R4-30-102.

The Committee discussed revisions/additions to the following home Inspector Certification A.A.C. R4-30-102 items: 1, 3 and 5.

d. Home Inspector Rules of Professional Conduct A.A.C. R4-30-301.01

The Committee discussed revisions/additions to Home Inspector Certification A.A.C. R4-30-301.01. Certified home inspector, Mr. Keith Smith was present for discussion. Certified home inspector, Mr. David Schwartz was present telephonically for discussion.

The Committee discussed revisions/additions to Home Inspector Certification A.A.C. R4-30-301.01 items: A-C.

B. Home Inspector Standards of Professional Practice Revision (ongoing)

The Committee concluded discussion on the Standards of Professional Practice and will submit final revisions to the Arizona chapter of American Society of Home Inspectors (AZASHI) for review and adoption.

C. Home Inspector Standards of Professional Practice for the Inspection of Swimming Pools and Spas Revision (ongoing)

The Committee concluded discussion on the Standards of Professional Practice for the Inspection of Swimming Pools and Spas and will submit final revisions to AZASHI for review and adoption.

D. Home Inspector's compliance with Financial Assurance A.R.S. § 32-122.02(B)

The Committee discussed the suspension process for Home Inspectors failing to turn in correct Financial Assurance and the possibility of the Board reviewing unclear Financial Assurance submissions. AAG Scott Donald was present telephonically for legal counsel. Mr. Smith was present to participate in the discussion.

E. Possible recruitment of EAC members to serve as Peer Reviewers

The Committee would like this agenda item to be revised and added to the next HIRSC meeting for discussion.

6. COMMITTEE CHAIRMAN'S REPORT

Nothing was discussed.

7. FUTURE AGENDA ITEMS

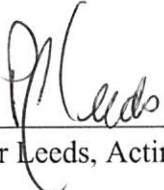
The Committee requested that agenda item 5.E be revised to discuss the recruitment of EAC members and possible revisions to criteria for EAC member appointment. The Committee also requested an agenda item discussing guidelines and training requirements for becoming a "Supervising Instructor."

8. FUTURE MEETINGS

September 7, 2022

9. ADJOURNMENT

At 12:48 pm, Mr. Staron moved and Mr. Skaggs seconded to adjourn the meeting. The motion carried 4-0.



Peter Leeds, Acting Chair



Judith Stapley, Executive Director