



State of Arizona  
BOARD OF TECHNICAL REGISTRATION

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Roger Skaggs, Home Inspector • John Elson, Home Inspector • Paul Staron, Home Inspector  
Keith Smith, Public Member • Michael Kolejka, Architect

**MINUTES FOR  
HOME INSPECTOR RULES AND STANDARDS COMMITTEE SESSION MEETING**

Wednesday September 6, 2023, beginning at 9:30 a.m.  
1110 W. Washington, Board Room 245  
Phoenix, AZ 85007

1. **CALL TO ORDER** –The Committee convened at 9:30 a.m., adjourned for a break at 11:04 a.m., reconvened at 11:13 a.m., adjourned from a break at 12:15 p.m., reconvened at 12:21 p.m. and adjourned at 12:53 p.m..

2. **ROLL CALL**

**PRESENT**

Paul Staron Home Inspector Committee Chairmen  
Keith Smith Public Board Member  
Roger Skaggs Home Inspector Committee Member

**ABSENT**

John Elson Home Inspector Committee Member  
Michael Kolejka Architect Board Member

**BOARD STAFF**

Judith Stapley Executive Director  
Kurt Winter Deputy Director  
Scott Donald Assistant Attorney General  
Julie Pham Licensing Manager  
Orlene Loera Enforcement Manager  
Hayden Weber Executive Assistant

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.

No one appeared before the Committee.

4. **ADOPTION OF MINUTES**

Review, Consideration, and Possible Action on the following:

- A. Approve, modify, and/or reject HIRSC Regular Session Minutes
  - 1. April 12, 2023 Meeting Minutes

Mr. Smith moved and Mr. Skaggs seconded to approve the minutes as written; motion carried 3-0.

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

**A. Public and Committee comments regarding proposed rule changes.**

The Committee discussed comments submitted by the public regarding the proposed rule changes and deliberated on possible changes to the Home Inspectors Standards of Practice. Certified home inspector David Swartz participated in the discussion.

**B. Discussion led by Arizona Private and Post-Secondary Education Executive Director Kevin LaMountain, on the challenges of Home Inspector schools that do not have a physical presence in the state.**

Nothing was discussed.

**C. Home Inspector Certification Requirements: home inspector schools, 84 hours of classroom training, coursework, parallel inspections, examinations, and other requirements.**

The Committee discussed possible changes to the curriculum for home inspector schools, parallel inspection trainings and exam requirements and deliberated on the need for continuing education for home inspectors. Certified home inspector David Swartz and Home Inspector Report Assessor Stephen Von Ehrenkrook participated in the discussion.

**D. Parallel Inspector Requirements: training, certification, examination, coursework, and other requirements.**

See item 5C

**E. Updating the Home Inspector Report Checklist to reflect proposed rule changes.**

The Committee requested that the Home Inspector Report Checklist be updated once the Standards of Professional Practice are finalized.

**F. Update the Parallel Log sheet to add a Pool Inspection column to ensure that applicants' Parallel Inspection Report includes a pool inspection.**

The Committee discussed the possibility of updating the Parallel Log sheet to add a column for Pool Inspections.

**6. AAG TRAINING – Board jurisdiction in investigations**

AAG Scott Donald conducted training on the Board's jurisdiction in investigations.

**7. DIRECTOR'S REPORT – Legislation update, Home Inspector Numbers**

Ms. Stapley reported on enforcement and licensing numbers for home inspectors.

**8. FUTURE AGENDA ITEMS**

The Committee would like to continue discussing comments made by the public and the Committee regarding the proposed rule changes. The Committee would also like to discuss the challenges of home inspector schools without a physical presence in Arizona with Kevin LaMountain, Executive Director of the Arizona State Board of Private and Postsecondary Education, home inspection certification requirements, parallel inspectors requirements, and defining "Pay for Play" practices in the home inspector profession.

**9. FUTURE MEETINGS –October 3, 2023**

**10. ADJOURNMENT** –Mr. Smith moved, and Mr. Skaggs seconded to adjourn the meeting at 12:53 p.m.; motion carried 3-0.

**COMMENTS MADE IN THE GOOGLE MEETING CHAT DURING OPEN SESSION**

Dylan Bucknavich  
11:58 AM

Are we able to create a separate parallel inspector course for anyone who wants to perform the parallels? It could be a great trial run on creating continuing education.

Dylan Bucknavich  
12:00 PM

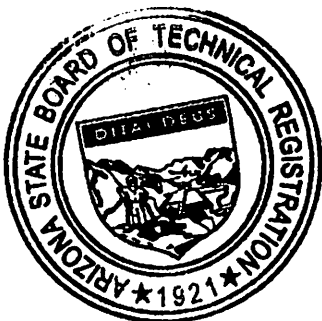
I don't know who spoke but they are right on that a lot of parallels are just about checking the box. The parallel inspector doesn't have

Dylan Bucknavich  
12:00 PM  
Ok thanks

Dylan Bucknavich  
12:15 PM

If we can include the CO2 standard, why not include at least a pool safety standard into the primary checklist.

Signed this 3<sup>rd</sup> day of October, 2023



  
Paul Staron, Committee Chairman

  
Judith Stapley, Executive Director