

**STATE OF CONNECTICUT**

**HOME INSPECTION LICENSING BOARD**

TEL. NO. (860) 713-6135

**-MINUTES-**

**JUNE 28, 2017**

The Connecticut Home Inspection Licensing Board held a meeting on Wednesday, June 28, 2017 in Hearing Room J., 450 Columbus Boulevard, North Building, Hartford, Connecticut 06103.

Board Members Present: Richard J. Kobylenski (*Home Inspector*)  
Bruce D. Schaefer (*Home Inspector*)  
William Stanley, Jr. (*Home Inspector*)  
Lawrence R. Willette (*Home Inspector*)

Board Members Not Present: None

Board Member Vacancies: Three (*Public Members*)  
One (*Home Inspector*)

DCP Staff Present: Robert M. Kuzmich, License/Applications Specialist, DCP  
Richard M. Hurlburt, Division Director, DCP

Others Present: Michelle Seagull, Commissioner, DCP  
Leslie O'Brien Manager, DCP  
Paulette Annon, Staff Attorney, DCP  
Richard Maloney, Division Director, DCP

Note: The administrative functions of the Boards, Commissions, and Councils are carried out by the Department of Consumer Protection, Occupational and Professional Licensing Division. For information, contact Richard M. Hurlburt, Director, at (860) 713-6135 or Fax (860)-706-1202.

**Agency Website:** [www.ct.gov/dcp](http://www.ct.gov/dcp) **Division E-Mail:** [dcp.occupationalprofessional@ct.gov](mailto:dcp.occupationalprofessional@ct.gov)

**1. CALL TO ORDER:** by Chairman.

Mr. Stanley called the meeting to order at 9:33 AM.

Ms. Paulette Annon introduced herself to the Board. Ms. Annon is a newly hired Staff Attorney and has been assigned to this Board. Ms. Annon gave them an overview of her professional and educational background. Ms. Annon will be primarily involved with enforcement and will be responsible for bringing any complaints before the Board in the future. The Board introduced themselves, welcomed her, and looks forward to working with her in the future.

Commissioner Michelle Seagull also introduced herself to the Board. She thanked the Board, on behalf of the Department, for their service to the State and noted that she has been attending other Board and Commission meetings to do the same.

Ms. Leslie O'Brien introduced herself to the Board as the Department's Legislative Director and stated that she is here to answer any questions the Board may have regarding the recent legislative session.

## **2. REVIEW OF MINUTES OF THE MARCH 22, 2017 MEETING THE BOARD.**

The Board voted to approve the minutes as submitted. (Kobylenski/Willette)

## **3. COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY.**

There were no comments or concerns noted from anyone present at this meeting.

## **4. REVIEW OF FINAL DECISIONS AND ORDERS:**

None before the Board today.

## **5. APPLICATIONS FOR REVIEW:**

None before the Board today.

## **6. APPLICANTS APPEARING BEFORE THE BOARD:**

None before the Board today.

## **7. FORMAL HEARINGS TO BE HELD:**

None before the Board today.

## **8. OLD BUSINESS**

No items were discussed.

## **9. NEW BUSINESS**

(A) Discussion concerning the deteriorating foundations issue in Connecticut. Mr. Richard Maloney, Director of the Trade Practices Division from the Department of Consumer Protection, is scheduled to attend today's meeting to participate in this discussion.

Mr. Maloney noted that a Home Inspector Meeting was held on May 31, 2016 at the Department of Energy and Environmental Protection to discuss the foundation issue and that the meeting was very beneficial. Mr. Stanley asked if more technical information could be presented to home inspectors perhaps by the Professors at the University of Connecticut who spoke that at this meeting. Mr. Maloney noted that a final report from the University of Connecticut was issued and also a multitude of bills were introduced by the legislature in response to the matter.

Mr. Maloney stated that the Department is now waiting for the State to finalize a budget and then move forward. The Department will take the Board's suggestion of a technical presentation by U-Conn back for more discussion. He also gave the Board a summary of recent complaints received by the Department regarding the foundation issue and a summary of the various governmental entities and their involvement in the foundations issue. Mr. Maloney advised the Home Inspection Board to direct their clients to the Department of Consumer Protection's website.

Mr. Stanley again requested that the Home Inspector need more technical advice to better advise their clients. Mr. Maloney and Ms. O'Brien noted that the Army Corp of Engineers is working with the Department; specifically in providing testing for foundation issues to consumers.

In conclusion, Mr. Stanley suggested the possibly of a meeting in the fall with the University of Connecticut Professors and the home inspectors of Connecticut to better educate and advise them on the crumbling foundation issue.

(B) Letter from Mr. James P. Levato dated June 1, 2017 concerning his request to waive the Home Inspector Intern requirements and sit for the Home Inspector Examination prior to application to the Department.

After reading his letter, the Board was impressed with his experience. They stated, however, that the home inspection statute and regulations in Connecticut are specific with regard to the procedure to obtain a home inspection license with only a few and specific exceptions.

The Board is not empowered to waive the intern requirement in order to obtain a home inspection license. If Mr. Levato wishes to proceed in the traditional manner, it will be necessary for him to perform the required 100 home inspections under the supervision of a licensed Connecticut home Inspector.

The Board also noted that the statutes cite an exception from the licensing requirement for architects and engineers. Mr. Levato's professional history states that he has completed all of the coursework necessary to sit for the architect licensing examination in New York. The Board noted that if Mr. Levato obtained his New York State Architect, it may be possible to

obtain a Connecticut architect license through reciprocity. This would then exempt him from the Connecticut home inspection licensing requirement. The Board noted that this most likely his only other option short of performing the 100 supervised inspections as an intern in Connecticut.

The Board also stated that despite Mr. Levato's experience professional experience, performing and reporting the home inspections require many additional skills above and beyond his technical knowledge of building construction. The Board believes that performing actual home inspections and writing home inspection reports under the supervision of an experienced, licensed home Inspector would be of great benefit to him prior to him going into business for himself.

In conclusion, the Board voted unanimously to deny Mr. Levato's request to waive the Intern Program and the 100 Home Inspection requirement and logs. (Schaefer/Kobylenski)

(C) E-Mail from Mr. Brendan Reig dated June 8, 2017 concerning associated costs of Home Inspector Intern Registration.

After extensive discussion, the Board arrived at the following conclusions:

1. The \$10,000 - \$12,000 cost of internship with a licensed inspector is well known and common.
2. The process of training an intern is very time consuming for the inspector and involves a lot of hands on coaching, educating, monitoring of the inspection process and editing of reports written by the intern. The licensed inspector is also fully liable for the report written by the intern during each of the 100 inspections.
3. Although the regulations say that only the first 10 inspections need to be directly supervised, typically, it will be close to the 100 total before the intern is able to inspect on their own.
4. The Connecticut Association of Home Inspectors (CAHI) holds monthly meetings in North Haven where typically 50 or more inspectors and interns gather. This may be an opportunity to meet the other inspectors and interns to learn about opportunities in the home inspection business.

It was noted that the Department does not have a list of inspectors who are currently supervising interns. However, the Board noted that currently, there are about 450 licensed home inspectors licensed in Connecticut and approximately 128 home inspector interns. Based upon those figures, there are most likely many home inspectors that are providing supervisory services for interns. In addition, there is a roster of all licensed home inspectors and all registered interns on the Department's website.

(D). DCP Investigation Division Complaint Status Report; review of complaint report including open, closed, and dismissed cases for review.

It was noted that because the report lists open and active complaints, the Department is limited on the information provided so as not to jeopardize the objectivity of the Board should any of these cases come before them for action in the future.

## **10. OTHER BUSINESS**

A. Mr. Schaefer discussed the possibility of the Board alerting Home Inspectors that information concerning the crumbling foundation issues is available on the Department of Consumer Protections' website.

## **11. COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY.**

There were no comments or concerns noted from anyone present at this meeting.

The meeting adjourned at 10:37 AM. (Schaefer/Kobylenski)

Note: the next regular meeting of the Home Inspection Licensing Board is scheduled for Wednesday, September 27, 2017 beginning at 9:30 AM; 450 Columbus Boulevard, North Building, Hearing Room J, Hartford, CT 06103.

Respectfully submitted,

Robert M. Kuzmich, R.A.  
License and Applications Specialist

### **Upcoming Home Inspection Licensing Board Meeting Dates:**

1. September 27, 2017
2. November 29, 2017