

**Minutes of the  
North Carolina Home Inspector Licensure Board  
January 12, 2007**

The meeting of the North Carolina Home Inspector Licensure Board was held at 9:00AM, Friday, January 12, 2007 at Raleigh, North Carolina.

The following members of the North Carolina Licensure Board were present:

Gerald Canipe	David Jones	Larry Summer
Jim Liles	Chris Noles	
John Hamrick	Talmadge Jones	

Department of Insurance staff members Don Warner, Phil Joyner, Jennifer Hollyfield, and Terri Tart were in attendance. Board Attorney's Brandon Truman and Robert Croom were in attendance.

Visitors in attendance:

Robert Wilson	Rick Zechini	John Wood, Jr.	Andy Patron
S.D. Worrell	Tom Edwards	Larry Ross	Jeremy McLean
Fred Herndon	Nicole Edwards	Jim Anna	

**Agenda**

Chairman Gerald Canipe presided over the meeting, welcoming all visitors in attendance. Canipe turned the meeting over to Jim Liles to remind all about any conflicts of interest.

**Approval of November 3, 2006 Minutes**

Larry Summer made a motion to approve the minutes. David Jones seconded the motion and the motion passed without dissent.

**Executive Director's report**

Don Warner stated the next board meeting on March 9, 2007 will be held at Wilmington. The hotel where the meeting is being held is \$119.00 a night with no state rates. John Hamrick made a motion the board justify and approve the extra cost of the rooms. Summer seconded the motion and the motion passed without dissent. Chris Noles stated the board would have to show justification to stay at hotels that don't offer state rates. The justification would have to go to the Senior Deputy and the accounting office for approval. Warner is to write the justification and report back to the board.

Warner gave an update on things that happened during the past year, 2006, starting with the relocating of the office in the same building with a fully furnished conference room. The board also hired a full time investigator Phil Joyner in May 2006. Warner also reported on the status of applications processed in 2006 at 622, exams administered 657, new licenses issued for home inspectors 225, new licensed issued for associate home inspectors 126, renewals for home inspectors 1253, renewals for associates 180, complaints received 52, complaints investigated 26 and licenses surrendered to avoid disciplinary hearing a total of 2. The revenue received for 2006 totaled \$303,411.00 and the current fund balance is \$853,794.45. The website is improved and being updated as required. On the update information section there have been over 300 inspectors logged in, thus far.

Warner spoke with Beth Carpenter at the NC Board of Ethics and was advised that the Statement of Economic Interest forms have being mailed and members should be receiving them shortly. If you have any questions call Beth at 919-807-4620.

Warner reported that the license application is undergoing several modifications to comply with all statutes governing occupational licenses. The changes should be finalized following legal opinions from the Board Attorney.

Warner met with the computer database consultant on several items to be updated. The items include electronic renewal, the ability to merge information with other agencies namely, the General Contractor Licensing Board. This will enable us to research license information and formulate conclusions with concrete data to present to the Legislature to highlight the changes we are considering to our Standards.

Warner will begin the random audits immediately completing at least 6 before the next board meeting in March.

### **Committee Reports**

#### **a) Application Committee**

Summer reported at the last meeting there were 3 applications approved, 1 denied and 1 application to submit further information. The committee will meet following the board meeting today with 10 applications to review.

#### **b) Continuing Education Committee**

David Jones reported that the committee met on November 30, 2006 to discuss the update course for 2007 – 2008 and precicensing education. The committee discussed precicensing education classroom training of 120 to 140 hours and field training of 40 hours. The committee met on January 11, 2007 to discuss the 2007- 2008 update course again and hope to have it ready by April 2007. David Jones also stated the course providers will meet to discuss the curriculum for the precicensing course.

#### **c) Examination Committee**

Summer stated the committee has not met.

d) **Finance Committee**

David Jones reported the fees collected for 2006 were \$361,511.00 and the Fund Balance for 2006 is \$853,794.45. Jones brought to the board's attention about reducing the fees. Hamrick wants Canipe to direct Brandon Truman the board attorney to find out the ruling on reducing the fees. Liles asked Warner to put together a formal question to Brandon Truman to find out what can be done about giving Grants. Liles made a motion for the staff, in conjunction with our attorney, to prepare the language necessary to revise the rules to decrease and adjust the fees necessary to meet the Statutory maximum. Summer seconded the motion and the motion passed without dissent. Hamrick made a motion to set aside \$150, 000.00 to protect the reduction of the annual fees. Summer seconded the motion and the motion passed without dissent. Hamrick changed the money amount to \$225,000.00. Summer accepted the change. Hamrick made a motion the \$225,000.00 be set aside for dues reduction for home inspectors in the year 2007 and 2008 pending approval of rule change. Talmadge Jones seconded the motion. David Jones called discussion about motion, asking if the Finance Committee needs to look into ways the board use the money other than reduction of fees. The board asked David Jones to provide any recommendations on what areas the money needs to be spent at the next board meeting.

e) **Legislative Committee**

Hamrick stated no report at this time.

f) **Standards of Practice and Rules Committee (interpretations)**

David Jones went over the Rule changes in 11 NCAC 08.1101 made last fall. There were some minor wording changes made. After going over the changes a motion was made by Summer to accept the changes for approval. Hamrick seconded the motion and the motion passed without dissent.

g) **Standardized Report Committee**

Hamrick asked the board to look at the draft copy of the Summary Page prepared. Hamrick asked the board to make two changes to the summary page, the first change under Repair take out the word **immediate**. The second change is to take out **to determine the extent of needed repairs**. Hamrick requested the Summary Page always be first on your report. Hamrick made a motion to adopt the proposed Summary Page with the changes made today. Liles seconded the motion and the motion passed without dissent. Canipe requested for a finalized copy of the Summary Page be presented at the next board meeting in March with all changes made.

h) **Investigator Advisory Committee**

Liles stated there has been no meeting due to a steady amount of pending investigations. A couple of the investigations could lead to hearings.

i) **Personnel Committee**

Canipe stated no report at this time.

j) **System Enhancement Committee**

Liles stated the new copier should be in anytime. There have been some changes made to the database to give us the capability to merge information with other agencies namely the General Contractor Licensing Board and to research license information. Good changes are being made to better inform us.

k) **Bylaws Committee**

Liles made a motion the By Laws be accepted as presented. Summer seconded the motion, called to discussion. Summer asked the board to look at Section B; Election of Officers: inference to the two year term of officers is that correct. The board decided to change to serve only two consecutive terms. Liles amended the motion to incorporate this change. Summer asked the board to look at Section D; Removal of Officers: Any officer may be removed from office by the majority vote of Board members present. The board decided to state you have to have at least 2/3 of the board members present to remove an office. Summer asked the board to look under Article III. Committees. The Chairperson of the Board shall appoint members of all Board committees. The board decided to change to say all members of all board committees. Liles amend the motion to incorporate these changes. The motion passed.

**Complaint Investigator Report**

Phil Joyner reported on the pending investigations, active investigation, investigations completed with pending reports, investigations completed, investigations completed awaiting a hearing. Joyner has 6 consent agreements to be approved by the board.

Leo Hoover License #233 – Liles made motion to accept the consent agreement.

Hamrick seconded the motion, the motion passed.

Dexter Denton License #1052 – Hamrick made motion to accept the consent agreement.

Liles seconded the motion, the motion passed.

Max Pressley License #1080 - Liles made motion to accept the consent agreement.

Talmadge Jones seconded the motion, the motion passed.

Troy Richardson License #1524 - Liles made motion to accept the consent agreement.

David Jones seconded the motion, the motion passed.

Phil Albright License #A-562 - Liles made motion to accept the consent agreement.

Hamrick seconded the motion, the motion passed.

Jimmy Hyatt License #1573 - Liles made motion to accept the consent agreement

David Jones seconded the motion, the motion passed.

**Staff Report**

Jennifer Hollyfield reported currently the Home Inspectors active are 1325. The Associate Home Inspectors active are 215. The exam administered on December 14 and 15 there were a total of 64 home inspectors taking the exam, with a passing rate of 52%. There were a total of 36 associates taking the exam with a passing rate of 72%. The exam review held on January 9, 2007 there were a total of 29 that attended. The exam scheduled for February 8 and 9, 2007 has 105 already registered.

### **New Business**

None

### **Public Comments**

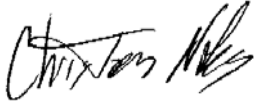
Presentation given by Tom Edwards with proposed changes to the statutes in agreement with both Associations (NCLHIA & NC-ASHI). Canipe stated these proposals would be given to the appropriate committees to research and come back with any comments or recommendations. Hamrick asked Canipe to allow time on the agenda at the next board meeting to discuss this further.

Fred Herndon thanked Tom Edwards for the presentation and encouraged the board to take the proposed changes into consideration. Jim Anna asked the board to post the committee meetings on the website.

Hamrick made a motion to adjourn the meeting. Summer seconded the motion. The motion passed.

### **Adjournment**

Respectfully submitted,



Christian Noles, P.E.  
Secretary

**Note:** These are summary minutes. The official minutes of this meeting are recorded on tape. Anyone desiring copies should contact the NC Department of Insurance, Engineering Division, Home Inspection Section for reproduction costs.