

BOARD OF HOME INSPECTORS MEETING
April 19, 2022, at 9:00 a.m.
Public Minutes

There was a meeting of the Board of Home Inspectors on April 19, 2022. Board Chair Joseph Griffin called the meeting to order at 9:11 a.m. Also present were Board members Perry LeMay, Nicholas Jette, Damon E. Burt, James Gray and Gregory Davis. Absent was Board member Lee Carroll. Present from OPLC was Christine Senko and Marla Pike.

1. **Interview/meeting** – None

2. **Approval of Minutes**- Greg Davis made a motion to approve minutes from the February 24, 2022, Board meeting. Nicholas Jette seconded, and motion passed unanimously with a roll call vote.

3. **Interviews/meetings**-None

4. **Reading of Communications**-None

5. **Applications and Consideration of Applications**-

Requires Board Action-

The application for Timothy French was approved for licensure, James Gray made a motion to approve Timothy French for licensure, Nicholas Jette seconded, and motion passed unanimously with a roll call vote.

Reaffirmation of Applicants licensed since February 24, 2022- Noted

Shane Pelletier	#00736	Licensed 3/1/2022	Windham, NH
Russell S. Steinhilber	#00739	Licensed 4/4/2022	Hampton, NH

6. **Unfinished Business**-

a. **Courses**- The Board discussed a subcommittee to review the courses that are currently provided to the Pre-Home Inspectors and licensed Home Inspectors as the Board does not feel that they are receiving enough training. As stated in the previous meeting, Iternachi is an up-and-coming program that the Board would like to have more information on. The Board agrees that 80 hours is not enough training to be a home inspector. Additionally, the NHIE covers all states and much of the material is out of date.

- b. Rules Revision- The Board discussed setting up a subcommittee to review Administrative Rules Home 301, Home 302 application requirements to become a home inspector. Board members Nicholas Jette, Greg Davis and James Gray volunteered to be on the committee. Nicholas Jette made a motion to establish a sub committee to review these rules and the educational requirements for Home Inspectors. Greg Davis seconded, and motion unanimously passed with a roll call vote.

7. New Business-

- a. Mold Certification - The Board discussed putting a link to the Department of Environmental Services on the Board of Home Inspectors OPLC web page for Mold testing requirements and certification as they feel that the online training currently provided may not be adequate. Board member Greg Davis explained the mold training he received was [RSA 310-A:189-b](#) requires certification of residential mold assessment services through the [American Council for Accredited Certification](#) - click on the CRMI logo near the bottom right side of the page. This is now on the OPLC website for other Home Inspectors to find the correct mold certification.
- b. Walk Through Consultations - The Board discussed sending a letter to the licensees in regard to them providing a walk-through home inspection instead of a written report. As stated in the 602.01 definitions Report means to communicate in writing. Joseph Griffin and James Gray will be drafting a letter to be mailed and/or emailed to all of the licensees and within the letter there will be a link to the Board of Home Inspectors website at OPLC. The letter has been sent to counsel for review.
- c. The Board reviewed the procedure for complaints and how they are handled with the Enforcement Division.
- d. Standing Order – This Order is for Non-Sufficient Funds on Failed or Returned Licenses Fee Payments was signed by the Board Chair Joseph Griffin.
- e. The Board members were handed the instructions to review the Administrative Law Training. This will allow them to go online at their convenience.
- f. The Board discussed providing gifts as a violation of ethics to the profession.

8. Non-Public Session-

a. Upon the motion of Perry LeMay and the second of Greg Davis the Board, by roll call vote, voted to conduct a non-public session at 10:04 a.m. Such a non-public session is authorized by RSA 91-A:3, II(j), RSA 91-A:5, IV, Lodge v. Knowlton, 118 N.H.574(1978), and the Board's executive and deliberative privileges. Each member recorded his or her vote on the motion, which passed unanimously vote of all members present.

b. Upon return to public session at 10:53 a.m. J. Gray made a motion to seal the non-minutes from public disclosure pursuant to RSA 91-A:3, III©, on the grounds that public disclosure would likely affect adversely the reputation of licensees, accredited individuals, institutions, or organizations, or persons charged with practicing unlawful brokerage activity, RSA 91-A:5, IV, Lodge v. Knowlton, 11 N.H. 574 (1978), and the Board's executive and deliberative privileges. Damon Burt seconded motion passed unanimously with roll call vote.

9. Adjournment – 11:06 a.m. James Gray made a motion to adjourn seconded by Perry LeMay motion passes with a roll call vote.

a. Date and Time of Next Meeting- September 26, 2022, at 9:00 a.m.