

BOARD OF HOME INSPECTORS MEETING
7 Eagle Square, Concord, NH
February 24, 2022 @ 1:00 p.m.
Public Minutes

There was a meeting of the Board of Home Inspectors on February 24, 2022. James Gray called the meeting to order at 1:03 p.m. Also present were Board members Perry LeMay, Nicholas Jette, Lee F. Carroll and Damon E. Burt. Attending by zoom Gregory Davis. Absent was Chairman Joseph Griffin. Present from OPLC were Christine Horne and Marla Pike.

1. Interview/meeting – None

2. Reading and Approval of Minutes- P. Lemay made a motion to approve minutes from the September 28, 2021, Board meeting. N. Jette seconded and motion passes with a roll call vote.

3. Applications reviewed and approved for licensure-

a. Christopher J. Wellman	#00719	Nashua, NH
b. Benjamin A. Fowler	#00721	Milford, NH
c. Tom A. Daley	#00722	Fairlee, VT
d. Russell J. Pinard	#00724	Goffstown, NH
e. Daniel J. Gilmore	#00725	Amesbury, MA
f. Sharon Kay Anthony	#00726	Manchester, NH
g. Aaron Volk	#00727	Brookline, MA
h. Justin S. Umlah	#00728	Henniker, NH
i. Mark J. Childs	#00729	Malborough, MA
j. Victor Creatini	#00730	Swampscott, MA
k. Gregory J. Parrish	#00731	Newton, NH
l. James E. Downs	#00733	Lee, NH
m. Justin D. Kukla	#00734	Westminster, MA

4. Applications for Board Action- None

6. Conditional Application Approval- None

5. Communications, Board Action- None

7. New Business

a. Rule 332-G:10 Criminal Conviction- Board discussed Rule 332-G:10 regarding criminal convictions and feel that the Board is doing what is required to keep the public safe by asking for the criminal background check when the applicant provides the application for licensure.

b. Discussion of updating SOP's and NHIE testing/course requirements- 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. The NHIE covers all states and much of the material is out of date..

The Board discussed setting up a subcommittee to review Home 301, Home 302 application requirements to become a home inspector. Some items they would like to see are: increasing requirements to include on the job training, 25 inspections done with a licensed home inspector. The Board would like to see what other states are doing regarding for licensure.

J. Gray made a motion to set up a sub committee to review the rules. N. Jette seconded the motion passes with roll call vote.

c. Home Inspectors advertising for Real Estate Agents- This goes against the Home Inspectors Code of Ethics Law 310-A:185. Board

d. Code of Ethic letter to Licensees – The Code of Ethics letter was sent out by Christine Horne to all the licensed Home Inspectors.

e. Mold Testing Requirements–The Board would like to clarify that Home Inspectors are required to have the certification that is offered on the ACAC website if they are doing mold testing. Not the knowledge-based training. The knowledge-based training will not hold up in court.

f. Chimney Inspection Requirements- The Board feels that a Chimney Inspection should be done by a qualified agency. This requires additional licensing.

g. Pilot Lights- These shall not be inspected by Home Inspectors.

h. Creation of a Platform- The Board discussed how to effectively communicate information to Home Inspectors in the State.

8. Non-Public Session-

a. Upon the motion of J. Gray and the second of P. LeMay the Board, by roll call vote, voted to conduct a non-public session at 1:53 p.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 by unanimous vote of all members present.

b. Upon return to public session at 2:49 p.m. L Carroll 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. T. D. Burt seconded motion passes with roll call vote.

9. Unfinished Business- none

10. Adjournment – 2:53 p.m. L. Carroll made a motion to adjourn seconded by N. Jette motion passes with a roll call vote.

a. Date and Time of Next Meeting- TBD