

**VIRGINIA BOARD FOR
ASBESTOS, LEAD, AND HOME INSPECTORS
HOME INSPECTOR LICENSING IMPLEMENTATION COMMITTEE MEETING
MINUTES**

The Home Inspector Licensing Implementation Committee of the Virginia Board for Asbestos, Lead, and Home Inspectors (Board) met on September 29, 2016, at the offices of the Department of Professional and Occupational Regulation (DPOR), Perimeter Center, 9960 Mayland Drive, 2nd Floor, Training Room 2, Richmond, Virginia 23233.

The following members of the Committee were present:

Bob Anaya
Charles Chisholm
Erich Fritz
Gene Magruder
Reginald Marston, III, Chair
David Rushton

Brian Koepf, Board Member Representative, was not in attendance at the Committee meeting.

The following staff members were present for part or all of the meeting:

Jay W. DeBoer, Director
Trisha L. Henshaw, Executive Director
Tanya M. Pettus, Administrative Assistant

Elizabeth Peay from the Office of the Attorney General was present.

In the absence of Mr. Marston, Chair, Mr. Magruder called the meeting to order at 10:12 a.m.

Call to Order

Ms. Henshaw advised the Board of the emergency evacuation procedures.

**Emergency
Evacuation
Procedures**

Mr. Magruder moved to approve the agenda as presented. Mr. Fritz seconded the motion which was unanimously approved by: Anaya, Chisholm, Fritz, Magruder, and Rushton.

Approval of Agenda

Ms. Henshaw opened the floor for public comment. Ms. Mary Anthony, Realtor, was present to address the Committee. Ms. Anthony presented a comment on behalf of Clark Tyler, President of Hallcrest Heights Home Owners Association in McLean, VA. Mr. Clark has concerns that home inspectors may be attempting to overstate repairs needed to a home in order to drive the price of said home down for potential buyers. Mr. Clark also asks the Committee to consider a number of topics in order to foster relationships between homeowners?

**Public Comment
Period**

associations and home inspectors.

Discussion was held on home inspectors providing pricing estimates for needed corrections and/or repairs cited on the home inspection report.

Ms. Anthony then addressed the Committee with her own comments, and voiced concerns about the level of professionalism in the behavior and attitude of home inspectors. Ms. Anthony also stressed the need for home inspectors to clearly state their level of expertise and education to buyers. Ms. Anthony provided staff with home inspector education and experience requirements for the state of Texas.

Mr. Magruder motioned to close the public comment period. Mr. Chisolm seconded the motion which was unanimously approved by: Anaya, Chisholm, Fritz, Magruder, and Rushton.

Ms. Henshaw provided the Committee with the timeline of the home inspector licensing regulatory review. Ms. Henshaw asked the Committee to consider separating the training program/pre-license education provisions and the home inspector licensing provisions into two exempt actions in order to allow training program and pre-license education providers to begin submitting applications prior to the July 1, 2017, effective date of the Home Inspector Licensing regulations.

**Home Inspector
Regulatory Review
Timeline**

Mr. Marston arrived at 10:36 a.m.

**Arrival of Committee
Member**

Ms. Henshaw presented the Committee with draft amendments to the current home inspector regulations to conform to statutory requirements pursuant to HB 741 and SB 453. The Committee reviewed and discussed the draft amendments. Specific topics of discussion included examples of regulations related to conviction disclosures, and education and experience requirements, including the timeframe in which experience expires.

**Review Draft of
Home Inspector
Regulations**

The Committee recessed from 11:45 a.m. to 12:15 p.m.

Recess

The Committee continued review and discussion of draft amendments to current home inspector regulations, including discussion of pre-license education course subject areas and course requirements.

**Continue Review of
Draft Home
Inspector Regulations**

The Committee finalized discussion on content and suggested edits to the regulation amendments.

A brief discussion was held on home inspectors providing price estimates for repairs on home inspection reports.

Mr. Magruder moved to approve the draft text as amended for presentation to the Board. Mr. Magruder further moved to recommend that the Board separate the training program/pre-license education approval provisions from the home inspector licensing provisions and submit them as two exempt actions. Mr. Fritz seconded the motion which was unanimously approved by: Anaya, Chisholm, Fritz, Magruder, Marston, and Rushton.

Consider and Adopt
Final
Recommendation to
ALHI Board

There being no further business, the meeting was adjourned at 12:38 p.m.

Adjourn

Colleen Becker, Chair

Jay W. DeBoer, Secretary