

**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, 2<sup>nd</sup> 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 **Call to Order** to order at 10:12 a.m.

Ms. Henshaw advised the Board of the emergency evacuation **Emergency Evacuation Procedures** procedures.

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

Ms. Henshaw opened the floor for public comment. Ms. Mary **Public Comment Period** 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'

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

**STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT**

TRANSACTIONAL DISCLOSURE STATEMENT  
for Officers and Employees of State Government

1. Name: Erich Fritz
2. Title: Board Member
3. Agency: Board for Asbestos, Lead, & Home Inspectors
4. Meeting/IFF Date: September 29, 2016
5. I have a personal interest in the following transaction:

\_\_\_\_\_

Nature of Personal Interest Affected by Transaction: \_\_\_\_\_

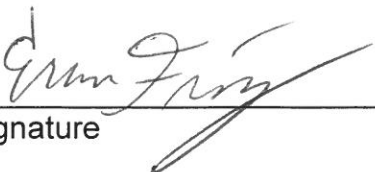
\_\_\_\_\_

I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

\_\_\_\_\_

- I am able to participate in this transaction fairly, objectively, and in the public interest.
- or
- I did not participate in the transaction.

6.  I **do not** have a personal interested in any transactions taken at this meeting.

  
\_\_\_\_\_  
Signature

9/29/16  
\_\_\_\_\_  
Date

**STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT**

TRANSACTIONAL DISCLOSURE STATEMENT  
for Officers and Employees of State Government

1. Name: Gene Magruder
2. Title: Board Member
3. Agency: Board for Asbestos, Lead, & Home Inspectors
4. Meeting/IFF Date: September 29, 2016
5. I have a personal interest in the following transaction:

\_\_\_\_\_

Nature of Personal Interest Affected by Transaction: \_\_\_\_\_

\_\_\_\_\_

I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

\_\_\_\_\_

- I am able to participate in this transaction fairly, objectively, and in the public interest.
- or
- I did not participate in the transaction.
6.  I **do not** have a personal interested in any transactions taken at this meeting.

Gene E. Magruder  
Signature

9/29/2016  
Date

**STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT**

TRANSACTIONAL DISCLOSURE STATEMENT  
for Officers and Employees of State Government

1. Name: Reginald E. Marston, III
2. Title: Board Member
3. Agency: Board for Asbestos, Lead, & Home Inspectors
4. Meeting/IFF Date: September 29, 2016
5. I have a personal interest in the following transaction:

\_\_\_\_\_

Nature of Personal Interest Affected by Transaction: \_\_\_\_\_

\_\_\_\_\_

I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

\_\_\_\_\_

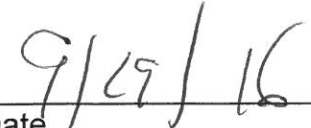
I am able to participate in this transaction fairly, objectively, and in the public interest.

or

I did not participate in the transaction.

6.  I **do not** have a personal interested in any transactions taken at this meeting.

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date