

**VIRGINIA BOARD FOR  
ASBESTOS, LEAD, AND HOME INSPECTORS  
HOME INSPECTOR SB 607 COMMITTEE MEETING**

The Home Inspector SB 607 Committee of the Virginia Board for Asbestos, Lead, and Home Inspectors (Board) met on August 24, 2022, at the offices of the Department of Professional and Occupational Regulation (DPOR), Perimeter Center, 9960 Mayland Drive, 2<sup>nd</sup> Floor, Board Room 3, Richmond, Virginia 23233.

The following members of the Committee were present:

Jeffrey Brown  
Andrew Clark  
John Cranor, Chair  
Justin Hruneni  
Christina Jackson  
Kevin Salva  
Bill Wilmouth

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

Trisha L. Lindsey, Executive Director  
Tanya M. Pettus, Board Administrator  
Joseph C. Haughwout, Jr., Regulatory Administrator  
Raven Custer, Administrative Coordinator

Mr. Cranor called the meeting to order at 10:06 a.m.

**Call to Order**

Ms. Pettus advised the Committee of the emergency evacuation procedures.

**Emergency  
Evacuation  
Procedures**

Mr. Salva moved to approve the agenda as presented. Mr. Wilmouth seconded the motion which was unanimously approved by: Brown, Clark, Cranor, Hruneni, Jackson, Salva, and Wilmouth.

**Approval of Agenda**

There were no members of the public present who wished to address the Committee.

**Public Comment  
Period**

Ms. Pettus presented to the Committee a comment from Mr. Cranor that was submitted in writing. Mr. Cranor provided his opinion regarding the need for clarification of the terms smoke detector and smoke alarm. He also provided suggested language to aid in the defining of “good working order,” and the responsibilities of the home inspector.

Ms. Pettus presented to the Committee a statement submitted in writing by the Virginia Association of Real Estate Inspectors (VAREI), which provided suggested language to be included as part of the regulatory

amendment required by Senate Bill 607.

Ms. Pettus and Mr. Cranor provided the Committee with an overview of the purpose of the committee.

**Review Purpose of Committee**

The Committee was formed and authorized by the Board to determine the regulatory definition of “good working order” as required by SB 607, which passed at the 2022 General Assembly session. The bill requires a home inspection and the home inspection report to include a determination as to whether the home’s smoke detectors are in good working order as defined by the Board.

Members of the Committee and Board staff introduced themselves.

**Members and Staff**

Ms. Pettus provided an overview of the regulatory process.

**Overview of Regulatory Process**

The Committee was provided with resources and information including the text of Senate Bill 607, current Home Inspector Licensing Regulations, home inspections requirements from other states, National Fire Protection Association (NFPA) standards, and a sampling of definitions for reference.

**Resources and Information**

Mr. Haughwout presented the Board with a proposed draft definition of the term “good working order”, as well as other draft proposed amendments to the regulations related to the new requirement.

**Discuss Definition of “Good Working Order”**

The Committee discussed the draft definition and amendments.

The Committee Recessed from 11:25 a.m. to 11:50 a.m.

**Recess**

Mr. Cranor re-opened the public comment period.

**Re-opened Public Comment Period**

Don Masters, Virginia licensed home inspector, was present to speak to the Committee. Mr. Masters voiced his concern that Senate Bill 607 addresses a problem, but does not resolve it, and is concerned that safety officials are not aware of the passing of the bill. Mr. Masters shared with the Committee statistics on fire-related deaths he collected during his own personal research.

The Committee continued review and discussion on the draft proposed amendments with a focus on the definition of “good working order.” The Committee discussed the impacts of the regulatory amendments on home inspector liability. After lengthy discussion, Ms. Jackson moved

**Discuss and Review Amendments to Regulations**

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to recommend to the Board draft proposed language as amended. Mr. Salva seconded the motion which was unanimously approved by: Brown, Clark, Cranor, Hruncni, Jackson, Salva, and Wilmouth.

The draft proposed amendments will be presented to the Board for consideration and approval at its November 10, 2022 meeting.

There being no further business, the meeting was adjourned at 12:54 **Adjourn**  
p.m.

  
Gene E. Magruder, Chair

  
Demetrios J. Melis, Secretary

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

**TRANSACTIONAL DISCLOSURE STATEMENT  
for Officers and Employees of State Government**

1. Name: John E. Cranor
2. Title: Board Member
3. Agency: Board for Asbestos, Lead, & Home Inspectors
4. Meeting/IFF Date: August 24, 2022
5. I have a personal interest in the following transaction:

\_\_\_\_\_

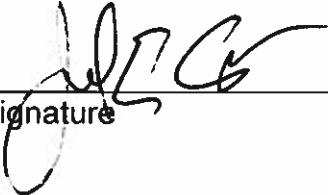
Nature of Personal Interest Affected by Transaction: \_\_\_\_\_

\_\_\_\_\_

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

8-24-22  
Date

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

**TRANSACTIONAL DISCLOSURE STATEMENT  
for Officers and Employees of State Government**

1. Name: Kevin Salva
2. Title: Board Member
3. Agency: Board for Asbestos, Lead, & Home Inspectors
4. Meeting/IFF Date: August 24, 2022
5. I have a personal interest in the following transaction:

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

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

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- 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.

Kevin Salva  
Signature

August 24, 2022  
Date



