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COMMONWEALTH OF VIRGINIA
DEPARTMENT OF PROFESSIONAL AND OCCUPATIONAL REGULATION
BOARD FOR ASBESTOS, LEAD AND HOME INSPECTORS
REGULATORY PUBLIC HEARING

HEARD BEFORE: CAMERON PARRIS

August 15, 2024
SECOND FLOOR CONFERENCE CENTER
HENRICO, VIRGINIA 23233
2:00 P.M.

1 APPEARANCES:

2

3 REGULATORY OPERATIONS ADMINISTRATOR: CAMERON PARRIS

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6 STAFF: KYLE MATHEWS, Regulatory Analyst

7

8 ALSO PRESENT: TILLMAN SIMMS, President of Virginia

9 Association of Real Estate Inspectors.

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11 ALEX ADDERTON, Part-Time Executive

12 Director for the Virginia Association of Real Estate

13 Inspectors.

14 HOLLIS BROWN: Charter Member of Virginia

15 Association of Real Estate Inspectors

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1 NOTE: The public Hearing
2 convened at 2:00 p.m.

3 MISS PARRIS: I'm Cameron Parris. I'm the
4 Regulatory Operations Administrator for the Board for
5 Asbestos, Lead and Home Inspectors.

6 This is a Public Hearing being held at the
7 Perimeter Center in Richmond, Virginia.

8 This hearing is held pursuant to the
9 Administrative Process Act, 2.2-4007 of the code of
10 Virginia, for the purpose of receiving public comment on
11 the proposed amendments to the Board's general review of
12 Home Inspector Licensing Regulations, published in the
13 Virginia Register on July 29, 2024, Volume 40, Issue 25.

14 Let me begin by introducing Kyle Mathews.
15 He's our regulatory analyst.

16 A few ground rules before we begin. The
17 Board will receive comments from any member of the
18 public who wishes to speak. Comments will be limited to
19 five minutes. If you have not signed up to speak and
20 you wish to provide your testimony to me, please sign
21 in, which all of you have done.

22 Anyone may speak in rebuttal to the
23 comments of another speaker. And those comments will
24 also be limited to five minutes. I will call for
25 rebuttal comments when all speakers on the sign-in sheet

1 have finished.

2 The Panel may ask speakers questions or
3 request clarification of a statement; however, this is
4 not the proper forum for questions to the Board. If you
5 have a question for the Board, please forward it in
6 writing, to the Board by e-mail, fax or regular mail.

7 Any speaker who wishes to provide a written
8 statement in addition to their oral testimony may do so.
9 And the written statement will be marked as an exhibit
10 for this hearing. Written comment not presented at this
11 Hearing will be accepted at the following address:

12 Board for Asbestos, Lead and Home Inspectors; c/o
13 Department of Professional and Occupational Regulation;
14 9960 Mayland Drive, Suite 400; Richmond, Virginia 23233

15 Comments may also be sent via fax to
16 866-430-1933 or by e-mail to ALHI@dpor.virginia.gov.
17 Written comments will be accepted by the Board until
18 5:00 p.m., September 27, 2024.

19 At this time, I will call the first
20 speaker. Mr. Brown?

21 MR. BROWN: I have nothing.

22 MISS PARRIS: You don't wish to speak?

23 MR. BROWN: No.

24 MISS PARRIS: Okay.

25 Mr. Simms. We'll keep a clock up here.

1 You have five minutes. So we'll just flag you when the
2 five minutes is over. Please come up.

3 MR. SIMMS: Thank you. I won't be long.

4 MISS PARRIS: Okay.

5 MR. SIMMS: I just wanted to note the
6 Regulation changes. How are they going to affect home
7 inspectors? I haven't read it yet. I have it. I just
8 got it.

9 So I need to know: What do we need to do
10 different? We know that there were some changes coming,
11 like for smoke alarm detectors, carbon monoxide
12 detectors; but what else will affect the home
13 inspectors? If I could get an answer from you.

14 MISS PARRIS: Yeah. So we can't answer
15 those questions here; however, the text, the proposed
16 text, is available on the Town Hall website. So you can
17 read all the proposed changes.

18 I do want to emphasize that it's just in
19 the proposed stage. So all comments that we receive via
20 Town Hall today, e-mail, written, we will present to the
21 Board. The Board still has to receive all comments,
22 acknowledge comments. And then, at a point in the
23 future, we'll adopt a final regulation.

24 So what you read out there now is just
25 proposed.

1 MR. SIMMS: Okay.

2 It's not final. It's not effective. It is
3 just proposed.

4 MR. SIMMS: So we're just compiling what
5 may happen?

6 MISS PARRIS: Yes, sir.

7 MR. SIMMS: And it still has to be
8 approved?

9 THE COURT: Yes, sir.

10 MR. SIMMS: Really, that's all I needed to
11 know.

12 THE COURT: Okay.

13 MR. SIMMS: And I wanted to make sure I
14 understood.

15 MISS PARRIS: Are you registered on Town
16 Hall?

17 MR. SIMMS: No, I'm not, but I know how to
18 get on.

19 Okay. I strongly suggest it. Everything
20 that the Board does, their meetings, their minutes, all
21 proposed regulatory changes are all available on Town
22 Hall. And you can read the full text.

23 MR. SIMMS: Okay. Thank you so much.

24 MISS PARRIS: Thank you.

25 Mr. Adderton, come on up.

1 MR. ADDERTON: I scratched out a few notes
2 here. My name is Alex Adderton. I have been a home
3 inspector for past seven years, right after licensing
4 was implemented in Virginia in July of 2017. And I
5 currently serve as the Part-Time Executive Director for
6 the Virginia Association of Real Estate Inspectors; also
7 known by the acronym as VAREI, an organization that
8 supports Virginia's nearly one thousand inspectors.

9 I had the privilege of serving on the
10 Subcommittee that first reviewed the regulations in
11 accordance with the practice that licensed professionals
12 in Virginia have a regulatory review every three years;
13 of course, this would have been at the very first
14 regulatory review, after licensing was implemented for
15 home inspectors.

16 The Committee met for several times, from
17 late 2020 to early 2021. It was instructed to consider
18 that it needed to appropriate in the review a particular
19 emphasis on making home inspection licensing more
20 accessible for experienced inspectors that may be moving
21 to Virginia and who expressed frustration that, even
22 though they were experienced; some with ten or fifteen
23 years inspection under their belt, that they would have
24 to submit to a mentoring-type program, what's commonly
25 referred to in the regulations as a supervised

1 inspection. But in practice, we have called them ride
2 alongs, where they would accompany an experienced
3 inspector already licensed in Virginia. And there were
4 different requirements for different levels of numbers
5 of these types of inspections that they would accompany.

6 And the Committee focused particular
7 attention on this area of opening up the doors to
8 recognize that related experience that was being brought
9 to the table.

10 And, at this time, the Committee had three
11 licensed inspectors, as I mentioned, including myself;
12 along with some other individuals that were either on
13 ALHI Board or had construction experience.

14 So, after much discission and prompting to
15 make entry into the profession easier, the Board arrived
16 at a point system. And there's been some discussion
17 within the VAREI Board about how this actually came
18 about.

19 And one of the things that came up was,
20 with this point system, was both recognizing educational
21 experience and practical experience, or education and
22 practical experience. And the total points at that
23 Subcommittee that were recommended was to have twenty
24 points, divided among the two different areas that are
25 now recognized.

1 And, somewhere along the line -- and it has
2 been three years, over three years, since these
3 recommendations were submitted by the Subcommittee.
4 With all the regulatory reviewed processes, it's gotten
5 reduced down to a lower point level. And I would just
6 suggest there were reasons why that Subcommittee came up
7 with the recommended point total and that it should be
8 restored to what it was.

9 The other area that I would recommend is
10 for DPOR to reconsider in the Regulation actually
11 increasing the number of CE-type credits that would be
12 required for renewal of licensing.

13 And the reason for this is that, this is a
14 very emerging field with lots of new technologies. We
15 face many situations with not only new construction, but
16 new technologies and various procedures that are
17 emerging in the construction field.

18 But we're also dealing with old homes,
19 homes that have been renovated by less-than-qualified
20 contractors. We're looking at handyman-type repairs
21 that have been made, based on one's sense of what is
22 good or not good.

23 And we're aligned with the purposes of DPOR
24 to protect the best interest and safety of the public,
25 and that would be our clients, obviously, that we're

1 doing these inspections for. And it just seems that we
2 need to not lower the bar, but we need to, even as a
3 minimum standard, raise it to be more in line with
4 keeping home inspectors on the top of their games, that
5 they're doing the best jobs, based on the education and
6 experience that they have.

7 MR. MATHEWS: Your five minutes is up.

8 MISS PARRIS: Sir, your five minutes has
9 expired.

10 MR. ADDERTON: Okay.

11 MISS PARRIS: What you can do, if you want
12 to submit anything else in writing, or if you're able to
13 do that; but, unfortunately, we have to limit all
14 comments to five minutes.

15 MR. ADDERTON: I'm actually finished, so I
16 don't have anything else to say. That was the last
17 point.

18 MISS PARRIS: Oh, perfect.

19 Did you have something to add?

20 MR. SIMMS: Yes, ma'am. Thank you.

21 I didn't do a proper introduction. I'm
22 Tillman Simms. I'm the president of VAREI. This is our
23 executive director, and this is Hollis. And Alex did a
24 great job. I knew he would. So I concur with what he
25 said. But I didn't do a proper introduction: Tillman,

1 Simms, President of VAREI.

2 MISS PARRIS: And you're the president?

3 MR. SIMMS: Yes, ma'am.

4 MISS PARRIS: And, Mr. Brown, what is your
5 title?

6 MR. BROWN: I'm a charter member.

7 MISS PARRIS: Okay. I just wanted to make
8 sure I have all that correct.

9 Well I don't think anyone is here to
10 provide a rebuttal statement. So, since there is no
11 further comment today, I declare this Public Hearing
12 closed. We do thank you all for coming.

13 Like I said, if you want to submit anything
14 else in writing, via e-mail, fax, you can certainly do
15 that.

16 And also, Mr. Simms, as we talked about,
17 please sign for updates on Town Hall.

18 MR. SIMMS: Right.

19 THE COURT: Thank you. You'll have access
20 to everything.

21 Thank you all.

22 MR. SIMMS: Thank you.

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25 (Whereupon the Public Hearing concluded at 2:15 p.m.)

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1 CERTIFICATE OF COURT REPORTER

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4 I, Dawn Testa, hereby certify that I was
5 the Court Reporter at the Board for Asbestos, Lead, and
6 Home Inspectors Regulatory Public Hearing heard in the
7 County of Henrico, Virginia, on August 15, 2024, at the
8 time of the hearing herein.

9 I further certify that the foregoing
10 transcript is, to the best of my ability, a true and
11 accurate record of the testimony and incidents of the
12 hearing herein.

13 Given under my hand this 15th day of
14 August, 2024.

15 *Dawn Testa*

16 Dawn Testa
17 Notary Registration No. 7811201

18
19 My Commission Expires:
20 August 31, 2027
21
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25

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