

NCHILB Standards of Practice Committee Meeting Minutes

The **Standards of Practice Committee** meeting was held at 11:00 AM on Wednesday, January 4, 2023, by WebEx.

The following members of the committee were present:

David Dye William Morris David Price Derrick Johnson

N.C. Department of Insurance (“NCDOI”), Engineering Division staff members Mike Hejduk, Beth Williams, Sarah Barcnas, Rodney Daughtry, Jennifer Hollyfield, Sam Whittington, Christopher McLamb and Tommy Green. NCHILB legal counsel Denise Stanford and Gina Cleary (DOJ) were in attendance. Chairman David Dye called the meeting to order and welcomed visitors.

Agenda

Chairman David Dye reminded all committee members of the State Government Ethics Act provisions to avoid conflicts of interest, the appearance of conflicts of interest, and the potential for conflicts of interest.

Dye reminded committee members who are licensed home inspectors that they have the potential for a conflict of interest because they serve on the committee. Dye asked the committee members if anyone needed to recuse themselves for any listed agenda items. None were noted.

Updates to the NCHILB Standards of Practice (SOP) Survey

Mike Hejduk presented feedback shared from the NCHILB Standards of Practice (SOP) Survey. As it appears, licensees are equally divided in how they felt about additional reporting requirements during the home inspections and updates to the Code of Ethics.

Standards of Practice

Chairman David Dye invited and emphasized the importance of those in attendance to provide additional comments, questions, and/or feedback as he shared his proposal of revisions to NCHILB Standards of Practice documents. Bonnie Gregory shared her feedback as different revisions were reviewed. Review included the following:

- .1109 Plumbing
 - .1110 Electrical – GCFI, ARC Faults
 - .1107 Exterior
 - .1113 Interiors (b)
- Board Rule 11 NCAC 08.1116(e)

It was agreed that the NCHILB attorney(s) be included in the revisions of Board Rule 11 NCAC 08.1116(e).

Sam Whittington stated the need for home inspectors to share Life Safety issues when performing inspections should be examined further within NCHILB SOP.

Home Gage Software

Sam Whittington received a voicemail from a home inspector. The home inspector stated that a client of his was contacted by an insurance company about purchasing insurance. Home Gage sold the

contact information to the insurance company. The home inspector was concerned about how Home Gage was able to share information.

Public Comment

Jon Walker shared his concerns about the lack of NCHILB Standards of Practice (SOP) around the inspection of all windows by North Carolina Home Inspectors. Walker wanted to prevent future homeowners from having no prior knowledge of broken/non-functioning windows by ensuring inspection of all windows during a home inspection is included within NCHILB SOP revisions. Chairman Dye stated that NCHILB SOP could be revisited and modified to address Walker's concerns.

Sam Whittington commented that Jon Walker's complaint also indicated that the broken window does not function properly in that it does not stay open when raised. Chairman Dye suggested a revision to the current SOP could include "confirm remains open". Dye suggested that additional verbiage will still need to be added before revisions are final. Dye thanked Jon Walker for sharing his concerns with the Board.

Adjournment by Derrick Johnson. Seconded by David Dye. Motion carried.