

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, and Derrick Johnson

N.C. Department of Insurance (“NCDOI”), Engineering Division staff members Mike Hejduk, Beth Williams, Sarah Barcenas, 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. From the survey result, it appears, licensees are equally divided in how they feel 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) shall be included in any suggested revisions of Board Rule 11 NCAC 08.1116(e).

Sam Whittington shared a concern that home inspectors should be permitted to share Life Safety issues when performing inspections, and this topic should be further examined and discussed

within the NCHILB SOP Committee for evaluation as to whether changes should be made to the SOP for clarification.

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. There was a concern that Home Gage sold the contact information of the client to the insurance company. The home inspector was concerned as to how Home Gage was able to share this information with third parties without the consent or notification to the home inspector's client.

Public Comment

Jon Walker shared his concerns that the NCHILB Standards of Practice (SOP) didn't require North Carolina Home Inspectors to inspect each and every window during residential home inspections. Walker wanted to prevent future homeowners from experiencing broken and/or non-functioning windows by requesting a change to the SOP regarding window inspections and making it a requirement that each and every window be checked by the home inspector to make sure that they were functioning. Walker wanted his suggestion to be included as part of the discussions as a potential revision to the NCHILB SOP. Chairman Dye stated that NCHILB SOP may be revisited and modified and the Board may further address Walker's concerns.

Sam Whittington commented that Jon Walker's complaint also indicated that some of the broken windows in his home did not function properly in that they did not stay open when raised. Chairman Dye suggested a potential revision to the current SOP for consideration could include adding some potential language such as "confirm remains open". Dye informed Walker that any changes to the SOP or any additional verbiage still need to be added, reviewed and approved before any such changes or suggested revisions are finalized as there is a very specific process that needs to be followed. Dye thanked Jon Walker for sharing his particular concerns with the Board.

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