

## **NCHILB Standards of Practice Committee Meeting Minutes**

The **Standards of Practice Committee** meeting was held at 9:00 AM on Thursday, December 14, 2023, by WebEx.

The following members of the committee were present:

Chair Bill Morris, Connie Corey, Derrick Johnson, David Price, Chad Abbott

N.C. Department of Insurance (“NCDOI”), Engineering Division staff members Mike Hejduk, Beth Williams, Gina M. Von Oehsen Cleary (DOJ) were in attendance. Williams Morris called the meeting to order and welcomed visitors.

### **Agenda**

Morris reminded all committee members who are licensed home inspectors that the State Ethics Commission has cited the potential for a conflict of interest because they serve on the Board that licenses them. Morris all committee members of the Government Ethics Act provisions to avoid conflicts of interest.

### **Proposed Rule Changes – Public Comment**

Gina M. Von Oehsen Cleary discussed the status of public comment on the proposed rule changes. Eric Coates submitted public comments to Loretta Peace-Bunch, Department of Insurance (DOI). Gina Cleary shared Coates’ comments submitted and documented changes to proposed rules. Mike Hejduk and David Price gave constructive feedback. Cleary noted changes.

### **General Liability**

Hejduk recommended a rule change to require licensees to provide proof of General Liability documentation annually. Hejduk is seeking guidance from Cleary to identify where in the rules, this requirement should reside. Cleary stated she can work on this before the next meeting.

Chad Abbott opened discussion about having inspector’s provide proof of insurance along with the inspection report.

Derrick Johnson agrees with requiring the home inspector provide proof of insurance to the Board. He is not in favor of having inspectors required to having to include proof of insurance along with their inspection report. Morris agreed with Johnson.

### **Washington State “Walk through” process**

Hejduk mentioned that David Dye sent out an email to the Board members regarding the “walk through” process in Washington. Hejduk stated that Dye mentioned the Standards of Practice (“SOP”) Committee may want to discuss “Preoffer consultation.”

Morris mentioned that the Board had already acted on walk through inspection. Morris made the suggestion to review the link that Hejduk shared of the Washington State Legislature WAC 308-408-010 (10) "Preoffer consultation" is a verbal report that is limited in scope performed by a licensed home inspector. A preinspection agreement must be signed by the client and describe the limited scope of the consultation. This preoffer consultation is conducted only prior to mutual acceptance.

<https://app.leg.wa.gov/wac/default.aspx?cite=308-408-010> .

Morris made a motion to follow up with David regarding Washington State walk through process. Corey seconded the motion. Motion carried.

### **Public Comment**

There was no public comment.

### **Adjournment**

Connie Corey moved to adjourn. This motion was, seconded by Derrick Johnson. Motion carried.