



State of Arizona
BOARD OF TECHNICAL REGISTRATION

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Roger Skaggs, Home Inspector • John Elson, Home Inspector • Paul Staron, Home Inspector
Keith Smith, Public Member • Michael Kolejka, Architect

MINUTES FOR
HOME INSPECTOR RULES AND STANDARDS COMMITTEE SESSION MEETING

Wednesday, April 12, 2023, beginning at 9:30 a.m.
1110 W. Washington, Board Room 245

1. **CALL TO ORDER** – The Committee convened at 9:30 am, adjourned for a break at 10:39 am, reconvened at 10:49 am, adjourned for a break at 12:11 pm, reconvened at 12:13 pm and adjourned at 12:57 pm.

2. **ROLL CALL**

PRESENT

Paul Staron Home Inspector Committee Chairmen
Keith Smith Home Inspector Committee Member
Roger Skaggs Home Inspector Committee Member

ABSENT

Michael Kolejka Architect Board Member
Kent Wilson Public Board Member

BOARD STAFF

Judith Stapley Executive Director
Kurt Winter Deputy Director
Hayden Weber Executive Assistant
Julie Pham Licensing Manager
Orlene Loera Enforcement Manager
Scott Donald Assistant Attorney General

3. **CALL TO THE PUBLIC**

Certified home inspector David Schwartz appeared before the Committee to give his thanks for the Committee’s work and make a recommendation for Committee members to take advantage of the Board’s travel reimbursement policy. Certified home inspector Dillon Winiecki appeared before the Committee requesting the Committee consider a recommendation to add continuing education to the Board’s rules.

4. **ADOPTION OF MINUTES**

Review, Consideration and Possible Action on the following:

- A. Approve, modify and/or reject HIRSC Regular Session Minutes
 - 1. February 8, 2023 Meeting Minutes

Mr. Smith moved and Mr. Skaggs seconded to approve the minutes as written; motion carried 3-0.

5. REVIEW, DISCUSSION AND POSSIBLE ACTION ON THE FOLLOWING:

A. Rule Package Update

Ms. Stapley and Mr. Winter reported that the Board hired a rules draftsman to assist in the rulemaking process, requested that the Committee approve the changes to rule as provided in their materials and discussed with the Committee next steps in the rulemaking process. Mr. Schwartz participated in the discussion.

Mr. Smith moved and Mr. Skaggs seconded to accept staff's proposed Pools & Spas standards as written, change the period of restricting disciplined home inspectors from parallel inspections from 3 years to 1 year and move Paragraph B of the proposed standards to R4-30-301.01; motion carried 3-0.

B. Reporting on manufactured home data plates and data sheets regarding snow loads

Certified home inspector Bill Branch appeared virtually and asked the Committee whether home inspectors should report on snow load located on manufactured home data plates and data sheets. Mr. Skaggs stated that he would address the issue with AZASHI (The Arizona Chapter of the American Society of Home Inspectors).

C. Home Inspector Education: Training, Coursework, Schools, Exams

Mr. Smith reported on research that he and Board staff conducted into accreditation and curriculum of home inspector school institutions. Ms. Stapley reported on meetings that occurred between Board staff and the Board of Private Post-Secondary Education (PPSE) and the Board of Nursing. The Committee asked Mr. Smith to conduct further research into the education requirements regarding certification for further discussion.

D. Parallel Inspector Training

Mr. Skaggs stated that AZASHI member have opined that there were issues regarding parallel inspectors and he wished to discuss requiring parallel inspector training. The Committee deliberated and asked that this item to be agenzized for further discussion.

E. Procedure change to have the HIRSC assist in the evaluation of home inspector complaints pursuant ARS 32-111(E)

The Committee discussed a possible procedural change to ARS 32-111 regarding the HIRSC assisting in the evaluation of home inspector complaints.

6. AAG TRAINING – Complaint Investigations Process, Universal Licensure

AAG Scott Donald discussed the review process and restrictions of Board complaint investigations and provided an overview of the universal licensure process.

7. DIRECTOR'S REPORT – Legislation update, Home Inspector Numbers

Ms. Stapley reported on current legislation and enforcement and licensing numbers for home inspectors.

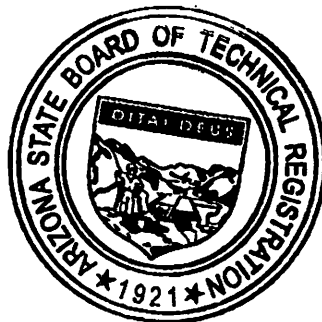
8. FUTURE AGENDA ITEMS

The Committee would like to continue discussion on parallel inspector training, further research on home inspector schools conducted by the Committee, “pay for play”, updates on the length of public comment for proposed legislative changes and possible changes to the time period of registration renewals.

9. FUTURE MEETINGS –September 6, 2023

10. ADJOURNMENT –Mr. Skaggs moved and Mr. Smith seconded to adjourn the meeting at 12:57 pm.

Signed this 6th day of September, 2023




Paul Staron, Acting Chairman


Judith Stapley, Executive Director