

# MINUTES

Arizona State Board of Technical Registration  
1110 W. Washington Street, Suite 240  
Phoenix, Arizona 85007

## HOME INSPECTOR RULES AND STANDARDS COMMITTEE

**April 18, 2018 – 9:30 a.m.**

1. **CALL TO ORDER** – 9:30am
2. **ROLL CALL - Present:** Andrew Everroad, Peter Leeds, Jason Madison, David Swartz, Paul Staron **Staff:** Patrice Prtizl, Douglas Parlin, Robert Stam, Kurt Winter **AG:** Scott Donald

3. **CALL TO THE PUBLIC**

No one appeared before the committee.

4. **ADOPTION OF MINUTES**

Review, Consideration and Possible Action on the following:

- A. Approve, modify and/or reject February 2018 minutes.

Mr. Leeds moved and Mr. Staron seconded to approve the minutes; motion carried.

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

- A. Legislative updates (SB 1045 & HB 2507).

Ms. Prtizl reported that HB2507 did not pass.

Mr. Swartz reported that SB1045 passed through the senate and the Governor signed the bill. Ms. Prtizl explained that there would be a time when the Board could not accept fingerprint cards nor clearance cards, but will notice the registrant population.

- B. Rules change update.

Ms. Prtizl reported that staff submitted the rules to GRRRC for review. Mr. Swartz asked if there was an estimated time of completion. Ms. Prtizl hoped for a quick turnaround.

C. Revision to EAC severity ratings.

Mr. Leeds explained his revised EAC severity rating system to the committee and that he included changes discussed during the February meeting. Mr. Leeds stated he believed that a home inspector who did not sign his home inspection agreement would be in violation of the Board's rules and statutes. Mr. Leeds asked if the home inspector and client needed to sign a home inspection agreement. Committee members answered 'no'. Mr. Donald stated that the courts would hold the home inspector to the contract, regardless if he signed the agreement.

Mr. Donald expressed concern that there might be inconsistency between EACs. Mr. Everroad stated that the severity ratings guideline would help create consistency. Mr. Donald expressed further concern that the guidelines as written were unfair towards homeowners who were unaware of possible violations. Mr. Madison agreed. Mr. Staron expressed concern that the EAC's ability to find further violations could encourage civil litigation against home inspectors. Other members agreed, but felt it necessary.

Based upon the earlier discussion, the committee revised the EAC severity rating.

Mr. Leeds moved and Mr. Staron seconded to recommend to the Board they adopt the revised EAC severity ratings; motion carried.

After the vote, Mr. Leeds asked when the EAC education meeting would take place. Staff answered May 1, 2018.

D. Qualifications and Compensation for a temporary person to review applications.

Ms. Pritzl reported that she verbally presented the HIRSC's recommendation to the Board. She noted that the Board did not show interest and she suggested that the committee draft and present a recommendation to the Board.

E. Public submitted question regarding changes to R4-30-101 regarding the parallel inspections definition in the Notice of Proposed Rulemaking.

No one appeared before the committee.

The committee decided they would not proceed in this discussion since the submitter did not appear before the committee.

F. Proceeding with allegations and/or possible violations found in the course of an investigation and notice of new allegations.

Nothing discussed.

6. **DIRECTOR'S REPORT**

Ms. Pritzl reported that the Board would be departing from its current database vendor.


7. **COMMITTEE CHAIRMAN'S REPORT**


Mr. Swartz reported that homebuilders are denying home inspectors from being able to do their jobs. Mr. Staron and Mr. Swartz expressed their concern that this may place the public in danger. The committee decided to table this matter for a future meeting.

8. **FUTURE AGENDA ITEMS** – 5b, 5d, concern with home builder inspection requirements

9. **FUTURE MEETINGS** – September 12, 2018 9:30am

10. **ADJOURNMENT** – 10:51am

  
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David Swartz, Chair

  
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Melissa Cornelius, Executive Director