



STATE OF WASHINGTON
DEPARTMENT OF LICENSING
PO Box 9020, Olympia, Washington 98507-9020

HOME INSPECTOR LICENSING ADVISORY BOARD
MEETING MINUTES

DATE: June 16, 2009

PLACE: Washington State Department of Transportation
North and South Conference Rooms
1551 N. Wenatchee Avenue
Wenatchee, WA 98801
(509) 667-3000

BOARD MEMBERS

PRESENT; Bruce MacKintosh, Board Member/Chair
David Pioli, Board Member/Vice Chair
Michael O'Handley
Deb Wenneman
Stephen Cancler

STAFF PRESENT: Rhonda Myers, Program Manager
Jerry McDonald, Assistant Administrator

CALL TO ORDER: 10:30 AM Bruce MacKintosh

- A.** Roll Call
- B.** Approval of Agenda
- C.** Approval of Minutes – March 12, 2009 Board Meeting
- D.** WAC 308-408B – Education – Discussion and consensus to develop a new WAC rule for a Fundamentals Supplemental Course:
Rhonda Myers presented a rough draft of a supplemental fundamentals course for courses that do not meet the required 120-hours of board approved education needed for exam eligibility. An example of a transcript sample of education not meeting the minimum criteria was distributed to the board for their review.

A motion was introduced to approve the changing of the minimum number of hours offered for a supplemental course from 60 to 80 hours. This motion was approved.

A motion was introduced to approve filing a CR 102 hearing with the Code Reviser for the proposed supplemental course. This course would allow Washington state applicants not seeking reciprocity, and lacking the

required 120 hours of classroom education in board approved courses, who have completed a minimum of 80 hours of department approved classroom instruction, to apply to the department for consideration to complete an approved supplemental course. The applicant must provide a copy of their certificate(s) of completion, course outline that includes hours spent on each topic, and proof of testing. The supplemental course and the applicant's previous classroom instruction must meet or exceed the current board approved fundamentals curriculum. Applicants who have previously taken home inspection courses must provide proof that they successfully completed the course no earlier than June 12, 2006. This rule is effective until July 1, 2010.

The first motion was approved, and a second motion was made for the department to file for a CR- 102 hearing. The second motion was also approved.

- E.** New addition to Real Estate law affecting home inspectors:
RCW 18.235.130 - Unprofessional conduct- Acts or conditions. Rhonda Myers presented information regarding any licensed professionals doing business with individuals who are required to have a license by law according to the Uniform Business and Professions Act. Real Estate licensees are subject to disciplinary action if they are aiding or abetting an unlicensed person to practice or operate a business or profession when a license is required.
- F.** Outreach efforts – The board was asked what outreach should be done regarding home inspectors. Suggestions: getting information to real estate licensees regarding unlicensed home inspectors, DOL Real Estate Licensee Newsletter; Washington Realtors communications; DOL staff attending professional home inspector groups, i.e. ASHI, NACHI meetings etc; home inspector outreach in eastern and western Washington by the department, broadcast email; Listserv; inspectionnews.net; contacting engineers.
- G.** Other Business
- Review of renewal process – concern was expressed that expiration dates were based on birthdays. Jerry McDonald clarified that expiration dates are based on two years from a licensee's last birthday.
 - Home Inspector's license numbers to be added to pre-inspection reports. Concern was expressed that licensing law does not require home inspectors to include their license numbers on home inspection reports. Jerry McDonald presented RCW 18.280.100 that states, "The license number of the inspector must appear on all advertising, correspondence, and documents incidental to a home inspection. However, businesses and organizations that conduct national or interstate general marketing and advertising campaigns may omit the license number of the inspector in advertising so long as it is included on all documents incidental to a home inspection." Jerry recommended having the term "documents incidental to a home inspection: officially defined.

- A letter from Eric Christiansen was presented to the board for their review. Mr. Christiansen was asking for an exception to the minimum requirements to qualify for the home inspector exam.
- Rhonda Myers reported that 102 people have qualified as of this date to take the exam, and the testing vendor reports that 13 exams have been taken. All exam applicants have passed both the national and state portions of the exam with an average score of 85%.
- Bellingham Technical College completed their first class for the Board Approved Fundamentals Course. The average student score for the course was 84%.
- Everyone present was reminded of the approaching September 1, 2009 licensing deadline

H.

Adjourn

12:50 PM

Respectfully Submitted,

A handwritten signature in cursive script that reads "Lee Malott". The signature is written in black ink and is positioned above a horizontal line.

Lee Malott, Administrator