

Massachusetts Board of Home Inspectors
Regular Meeting Minutes
Meeting of 9/9/15
Held at 1000 Washington Street, Room 1-D
Boston, MA 02118
At 9:00 a.m.

Board Members Present:

James Brock (JB), Chairman
Walter Sullivan (WS), Vice-Chairman
Michael Healy (MH), Member
Paul Balutis (PB), Member
Charles Mangio (CM), Member

Members of the Public Present:

Jim Mushinsky
J.E. Rizzo
Jeffrey Maile
Gregory Nazarian

Board Staff Present:

Robert Ferguson, Executive Director
James Murphy, Associate Executive Director
James O'Connor, Board Counsel
Robert Fortes, Deputy Director of Board Policy
Christopher Carroll, Chief of Investigations
Milla Mello, Office Support Specialist

9:00 a.m. Meeting called to Order:

- Executive Director reviewed location of exit and restrooms. Also reviewed procedures for emergency evacuation of the premises.

Deputy Director of Policy of Boards to address the Board:

- Deputy Director, Robert Fortes, appeared before the Board in order to introduce himself.

Chief of Investigations to address the Board:

- The Chief of Investigations, Chris Carroll, appeared before the Board in order to introduce himself, and to explain the Office of Investigations role within the Division of Professional Licensure.

Board Business:

- The Board considered the regular minutes from the meeting of June 10, 2015.

A motion was made by Mr. Balutis to accept the minutes of June 10, 2015, and the motion was seconded by Mr. Sullivan

- Reinstatement Applications – The Board directed DPL staff to create a reinstatement application. It was also at this time that the topic of Associate Home Inspector License Renewal was discussed. The Board reaffirmed its longstanding interpretation that an Associate Home Inspector should have the ability to renew his or her license, although it

was noted that there should be a cap to the amount of times that an Associate Home Inspector could renew his or her license.

- Manufactured Homes – Counsel for the Board, James O’Connor, presented a draft of a policy that depicts the Home Inspector’s jurisdiction as it pertains to manufactured homes. The Board reviewed the policy, and directed Board Counsel to re-draft the policy and resubmit it at a future Board meeting.
- Delegation of authority of the Board- Counsel for the Board, James O’Connor, presented a Delegation of Authority draft to the Board. This document, if accepted, would delegate the authority of the Board to the Executive Director, Associate Executive Director, and the Deputy Director of Policy of Boards for routine Board business.

A motion was made by to accept the Delegation of Authority draft by Mr. Balutis, and the motion was seconded by Mr. Mangio.

- Walk Thru Services – The Board addressed the topic of “Walk Thru Services” which was prompted by an email that was sent to the Board. It appears that some Home Inspectors are performing high level inspections for discounted rates without providing any type of written reports. While the email failed to talk about a specific incident, the Board was in agreement that such an inspection would not be condoned.
- E-Licensing update – The Associate Executive Director, James Murphy, gave an E-Licensing status update in regards to the Home Inspector licensure.

Regulation Review pursuant to Executive Order 562:

- The Board has scheduled the next regulatory review meeting for October 14, 2015 at 9:00AM.

Cases, Investigative Conference:

Mr. Brock made a motion to convene and investigative session, closed to the public pursuant to M.G.L. c. 112, §65C. Mr. Healy seconded and the motion passed unanimously.

During the Closed Session, the Board voted to take the following actions:

- HI-15-017 Tabled
- HI-15-019 Dismissed

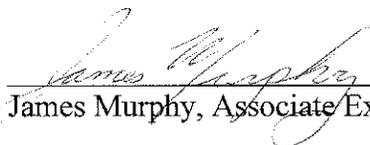
Prosecutor Hentoff to address the Board

At PM Returned to Open Session via a motion by Mr. Mangio, which was seconded by Paul Balutis.

PM Adjournment:

Mr. Brock moved to adjourn the meeting. Walter Sullivan Seconded. The motion passed unanimously.

Respectfully submitted by,


James Murphy, Associate Executive Director