

**Contractors' Registration Board
Home Inspectors Sub-Committee**

38h Meeting March 16, 2005

**Location: Department of Administration
One Capitol Hill
Providence RI 02908**

ATTENDING: ABSENT: GUEST:

Felix Carlone Ed Ladouceur Michael McDowell

Paul Brunetti Arthur Salisbury

George Whalen

Robert Cardoza

Carl Saccoccio

Barbara Calcagni

The meeting started at 1:05 PM, discussion focused around a complete review of the document to incorporate proposed changes being made legislatively and since last review last year. Modifications made to several sections and revised copies will be forwarded upon changes being made to document.

 Michael McDowell, the chairman of the Massachusetts Home Inspection Licensing Board, attended the meeting to assist us

in reviewing our proposed Standards of Practice Law and Code of Ethics. Many issues were discussed and several suggestions were made to improve our standards. Some of the suggestions, which will be reviewed further by the Committee are as follows:

 5-65.1-10 Insurance requirements; the need to address corporations and multiple licensees as well as sub-contractor language;

 Ethics – Section 1-1.8 need to review this section;

 New construction – may want to change law to include new construction;

 Need to address Associate Home Inspector definition and sub-contractors/employees;

 Change sections to explain, describe and condition, make it clear in the definition;

 Better definitions to describe; good, fair, functional, marginal;

 Make sure there are prompts such as joists, bridging, etc., to better explain what concerns are;

 Professions have clients, trades have customers;

 Need to observe, inspect, describe, report and make statements that have value to the consumer;

 Electrical section needs to be re-addressed and revised;

 Suggested Standards of Practice be required to be distributed and made available on web-site;

 Heating section also needs to be reviewed further.

Meeting adjourned at 4:15 PM.

Next meeting to be set within a week or so to start on these changes.