

Home Inspection Licensing Board

Meeting Minutes

September 15, 2026

BOARD MEMBERS PRESENT

Bruce D. Schaefer	Chairman, Home Inspector
Marc A. Champagne	Home Inspector
S. Derek Phelps	Public Member

BOARD MEMBERS NOT PRESENT

Stephen M. Gladstone	Home Inspector
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BOARD VACANCIES

(2) Public Members

(2) Home Inspector

DCP STAFF PRESENT

Rachelle Hyburg, Board Coordinator
Pamela Brown, Director of Investigations
Janita Hamel, Supervising Special Investigator

PUBLIC PRESENT

Doug Hoffman
Peggy Hudnutt

Note: The administrative functions of the Boards, Commissions, and Councils are carried out by the Department of Consumer Protection

Website: www.ct.gov/dcp

Email: dcp.boards.commissionsandhearings@ct.gov

CALL TO ORDER

Chairman Schaefer called the meeting to order at 9:02 am.

REVIEW OF PREVIOUS MINUTES

- June 16, 2026, Meeting Minutes
 - Board Member Champagne made a motion to approve the minutes. Chairman Schaefer seconded. The motion passed (2-0-1). Abst: Phelps

COMMENTS OR CONCERNS OF ANY PERSON PRESENT

- None

DCP INVESTIGATION DIVISION COMPLAINT STATUS REPORT

- Review of the complaint status report
 - 07.01.26 to 08.31.26
 - Open: 3
 - Closed: 1

DCP LEGAL DIVISION

OLD BUSINESS

- Continued Discussion on Committee Development for Internship Program Review
 - Chairman Schaefer noted that he will follow-up with John Mesner and have an update for the next meeting.
- Review of the Continuing Education Application Process
 - Chairman Schaefer commented that the process now is efficient and applications are being approved quickly, noting that he does not feel that the review process needs to change.
 - Board Member Champagne commented that he would like to see more transparency with the Board about the courses that are coming in and being approved or denied. Chairman Schaefer suggested a report be reviewed at each meeting.

NEW BUSINESS

- Discussion on CT Home Buyers Waiving Home Inspections
 - The board clarified that the legislative proposal would not prevent buyers from choosing not to have an inspection but would prohibit sellers or seller agents from requiring buyers to waive inspections as a condition for offer acceptance.
 - Board Member Champagne reported that there was a lobbyist pursuing similar legislation, but due to the short legislative session, efforts were paused and will resume in the next full session. Mirroring legislation passed in Massachusetts, where inspection waivers cannot be used as a negotiating tool.
 - The board agreed that obtaining the lobbyist's strategic plan and proposed legislative language would allow the board to take an informed position at a future meeting.
 - Board members expressed alignment on ensuring consumer protection, especially for inexperienced buyers who may feel coerced into waiving inspections, resulting in costly post-purchase issues.
 - Topic was tabled for further discussion once more materials are available.

- Continuing Ed Provider Discussion
 - Doug Hoffman, Executive Director of NORMI, introduced the organization and its role in mold remediation and inspector training nationwide.
 - He explained NORMI's history, involvement in national and state-level mold legislation, and its recognition as a certifying body in multiple jurisdictions and federal initiatives
 - NORMI recently met with Connecticut Consumer Protection regarding Senate Bill 5222, which governs training/certification for individuals conducting mold-related work; the law goes into effect October 1.
 - Mr. Hoffman outlined three NORMI certification courses relevant to home inspectors:
 - A 4-hour Certified Mold Screener course (approved for CE in Connecticut).
 - An 8-hour Certified Microbial Inspector course.
 - A 24-hour Certified Mold Assessor/Remediator course.
 - The board asked implementation questions regarding the October 1 effective date and availability of training. Hoffman confirmed readiness and pricing (\$299 for the 4 hour course).
 - The board requested a copy of Senate Bill 5222 for distribution.

CORRESPONDENCE

- None

COMMENTS OR CONCERNS OF ANY PERSON PRESENT

- None

ADJOURNMENT

Board Member Champagne made a motion to adjourn. Chairman Schaefer seconded. The meeting was adjourned at 9:35 am.

Respectfully Submitted,

Rachelle Hyburg
Board Coordinator

2026 SCHEDULED MEETINGS

December 15