

the Bulletin

of THE NORTH CAROLINA HOME INSPECTOR LICENSURE BOARD



Spring 2002

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Raleigh, NC 27603

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919.715.1378 FAX

WEBSITE AT:

<http://www.nchilb.com>

UPCOMING EVENTS

- MAY 10**
Exam Registration Deadline
- MAY 24**
Board Meeting
- JUNE 13**
State Exam
- JUNE 28**
Application Deadline
- JULY 12**
Exam Registration Deadline
- JULY 19**
Board Meeting
- JULY 19**
Public Hearing
- AUGUST 8**
State Exam

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Chairman's Message

Welcome to the *Bulletin*, the official publication of the NCHILB. The name of this newsletter has been changed to better reflect its purpose as the official source of information about Board decisions, policies, and activities which licensees need to be aware of. We have also adopted a policy of publishing the *Bulletin* quarterly, to keep both licensees and other interested parties better informed.

The Board has made several important recommendations regarding report writing, and taken other actions which will affect all

licensed home inspectors. We have also had some turnover among Board members, with John Woodmansee ending his long and effective service to the Board and Gerald Canipe of Fayetteville joining us. As most other occupational licensing Boards do, starting with this issue we will publish Disciplinary Actions in the *Bulletin*, also with the purpose of better informing licensees and the public. Read about these and other activities elsewhere in this issue!

Stephen C. Smallman

Board Recommends New Report Writing Policies

ACTION COVERS ALUMINUM WIRING, EIFS, AND PB PIPE

At its March 13, 2001 meeting, the Board voted to *recommend* that licensees include specific information in the Summary section of pre-purchase home inspection reports about polybutylene water supply piping, EIFS (synthetic stucco) wall cladding systems, and aluminum branch circuit wiring. The Board further approved recommended wording for reporting the presence of these materials in the home (see *page 2*).

This action was taken as a result of the work of a study committee chaired by Board member Bob Schultz, and including licensees Jim Anna and Robin Thomas, and Board member Grover Sawyer. The purpose of this action is to better protect the public by more fully informing home inspection clients of well documented problems with these three materials.

Licensees should note the following important points regarding this action:

- This is a *recommendation* by the Board, but is not a *requirement*. The Standards of Practice have not been changed. The Board noted that the Standards only require describing the materials (i.e., identifying the exterior wall cladding as EIFS, etc.) but do not make any specific requirement as to the extent of information about these materials which should be provided to the client. Following this *recommendation* should better inform the client and better protect the public.

- In most cases home inspectors should include the information about these materials in the Summary as items for Further Investigation. However, if the inspector notes actual failure in any of these systems (i.e., leaks in PB pipe, overheating at aluminum wiring connections) then they should be listed as Repair items.
- The Board realizes that there may be other materials that could be considered for reporting in the same manner, and that there are specific products which may be the subject of recalls or class action suits or settlements. However, after careful consideration it was determined that as this time the items covered by this recommendation are those that most significantly affect the public, and that it was beyond the scope of the committee to attempt to cover all potential problem materials.
- The recommended wording of these items does not prevent the inspector from including additional information about the subject. For example, the recommended wording for aluminum branch circuit wiring does not include any information about possible methods of repair, but some inspectors do report on the use of CO/ALR devices or COPALUM connectors, and this Board action does not preclude providing this additional information.

Questions about this Board action should be directed to Board Chairman Steve Smallman, either by writing care of the Board, or by email to s.smallman@inspectnc.com. The specific wording of the Board motion and the recommendations appear on page 2 of this issue.

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ADDRESS CHANGES

If your address changes, you must notify the board, as this is the only way we have of contacting you.

PLEASE CHECK YOUR LABEL

The Home Inspector Board reminds you what your continuing education hours are for the current year. (Look at the top line of your label directly to the right.) You will have your elective hours and your update course hours. Please check your label each time you receive your quarterly Newsletter to be sure that you are in agreement with the Board's records.

Report Writing Motion & Recommendations

The following motion was approved by the Board at its March 13, 2001 meeting. Further information about this action is included in the lead article in this issue of the NCHILB *Bulletin*.

"The North Carolina Home Inspector Licensure Board officially recommends that within the Summary Section of the home inspection report, the home inspector identify the potential problem with Polybutylene plumbing pipe, EIFS or Aluminum branch circuit wiring and the home inspector recommends further investigation, even though the Polybutylene, EIFS or Aluminum wiring may not currently affect the habitability of the dwelling.

In addition, the North Carolina Home Inspector Licensure Board officially recommends that the following paragraphs concerning Polybutylene plumbing, Aluminum wiring and/or EIFS be included in each home inspection report, if applicable.

FOR POLYBUTYLENE PLUMBING:

"Polybutylene plastic plumbing supply lines (PB) are installed in the subject house. Polybutylene has been used in this area for many years, but has had a higher than normal failure rate, and is no longer being widely used. Copper and brass fittings used in later years have apparently reduced the failure rate. This subject house has (circle one) **brass-copper-plastic**-fittings. For further details contact the Consumer Plumbing Recovery Center at 1-800-392-

7591 or visit its Website at: <http://www.pbpipeline.com>"

FOR ALUMINUM WIRING:

"Aluminum wire is installed on 120 VAC branch electrical circuits in the subject house. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and early 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring contact the U.S. Consumer Product Safety Commission via the Internet at <http://cpsc.gov/>. It is recommended that the electrical system be evaluated by a licensed electrician."

FOR SYNTHETIC STUCCO:

"The subject house appears to be clad with a product known as exterior insulation and finishing system, "EIFS," also referred to as "synthetic stucco." Many EIFS clad houses have revealed moisture-related problems such as deteriorated wood framing and pest infestation. Testing of this cladding is beyond the scope of this inspection. Maintenance and testing guidelines are available from the N.C. Department of Insurance, Engineering Division 1-919-733-3901 and on the Internet at <http://www.NCDOI.com/> (Type in "EIFS" in the search box.) Additional information is available at <http://www.ncstucco.com> or by contacting the Senergy/Thrro Claims Administrator at 1-800-350-4730."

Board Thanks To:

We would like to thank and commend licensees Jim Anna and Robin Thomas for their excellent work on the study committee which developed the new Report Writing Recommendations outlined in this issue of the *Bulletin*. We have had many volunteers help the Board over the years. Without volunteer help it would be impossible to complete all the work of this Board. Thanks to all of you!

DISCIPLINARY ACTIONS

John P. Salstrom, DBA: Salstrom & Co., 2080 Polo Road, Winston-Salem, NC 27106. NC License #0099. License Status: Unlicensed (voluntarily surrendered)

On 07/19/01 John P. Salstrom was found guilty in Forsyth County District Court, after trial, of NC Gen. Statute 143-151.50 Claiming to be a licensed home Inspector. Mr. Salstrom was sentenced to two (2) years supervised probation, several hours of community service, and ordered to not conduct home inspections or claim to be a licensed home inspector. The charges stemmed from a telephone conversation in April 2001 during which Mr. Salstrom stated that he was a NC licensed home inspector and would be willing to perform a home inspection. As outlined below, and previously reported, Mr. Salstrom NC Home Inspector license was voluntarily surrendered on 09/19/00 in an effort to avoid additional disciplinary action by the Board. The following is an synopsis of events involving Mr. Salstrom's disciplinary action(s).

As reported in the November 2000 Newsletter, and reprinted below, John Salstrom surrendered his NC Home Inspectors License on 09/19/00 in an agreement reached between the Board and Mr. Salstrom. As a result of information received by the Board's investigator in November 2000 indicating that Mr. Salstrom was still conducting home inspections, the following action was taken:

On 11/29/00 misdemeanor criminal charges were filed in Forsyth County, NC against John Salstrom accusing him of three violations of NC General Statute 143-151.50 for performing home inspections for compensation without a license. NC General Statute 143-151.59 states that the aforementioned conduct constitutes a class 2 misdemeanor.

On 01/11/01 John Salstrom was found guilty in Forsyth County District Court of three counts of performing home inspections without a license resulting in a total fine of \$1095.00, 180 days suspended sentence for each count, and ordered to stop performing home inspections was imposed by the court.

The following is a reprint in chronological order of events of disciplinary action against John Salstrom:

1. As the result of two complaints filed against John Salstrom of Winston-Salem, NC, Chairman Roger Pierce on April 28, 2000 signed a Consent Order which was subsequently agreed to and signed by John Salstrom on May 9, 2000 suspending John Salstrom's license for a period of six months.

The suspension was effective from June 1, 2000 through November 30, 2000. Additionally Mr. Salstrom was placed on

probation effective December 1, 2000 through November 30, 2002.

The allegation that resulted in this action was that John Salstrom failed to provide adequate written inspection reports to the complainants. Mr. Salstrom's reports were vague in nature and did not contain the required information as outlined in the Standards of Practice. Mr. Salstrom was providing the complainants with an audio tape which he utilized to supplement the written report. An audio tape is not a written report as required by 11 N.C.A.C. 8.1103(b)(3).

In August, the Home Inspector Licensure Board received information that John Salstrom was conducting home inspections during the suspension period that was imposed by the Board as outlined above. An investigation was commenced and determined that John Salstrom had in fact conducted home inspections, for compensation, after the effective date of suspension. Subsequent to the investigative findings John Salstrom met with the Board's staff and confirmed that he had been conducting home inspections while his license was suspended. On September 19, 2000 John Salstrom's home inspector's license was surrendered to staff. On September 29, 2000 Board Chairman Stephen Smallman accepting the surrender of John Salstrom's license and issued an Order imposing the following sanctions:

John Salstrom may not re-apply for a home inspector license prior to December 1, 2001. At the time of John Salstrom's re-application, if at all, the Board will consider whether a license should be granted to John Salstrom and whether the license should be subject to probationary conditions.

Charles Solland, DBA: Chuck Solland L.L.C. Inspection Systems, 9758 Warwick Circle, Charlotte, NC 28210. NC License #446. License Status: Active

On 11/27/01 a consent agreement between Charles Solland and the Board was finalized. The following disciplinary action was imposed by the Board as a result of the consent agreement:

1. Solland agreed to be placed on active suspension for a period of thirty (30) days effective 01/01/02 thru 01/30/02 and followed by a period of eighteen (18) months probation effective 01/31/02. If any complaints are received during the probationary period Solland agrees that those complaint(s) along with the complaint in this matter will be presented to the Board for disciplinary action. If the Board concludes that the complaint contained basis in fact, Solland agrees that his license will be suspended for an additional period to be determined by the Board.

2. Solland agrees to attend, within a period of twelve (12) months of the effective date of the consent agreement, one continuing education class in the following areas: a) Moisture damage and structural defects; b) Inspection of heating systems; c) Roofing Inspections. Solland also agrees that the above referenced continuing education classes will not count toward the twelve (12) hours required for license renewal.

This disciplinary action is the result of a home inspection conducted by Solland wherein he failed to report the presence of severe staining to the hard coat stucco exterior of a house which he inspected. The staining was present in numerous locations around the exterior of the home and was in direct correlation to extensive moisture damage to the wall studs and sill area of the home. Additionally, Solland failed to report excessive corrosion to the HVAC unit in the crawlspace and leak(s) in the roof of the home.

Kevin W. Whigham, DBA: B.A.S.I.C. Home Inspection Service, Inc., 143 Clyde Downs Road, Franklin, NC 28734. NC License #147. License Status: Active

On 10/26/01 a consent agreement between Kevin Whigham and the Board became effective and imposed the following disciplinary action:

1. Whigham agrees to be placed on probation for a period of ninety (90) days effective on 10/26/01.
2. Whigham agrees to attend, within twelve (12) months of the effective date of the consent agreement, one continuing education class in each of the following areas: a) Roofing inspection and compliance with roofing standards; b) Moisture damage and structural defects in residential structures
2. Whigham agrees to modify his home inspection report to ensure the inclusion of all required information as mandated by the Standards of Practice. Whigham will submit three (3) future inspection reports to the Board's investigator for review and determination that the reports have been modified appropriately.

The disciplinary action against Kevin Whigham, as outlined above, is the result of Whigham failing to report the condition the rolled roof during the inspection of a home. Additionally Whigham failed to report staining to a ceiling/wall area in the home which was in direct relation to flashing around a chimney that was not functioning as intended. Lastly a review of the inspection report revealed that Whigham had failed to include information required by the Standards of Practice in his inspection report.

LETTERS OF INTEREST

Local Ordinances vs. Summary Page Requirements

Dear Board Members:

In the Charlotte area there is a local ordinance that requires residential properties to have Carbon Monoxide Detectors. While I feel this is a good idea, I am writing to ask the Board to determine if this should be a "Summary" item.

The way the present standard reads is

1103(d) Written reports required by this rule for pre-purchase home inspections of three or more systems shall include a separate section labeled "Summary" that includes any system or component that:

- 1. does not function as intended or adversely affects the habitability of the dwelling; or
- 2. appears to warrant further investigation by a specialists or requires subsequent observation.
- 3. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home . . .

In other inquiries it has been my understanding that State Licensed Inspectors abide by the Standards of the State Licensing Board and not local.

Again, I wish to emphasize that I feel the detectors are a good thing, but in reading the Standards, we can put this in the "body" of the report but are not allowed to list them as a "Summary" item because it would be an enhancement of the safety of the dwelling.

Please render your opinion on this matter so there can be some consistency in the way the inspectors in our area report these detectors.

Thank you all for your time and opinions in this matter, and I look forward to hearing your response.

Sincerely,
William W. Thompson

BOARD'S RECOMMENDATION:

After review of the above referenced letter outlining a local ordinance in Mecklenburg County requiring residential properties to have Carbon Monoxide

detectors, and a request for clarification on reporting this issue, the Board is providing the following recommendation to be utilized, when applicable;

"The presence, or absence, of a Carbon Monoxide Detector(s) should be reported in the body of the home inspection report only. If the carbon monoxide

detector(s) is tested and it is not functioning as intended or is in need of further investigation or evaluation, then this condition should be noted in the summary page of the inspection report at the discretion of the individual inspector."

2002 NEW LICENSEES

ASSOCIATE LICENSEES

- A-403**-Jason Collins
Winston-Salem, NC
- A-404**-Steven Lewter
Clayton, NC
- A-405**-Jeremy Cooper
Charlotte, NC
- A-406**-Michael Holt
Clemmons, NC
- A-407**-Michael Schwartz
Rock Hill, SC
- A-408**-William Bolt
Wilmington, NC
- A-409**-James Polk
Greensboro, NC
- A-410**-Lowell Saunders, III
Pooler, GA

- A-411**-Arthur Gunter, III
Gastonia, NC
- A-412**-William Ledford
Charlotte, NC
- A-413**-Wesley Bumgarner
Hudson, NC
- A-414**-Eric Wheaton
Charlotte, NC
- A-415**-Daryl Sims
Forest City, NC
- A-416**-Grady Bradley
Woodleaf, NC
- A-417**-Beau Paxton
 Mooresville, NC
- A-418**-Michael Morris
Youngsville, NC

HOME INSPECTOR LICENSEES

- #1562**-Mitchell Volpe
S. Brunswick, NC
- #1563**-Kirk Miller
Norwood, NC
- #1564**-Spencer Jarnagin
Wilmington, NC
- #1565**-Rick Rice
Walkertown, NC
- #1566**-Albert Martin
Apex, NC
- #1567**-Wallace Creech
Benson, NC
- #1568**-Steven White
Clayton, NC
- #1569**-David Thompson
Huntersville, NC
- #1570**-Ronald Neubauer
Raleigh, NC
- #1571**-Ed Friday
Dallas, NC
- #1572**-Robbie Liles
Raleigh, NC
- #1573**-Jimmy Hyatt, Sr.
Liberty, NC
- #1574**-Carl DeLong
Greenville, NC
- #1575**-Richard Shields
 Mooresville, NC
- #1576**-Kenneth Williams
Shelby, NC

- #1577**-Ronald Forbes
Kings Mountain, NC
- #1578**-Robert Ward, Sr.
Cornelius, NC
- #1579**-Richard Lauricella
Raleigh, NC
- #1580**-Thomas Knop
Charlotte, NC
- #1581**-J. Riley
Durham, NC
- #1582**-Michael Teague
New London, NC
- #1583**-Rex Paramore, Jr.
Rocky Mount, NC
- #1584**-Austin Boleman
Swannanoa, NC
- #1585**-Christopher Beck
Beaufort, NC
- #1586**-Noman Eastwood, Jr.
Greenville, NC
- #1587**-Floyd Mrugalski, Jr.
Indian Trail, NC
- #1588**-Edward Cortright, III
Asheville, NC
- #1589**-Terry Ivey
Hope Mills, NC
- #1590**-Randy Bentley
Rock Well, NC

Gerald Canipe Appointed as New Board Member

Mr. Gerald Canipe of Fayetteville, NC has been appointed to serve on the NC Home Inspector Licensure Board. Mr. Canipe has been licensed as a home inspector since 1996. With training and education in Architectural Design/Construction, he founded ArchiSpec Building Inspections in 1986 and started franchising the operation in 1989. Mr. Canipe has trained numerous inspectors in the business and technical applications of the home inspection industry. He has also served as an expert witness in several litigation cases involving construction practices/quality. Mr. Canipe worked for 2 years as a dispute settler with the National Academy of Conciliators resolving disputes between builders and buyers for the Home Owners Warranty Corporation. Also, he has previous experience designing and preparing blueprints for residential and small commercial properties. Mr. Canipe

was always a proponent of the Licensure Act and worked to support the passing of the legislation that established it.

Mr. Canipe lists his Goals:

1. First and foremost, Protect the Public.
2. Limit governmental regulation when possible. Market forces and dynamics usually serve to shape and increase professionalism and quality better than most regulations.
3. Work to educate the real estate industry as a whole, of the spirit and intent of the NC General Assembly's "desire to protect the public." This means educating others in the real estate profession and their respective trade associations that inspections conducted in accordance with the SOP as mandated

by the NC Home Inspector Licensure Board meets the desire and intent of the NC Legislature. All parties need to fully recognize and accept it and should understand that failure to recognize all the provisions set forth in the SOP is contrary to legislative action. The General Assembly provided the common ground for "protecting the public" in real estate transactions and standardized reporting by the creation of the NC Home Inspector Licensure Board and we need to accept and apply it in it's entirety.

Please join us in welcoming Mr. Gerald Canipe as a member of the NC Home Inspector Licensure Board.

2002 NCHILB Pre-Approved Continuing Education Courses

May 2002

HIL-173	Mandatory Update Course	Gregory Engineers	Burlington, NC	(336) 449-5373	5/10-11	2	Call
HIL-174	Moisture Damage & Structural Defects in Residential Structures Part I	Gregory Engineers	Burlington, NC	(336) 449-5373	5/10-11	4	Call
HIL-175	Air Conditioning & Heating Systems	Gregory Engineers	Burlington, NC	(336) 449-5373	5/10-11	4	Call
HIL-176	Home Inspectors Guide to Concrete	Gregory Engineers	Burlington, NC	(336) 449-5373	5/10-11	2	Call
HIL-165	Residential Inspections Illustrated	Carolina Inspection Training	Mooresville, NC	(704) 263-1117	5/11	12	\$175.00
HIL-171	Pre-Licensing Certification Training	American Inspectors Society	Atlanta, GA	(770) 416-9877	5/17	40	\$1,499.00

June 2002

HIL-30	Home Inspector Training	Tim Holloman	Wilson, NC	(252) 291-1195	6/ 22	7.5	\$125.00
HIL-171	Pre-Licensing Certification Training	American Inspectors Society	Atlanta, GA	(770) 416-9877	6/21	40	\$1,499.00
HIL-173	Mandatory Update Course	Gregory Engineers	Wilmington, NC	(336) 449-5373	6/21-22	2	Call
HIL-174	Moisture Damage & Structural Defects in Residential Structures Part II	Gregory Engineers	Wilmington, NC	(336) 449-5373	6/21-22	4	Call
HIL-175	Air Conditioning & Heating Systems	Gregory Engineers	Wilmington, NC	(336) 449-5373	6/21-22	4	Call
HIL-176	Home Inspectors Guide to Concrete	Gregory Engineers	Wilmington, NC	(336) 449-5373	6/21-22	2	Call
HIL-165	Residential Inspections Illustrated	Carolina Inspection Training	Charlotte, NC	(704) 263-1117	6/22	12	\$175.00

July 2002

HIL-173	Mandatory Update Course	Gregory Engineers	Burlington, NC	(336) 449-5373	7/19-20	2	Call
HIL-174	Moisture Damage & Structural Defects in Residential Structures Part II	Gregory Engineers	Burlington, NC	(336) 449-5373	7/19-20	4	Call
HIL-175	Air Conditioning & Heating Systems	Gregory Engineers	Burlington, NC	(336) 449-5373	7/19-20	4	Call
HIL-176	Home Inspectors Guide to Concrete	Gregory Engineers	Burlington, NC	(336) 449-5373	7/19-20	2	Call
HIL-171	Pre-Licensing Certification Training	American Inspectors Society	Atlanta, GA	(770) 416-9877	7/21	40	\$1,499.00
HIL-171	Pre-Licensing Certification Training	American Inspectors Society	Atlanta, GA	(770) 416-9877	7/21	40	\$1,499.00
HIL-171	Pre-Licensing Certification Training	American Inspectors Society	Atlanta, GA	(770) 416-9877	7/26	40	\$1,499.00
HIL-173	Mandatory Update Course	Gregory Engineers	Charlotte, NC	(336) 449-5373	7/26-27	2	Call
HIL-174	Moisture Damage & Structural Defects in Residential Structures Part II	Gregory Engineers	Charlotte, NC	(336) 449-5373	7/26-27	4	Call
HIL-175	Air Conditioning & Heating Systems	Gregory Engineers	Charlotte, NC	(336) 449-5373	7/26-27	4	Call
HIL-176	Home Inspectors Guide to Concrete	Gregory Engineers	Charlotte, NC	(336) 449-5373	7/26-27	2	Call
HIL-165	Residential Inspections Illustrated	Carolina Inspection Training	Mooresville, NC	(704) 263-1117	7/27	12	\$175.00

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ADDRESS SERVICE REQUESTED

1,200 copies of this public document were printed at a cost of \$1.34 per copy.

John Woodmansee Ends Service as Board Member

by Steve Smallman, Chairman

Charter NCHILB member John Woodmansee's third term of service has ended and he has been replaced by new appointee Gerald Canipe. John served on the Board from its inception in 1995 and was instrumental in laying the groundwork for NCHILB policies and procedures which not only serve as the basis for home inspector licensing in North Carolina but also stand as a model for other, newer licensing authorities in other states.

Among his many accomplishments, John served as Vice-Chairman, and chaired two key committees: Examination and Standards of Practice. He steadfastly worked to protect the public by raising the bar for the practice of home inspection, especially by working toward home inspection Standards which evolved over the

years to continually provide better service to home inspection clients while maintaining the Code of Ethics standard of "fairness to all parties."

Over his seven years of Board service, I came to know John both as a thoughtful and hard-working member of the Board and as a personal friend. Many good people have served on this Board, but I don't believe that any have cared more deeply about its mission to protect the public. He has put in literally thousands of hours of work, much of it behind the scenes, in service to the public and his profession.

John is from Winston-Salem, and his business is known as "The Home Inspector." He has been in the home inspection business for 12 years and is a former President of the North Carolina chapter of

the American Society of Home Inspectors. If you, like me, would like to thank John for his service, his addresses are listed below.

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Winston-Salem, NC 27106

Email address:
jjwoodmansee@mindspring.com.

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NC Association of ASHI (American Society of Home Inspectors chapter)

CONTACT Steve Elder at
919-571-2511.

**NC Licensed Home Inspector
Association**

CONTACT Gus Stasi at
919-419-8819.