



**Illinois Department of Financial and Professional Regulation**  
**Division of Professional Regulation**

PAT QUINN  
Governor

MICHAEL T. McRAITH  
Acting Secretary

DANIEL E. BLUTHARDT  
Director  
Division of Professional Regulation

**MINUTES OF MEETING**  
**HOME INSPECTOR ADVISORY BOARD**

The Home Inspector Advisory Board convened at 11 a.m. on Thursday, September 24, 2009 at the James R. Thompson Center, 100 West Randolph Street, 9<sup>th</sup> Floor, Chicago, Illinois for the purpose of conducting a general business meeting.

The following members were present for all or part of the meeting:

Debbie Niemann, Chair and Administrator  
Robert Claus, Member  
Rita Starkey, Member  
Dana Strumpher, Member  
Corey Friedman, Member  
Stephen Swift, Member

Also present for all or part of the meeting:

Ron Hardgrove, Director of Real Estate  
John Botner, Director of Enforcement  
Matthew Rupsis, IDFP Legal

**APPROVAL OF MINUTES**

Chairman Niemann requested additions or corrections to the September 24, 2009 Minutes. A Motion was made/seconded to approve the September 24, 2009 Minutes. The Motion carried unanimously.

## **OLD BUSINESS**

The board members were informed that the IDFPR considered their recommendation of reducing the Entity fee requirement, however the recommendation was rejected. Further discussion was had regarding different options to investigate unlicensed practice of home inspector Entities. Utilization of the Secretary of State's Business Services Website will be sought to forward warnings and attempt to bring all listed on that website into compliance. A discussion was had regarding the type of notification that could be mailed such as an affidavit. The topic of real estate industry members being watchful of unlicensed practice as well as realtors and their involvement with the home inspector during a home inspection was also discussed. More conversation was had on the topic of how to maintain licensee's business names in connection with the actual individual licensee.

The Advisory Board Member discussed technical issues pertaining to the IDFPR website. It was suggested to ask the IDFPR to re-establish the function of the general public being able to access all licensee's from a certain county.

## **REAL ESTATE**

Ron Hargrove, Director of Real Estate, gave a real estate report. He spoke of the recent IAR meeting.

## **NEW BUSINESS**

Chairman Niemann gave a synopsis of the IDFPR's involvement with funeral directors and embalmers which are licensed under IDFPR. The IDFPR has requested from every licensee verification and materials relating to the Burr Oak Cemetery. An ongoing update of the IDFPR database is occurring.

A discussion was had regarding on-line renewals and if the system will allow someone over a two year expiration to renew. Investigation as to the answer will be sought.

A brief conversation was had on a complaint sent in by a board member regarding unlicensed practice. The only information that was distributed was that the case is in the Prosecution Division. The board members were reminded that discussing case matters including investigative matters can flaw the disposition of any other board member who may be called upon to make recommendations to the IDFPR.

## **ENFORCEMENT REPORT**

The board members directed questions to John Botner, Real Estate Enforcement Director regarding all cases including back logged cases in the Real Estate Prosecution Division. Mr. Botner explained to the board members that there are over 500 cases and one attorney within the Division. Mr. Botner explained that the IDFPR does employ legal clerks that assist with all the professions under the Real Estate umbrella, which are Auction, Home Inspection, Real Estate, Time Land Share and Appraisal. It was also reported that the Home Inspector cases are not categorized by alleged offense. The pending cases that are in the Prosecution Division are however, categorized by the date of the Statute of Limitations. Examples of prioritizing cases were given, such as Appraisal cases which have federal oversight. The only prosecutor within the Division devotes approximately 90% to the Appraisal Profession.

Craig Cellini, Legislative Liaison was contacted by telephone conference into the meeting. Mr. Cellini explained to the board members the status of the Administrative Rule, having been published with the Joint Committee on Administrative Rules on August 7, 2009. Questions were asked of Mr. Cellini and clarification was given.

A discussion was had on particular language within the re-write of the Administrative Rule and considerations were made as to possible replacing language and or omitting.

A Motion was made and seconded that the home inspector advisory board meeting be concluded. The Motion passed unanimously.

Upcoming advisory board meeting dates were addressed as follows:

November 19, 2009 - 1 p.m.  
February 18, 2010 - 11 a.m.  
May 20, 2010 - 11 a.m.  
August 26, 2010 – 11 a.m.  
November 18, 2010 – 11 a.m.

APPROVED:

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Debbie Niemann, Chairperson  
IDFPR