



# Illinois Department of Financial and Professional Regulation

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## Division of Professional Regulation

**ROD BLAGOJEVICH**  
Governor

**Dean Martinez**  
Secretary

**Daniel E. Bluthardt**  
Director  
Division of Professional Regulation

### **MINUTES**

### **HOME INSPECTOR ADVISORY BOARD**

**November 20, 2008**

The Home Inspector Advisory Board convened at 11:20 a.m. on November 20, 2008 at the Department of Financial & Professional Regulation, Division of Professional Regulation, 100 West Randolph Street, Suite 900, Chicago, Illinois for the purpose of conducting a general business meeting.

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

Dana Strumpher, Member  
Rita Starkey, Member  
Rob Claus, Member

Present for all or part of the meeting:

Debbie Niemann, Chairman  
John Botner, Chief of Prosecutions  
Craig Capilla, Attorney

General Public:

Donna Roop

## **APPROVAL OF MINUTES:**

A motion was made/seconded to approve the May 21, 2008 Illinois Home Inspector Advisory Board Minutes. Motion passed unanimously.

## **GENERAL BUSINESS:**

The Home Inspector Advisory Board Members were escorted to Central Management Systems on the second floor of the Thompson Center and were issued building passes.

A brief discussion was had with the advisory board members and the Enforcement Division for IDFPR relating to complaints and procedures. The board was informed that approximately 100 complaints per month for the real estate profession are lodged and approximately 30-40 for the Appraisal Division. Approximately 25-50 cases per month are transferred to Enforcement out of the investigative stage, from all of the real estate professions.

The advisory board members were informed about the required Ethics Statement, mailing information and due date.

The advisory board members were informed and a discussion was had about the filing of the Home Inspector Administrative Rules with the Joint Committee on Administrative Rules. The board members were also informed to note their final thoughts, observations and recommendations prior to IDFPR filing of the redraft. Further discussion was had about added language, stricken language and missing section numbers. The board elected to send the IDFPR emails regarding new opinions on the last redraft version of the Home Inspector Administrative Rule.

## **ENFORCEMENT:**

Chief of Prosecution, John Botner gave a report regarding the 2006 continuing education audit and the legal procedure following a non response to IDFPR inquiries. A lengthy discussion was had in regard to the upcoming renewal date and those that may not renew their license. Further discussion was had on the possibilities of notifying non-renewed licensees along with a warning of the consequence of unlicensed practice. The board members requested a report be prepared for the next meeting that indicates how many of the licensed home inspectors did not renew on November 30, 2008. IDFPR acknowledged the request and will forward the request to the licensing department in Springfield, Illinois. A discussion was also had regarding non renewal of Entity Licenses and unlicensed practice.

**MOTION:**

A motion was made/seconded that upon the next audit and review of licenses, violations of unlicensed practice for individuals and Entities are prosecuted to the fullest extent of the law and considerations for reduced fines not are made. Motion passed unanimously.

**MOTION TO ADJOURN:**

Motion made/seconded to adjourn the meeting. Motion passed unanimously. The next scheduled meeting of the Home Inspector Advisory Board is January 29, 2009.

**APPROVED:**

Respectfully submitted,  
Home Inspector Advisory Board

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**Debbie Niemann**  
**Advisory Board Administrator/Liaison**