

Home.Inspectors@state.nm.us

Hello Jeanette Contreras (Board Administrator),

I have reviewed the three proposed options for licensure. By Examination, by Experience & Examination and by Credentials. For an applicant such as myself whom does not have reciprocity from another state or 24 months of inspector experience prior to January of 2020 it appears that the only option is Licensure by Examination. This is the most likely course of action I will need for my application process. However, I have a few concerns and suggestions about this process. The current draft does not clearly define an applicants' course of action for those who have successfully completed the course work and are performing inspections currently but have not yet achieved 80 hours of field work or 24-months of time performing field inspections prior to Jan, 2020.

SUGGESTION: It seems to me that the current proposal leaves out options for those of us who are not grandfathered into the two-year period prior to acceptance of the rules. The more prudent course would be to grandfather in any existing business for licensure at acceptance of the Board Rules so long as their Credentials and Examination are acceptable under the same rules as the grandfathered licensee's.

QUESTIONS: How does the board plan to address the 80 hours (or 30 parallel home inspection) field training requirement for new businesses, given that the pandemic hindered the ability for standard field training opportunities such as ride-a-longs, job shadowing, etc.? Could an applicant now or in the future receive field training in some other manner such as in person training courses?

SUGGESTION: One suggestion would be to recognize the InterNACHI formal hands-on training at one of the "House of Horrors" locations. Hyperlinks attached below.

<https://www.nachi.org/school/internachi-university/colorado-house-of-horrors/>

<https://www.nachi.org/school/>

QUESTIONS: How is an applicant supposed to acquire field hours with supervising inspectors? There is no accountability written for those "senior" inspectors who may simply deny helping others, thus monopolizing the industry.

SUGGESTION: I recommend creating a listing for "junior" inspectors to sign-up for ride-a-longs with established home inspectors. I believe that sponsoring should be rewarded and required.

QUESTION: If someone is in a field pertaining to residential home inspections such as (but not limited to) code enforcement, building construction (all trades) or fire investigation, shouldn't some of those hours or certifications cross over as credited field training hours? In the definition of Experience & Examination 16.66.3.9 C, it states that such experience would count but is limited to having at least 24 months before Jan,2020.

SUGGESTION: I believe that all experience and certifications should be considered for credit not just those accumulating to over 24 months in a single trade prior to Jan, 2020. I am a firefighter with over 26 years of knowledge and experience pertaining to International Building Codes, Fire prevention and Fire Investigation. My certifications certainly prepare me to be a Home Inspector as much as a construction certification would. Acceptable certifications should be listed and defined in the rules.

QUESTION: As it currently stands, until this process is ratified, New Mexico Residential Home Inspectors are not required to ride-along and perform home inspections as an apprentice under any supervisory inspector. For those who have already performed several home inspections without a "supervisor" for the years of 2019-2020, are those home inspections considered "Parallel Home Inspections" as defined in 16.66.3.8 B (1)?

SUGGESTION: I believe that they should be, considering that the "supervisors" that will be required have no interest or drive to train others who will become competition. Again, this points back to grandfathering in anyone who officially started a Home Inspector business prior to the Draft Rules and ratification. Punishing new home inspectors for not having had ride-alongs during the past two years is damaging to small business owners, specifically those who went above and beyond the previous New Mexico requirements (none.) For example, A small business owner that has spent money on education, memberships, supplies, advertising and marketing and created an LLC in New Mexico with the intent to create a solid business in preparation for an eventual license should not be punished for the timing of his business's existence.

While looking to see if my own veteran status could assist me with the home inspector licensing, I stumbled upon a couple of possible discrepancies. Before I report on these findings, I would first like to state my opinion that limiting assistance to recent veterans gives an impression that the board does not appreciate all veterans of the armed forces regardless of time frame. With that said, it appears that the draft proposal is giving more leniency for recent veterans than the Uniform Licensing Act (ULA) outlines.

- [ULA 61-1-34 A] *...recent veteran files an application for a license accompanied by the required fees: (Recent veteran pays for fees) Versus the Draft Proposal: [16.66.3.12 C] An individual eligible for expedited licensure shall not be required to pay an application fee or an initial three-year licensing fee. (Recent veteran pays no fees)*
- [ULA 61-1-34 F (2)] of the Uniform Licensing Act defines a recent veteran as: *"recent veteran" means a person who has received an honorable discharge or separation from military service within the two years immediately preceding the date the person applied for an occupational or professional license pursuant to this section.* In [16.66.3.12 A], The draft proposal states;... within three years immediately preceding the date of the individual's application.

Thank you for your time. I hope that the board will consider what I have outlined with understanding and empathy.

Sincerely,
Jason Lee Davis