

**From:** [Al Youberg](#)  
**To:** [Inspectors Home RLD](#)  
**Subject:** Re: [EXT] Rules Committee members  
**Date:** Tuesday, August 4, 2020 4:49:14 PM  
**Attachments:** [image001.png](#)

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Jeanette,

Here is a list of twelve general questions, and remarks regarding the proposed rules.

- 1) In [16.66.3.8](#) and [16.66.3.10](#), errors and omissions, and professional liability insurance requirements are in separate paragraphs, 8 & 9 and 6 & 7 respectively. In [16.66.3.9](#) B 6, [16.66.3.12](#) B 4, [16.66.4.8](#) C 5 they are grouped into one paragraph. Suggest edit for consistency.
- 2) Since I do not have 100 inspections or a license from another state, I would have to follow the requirements of [16.66.3.8](#) Application for licensure by examination, correct?
- 3) Ref [16.66.3.11](#) B.2 Examinations – Will the InterNACHI Online Inspector Exam satisfy the requirement? <https://www.nachi.org/aboutexam.htm>
- 4) Will there be a list of states who qualify under “Application for licensure by credentials”?
- 5) What would be the purpose or advantage of putting a license in Inactive status? It does not extend the expiration date, correct? I just wonder why an inspector would want to do this.
- 6) [16.66.6.9](#) prohibits compensation from more than one party. What if the seller and buyer agree to split the inspection fee?
- 7) [16.66.7.16](#) B1 Sometimes it is not possible to determine the amperage of the service; it is not on the main breaker or indicated anywhere. Suggest adding wording “if available” or similar.
- 8) [16.66.7.20](#) C5 doesn’t make sense. Is there a word missing at the beginning of this paragraph, like “inspect” or “operate”?
- 9) [16.66.7.21](#) requires inspection of kitchen, bathroom, and laundry exhaust systems. Sometimes these are not accessible or, if vented into the attic, not able to be found. Suggest wording to cover that.
- 10) My Inspection Agreement currently contains these statements,  
  
“Non-conventional forms of construction such as, but not limited to, straw bale, earthships, pallets, log construction, and storage containers have unique characteristics that may make it impossible to fully inspect and evaluate them.”  
  
“If any structure you want us to inspect is a log structure or includes log construction, you understand that such structures have unique characteristics that may make it impossible for us to inspect and evaluate them. Therefore, the scope of our inspection will not include decay of the interior of logs in log walls, log foundations or roofs, or similar defects.”

Has the committee considered similar statements for inclusion in the SOP?

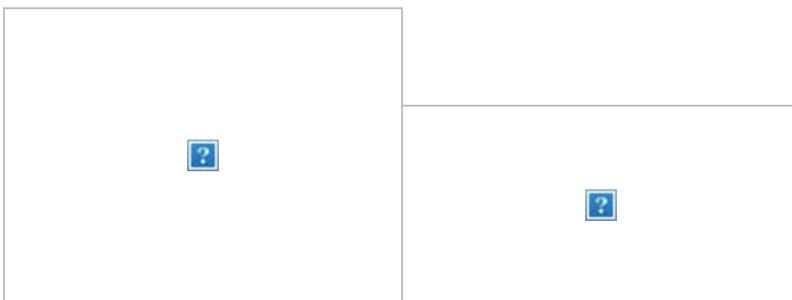
11) [16.66.2.9](#) prohibits the board from considering a refund of any fees paid. Are we sure we want to do that? Example: an inspector dies shortly after paying \$1000.00 for a 3-year renewal. I'm sure his or her spouse and/or children could use that money. As written, the board is prohibited from even considering a refund. In my opinion, that is unreasonable. Why do we want to tie the board's hands in this regard? The board should at least allow itself to look at the situation and consider a refund. The board can be very strict, but at least allow consideration.

12) I am over 65 and retired. I became a Home Inspector to supplement my Social Security income a little, and so am limited as to the amount I can earn each year. I cannot, and do not want to work full time. It is also a way for me to keep busy. While I am very much a part-time home inspector, my \$250.00 initial application fee, \$1000.00 3-year renewal fee, minimum insurance requirements, website costs, BBB , GAAR, and InterNACHI membership fees, business license fee, etc. are the same as for a full time inspector.

Sadly, I am pretty sure the new costs associated with this state licensing requirement; namely the licensing fees and the increased amount of insurance from what I currently carry, will put me out of business. It will just not be worth it. The committee has proposed very generous benefits for military retirees. Would you please consider some breaks for inspectors in my position, part-time inspectors, too? I performed only 33 inspections in 2018 and 31 in 2019. Perhaps you could give a break to inspectors who perform less than 50 inspections a year. I really enjoy what I do and I am very good at it. I would like to continue being a Home Inspector, but this will likely spell the end of my business unless the board accounts for the fact that not all home inspection businesses are full time operations.

Thank you,

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On Tue, Aug 4, 2020 at 2:41 PM Inspectors, Home, RLD <[Home.Inspectors@state.nm.us](mailto:Home.Inspectors@state.nm.us)> wrote:

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