Washington State Home Inspector Advisory Licensing Board meeting transcript

September 11, 2025

Sandy Baur (00:04):

And recording has started.

Jordan Howard (00:06):

Beautiful. Thank you so much. Good morning, everyone. I'm Jordan Howard, chair of the Home Inspection Advisory Licensing Board. It is now 10:00 AM on Thursday, September 11th, 2025, and I'm calling this meeting to order. We will provide an opportunity for public comment later in this meeting. As a courtesy, we encourage everyone to mute their mics, or your phone, if you called in, when you're not speaking, to reduce background noise when others are speaking. Also for board members, to help us capture information correctly, please state your name when making your comments. Thank you so much. First, we're just going to do a simple roll call, just take inventory of everybody who's here. Ms. Baur?

Sandy Baur (00:49):

Thank you. I will start with you, Chair Howard.

Jordan Howard (00:52):

Here. Present.

Sandy Baur (00:54):

Vice Chair Tryon.

Warren Tryon (00:56):

Present.

Sandy Baur (00:58):

Board Member Barbour.

Brad Barbour (01:00):

Present.

Sandy Baur (01:01):

Board Member Lotus.

Lisa Lotus (01:04):

Present.

Sandy Baur (01:06):

Board Member McFeeley.

Austin McFeeley (01:08):

Present.

Sandy Baur (01:10):

And Board Member Thompson.

Glen Thompson (01:12):

Present.

Sandy Baur (01:14):

All present. Back to you, Jordan.

Jordan Howard (01:17):

All right, thank you so much, Ms. Baur. Next is going to be number three, just our approval of today's agenda. This is on pages three to five of your package. Once you get a review, or I'm sure people have reviewed already, I just need a motion to approve today's agenda as presented.

Warren Tryon (01:36):

This is Vice Chair Tryon. I motion to approve.

Jordan Howard (01:39):

Thank you, Vice Chair Tryon. Is there a second?

Austin McFeeley (01:44):

Board Member McFeeley, second.

Jordan Howard (01:47):

Thank you, Board Member McFeeley. Is there any discussion on the topics for anybody? No. Okay. All right, all those in favor of approving today's agenda, respond with, "Yea."

Board members (02:00):

Yea.

(02:00):

Yea.

(02:00):

Yea.

Lisa Lotus (02:03):

Yes.

Jordan Howard (02:08):

Thank you so much. I also vote in the affirmative. All those opposed, say, "Nay." And any abstentions? The agenda is approved. And next is going to be approval of our minutes. On June 5th, 2025, we had another board meeting. So going over those minutes, if there's any corrections items, notes, please make that aware. Is there a motion to approve the agenda from June 5th, 2025?

Warren Tryon (02:40):

Vice Chair Tryon, and I approve the minutes.

Jordan Howard (02:44):

We have Vice Chair Tryon, motion to approve. Any second?

Austin McFeeley (02:51):

Board Member McFeeley, second.

Jordan Howard (02:54):

And there we have a second. Thank you, Board Member McFeeley. Any discussions on the topic for anyone? Okay. All those approving the minutes from last meeting, say "Aye," or in the affirmative.

Board members (03:08):

Aye.

(03:08):

Aye.

Lisa Lotus (03:12):

Aye.

Jordan Howard (03:14):

I also vote in the affirmative. Any opposed, say, "Nay." And any abstentions? All right. Vote of approving of minutes has been approved. Pretty light on our agenda today. Next, we're going to move into awards and recognitions, line item five, which we do not have any on this round. Maybe next time. We also have no old business, we also have no new business, so that takes care of items six and seven from all the hard work over the last couple of years.

(03:46):

Next is going to be our report outs. Just moving on to line item eight, subcommittee reports for diversity, equity and inclusion. These will be handled by Ms. Baur.

Sandy Baur (03:56):

Yes. Thank you so much. The subcommittee has not met since the last board meeting. We have been a little bit short on staff, so we've had to push some of those meetings, but I am happy to announce that those meetings will resume in October. So at our next board meeting, you can expect a better report out.

(04:20):

And moving on to the education subcommittee, the education rubric was presented and approved at the June board meeting. Yay. We're excited. The effective date is June 5th, 2025. It has been submitted to our web team to be uploaded onto our website, so we're working with them to get it updated. And it was also sent out on our listserv. If anyone has any questions about it or would like a copy of it, please email the board's inbox and we will get it out to you. And with that, are there any questions about either the DEI subcommittee or the education subcommittee? All right, thank you.

Jordan Howard (05:09):

Thank you. Next is going to be operation support. I believe we're throwing this to Ben Harbaugh. Ben, are you on?

Ben Harbaugh (05:18):

Yes, I'm here, commissioners. Can you hear me okay?

Jordan Howard (05:21):

I can.

Ben Harbaugh (05:23):

Excellent. Yes. I am Ben Harbaugh. I'm a management analyst with operational support services. And I'm helping out with the various legislative stuff we have happening. So

there's agency-requested legislation for home inspectors. It's currently in internal review, so I can't give you the full report out on it, but my understanding is that we're hoping to ask the legislature to give you commissioners longer term limits. And then there's also a rulemaking going on, and the public comment for that will be October 22nd. And so we'll send out notices for that. So please make sure you're on the listserv, and you'll get the invite for all that. And currently, I'm working on the small business economic impact statement for that rule-making. And I think that's what I have for you.

Jordan Howard (06:26):

Wonderful. Thank you so much. Board or any attendants, any questions for Ben? Awesome, Ben. Looking forward to that info. And yeah, thank you so much for being here today.

Ben Harbaugh (06:40):

Thank you so much.

Jordan Howard (06:41):

Yes, absolutely. Next, we're moving into 8.2.2, Housing Market Report. Ms. Baur, take it away.

Sandy Baur (06:48):

Yes. As always, we have included the link to the Washington Center for Real Estate Research, their housing market report. Feel free to get to that website, check it out. There's so many different reports available, not just the housing market report, but annual income reports, census reports. There's a whole lot of data in there that could be of use to you. So go ahead and visit that link and utilize all that data.

Jordan Howard (07:27):

Thank you.

Sandy Baur (07:28):

And I have the next one, if you'd like me to just keep going.

Jordan Howard (07:30):

Yep. 8.2.3.

Sandy Baur (07:30):

Okay, so item 8.2.3 is the review of the master action item. We are still in progress with the recruitment for a vacancy on the board. We would really like more candidates to submit

their applications. So please reach out to the board's inbox if you are interested in serving on the board. We're extremely excited to start those discussions.

Jordan Howard (07:58):

[inaudible 00:08:00].

Sandy Baur (07:59):

The next item was the education rubric publication update. I gave that update during the education subcommittee report out. It was approved, it is in effect, and it was sent out on our listserv. We are working with our web team to get it published on our website. And with that, that's the end of our master action item list. Are there any questions on that?

Jordan Howard (08:31):

Beautiful. Thank you so much. Well, we are clicking right along. Next is just our public comment period. I'll now open the floor for the public to address the board, share thoughts, concerns, and requests. Written comments may be submitted at least two days prior to our meetings by emailing dolboards@dol.wa.gov.

(08:54):

Each member of the public, while you're addressing the board, please remember each member of the public is limited to one three-minute comment. Comments submitted in writing count as your three minutes. Comments must be on matters within the board's jurisdiction. And board members are limited to directing staff to study the matter further or requesting the matter be scheduled for later discussion. Ms. Baur, did we get any comments in writing for this meeting?

Sandy Baur (09:18):

We did not receive any written comments.

Jordan Howard (09:21):

Okay. And moving on to calling for any public members. Any public members in the audience, please raise your hand, and we can call on you to do your statement. Is there any members of the public in the waiting room? [inaudible 00:09:43] not seeing any movement-

Sandy Baur (09:45):

We don't see any hands.

Jordan Howard (09:47):

Perfect. So we're going to move past the public comment period, straight to our conclusion. Staff, board members, does anybody have any announcements to share anything that they would like on record before we conclude today?

Sandy Baur (10:01):

Yes, the staff has an announcement. We're super excited to announce and welcome a new team member. Mr. Ron Coleman-Higgs has joined our team. And he will be helping to support the boards and commissions team over the next few months, especially since Alyssa Will is out on leave. So if you receive any email communications from Mr. Coleman-Higgs, please know that they are legitimate and they are coming from our team, and he is spot on and will respond to whatever your needs are. Welcome, Ron.

Jordan Howard (10:40):

Welcome, Ron. Thank you so much. Absolutely. Little extra help. Fantastic. Any other announcements from board members?

(10:51):

And we'll request any requests for future agenda items. Board members, does anybody have anything in that they would like to request for future agenda items?

(11:02):

All right, 10:23. Ms. Baur. I don't believe we ... But go ahead. A recap of our master action list.

Sandy Baur (11:10):

All right, so I only have one action item, and that was to resume the DEI subcommittee meetings in October. Did I miss anything?

Jordan Howard (11:26):

[inaudible 00:11:26] I did not have anything highlighted else, no.

Sandy Baur (11:31):

Okay.

Jordan Howard (11:32):

All right.

Lisa Lotus (11:33):

I have a question, real fast. Is it possible to be on two subcommittees? I can't remember.

Sandy Baur (11:41):

Yes, it is.

Jordan Howard (11:41):

Yes.

Lisa Lotus (11:43):

Oh, okay. Well, I don't know if this is the right place to do so, but maybe under new business for next time, I would like to nominate myself to join the DEI committee as well as the education committee, still stay on there. Would that be possible?

Sandy Baur (12:01):

I can definitely add that to the action items. Typically, the last board meeting of the year, we do discuss the composition of the subcommittees as well as vote for a new chair and vice chair to be effective for the following year. So I can make sure that the composition of the subcommittees is discussed at our next meeting.

Lisa Lotus (12:23):

All right, that sounds great. Thanks.

Jordan Howard (12:26):

Beautiful. All right. I believe with that, we will move towards item 11, and that is adjournment. It is 10:12 on September 11th, 2025, and this meeting is adjourned. Our next meeting will be held on December 4th, 2025, 10:00 AM, same format. Thank you, everybody, so much for attending and for everybody's help, and have a wonderful day.

Sandy Baur (12:55):

Thank you so much, everyone. Have a great day.

Jordan Howard (12:57):

Thanks.

Board members (12:58):

Bye-bye.