



**Andy Beshear**  
GOVERNOR

**Jacqueline Coleman**  
LIEUTENANT GOVERNOR

## **PUBLIC PROTECTION CABINET**

**Kentucky Division of Real Property Boards**  
**Board of Home Inspectors**  
500 Mero Street, 2NE09  
Frankfort, KY 40601  
Phone: (502) 564-7600

**Ray A. Perry**  
SECRETARY

**DJ Wasson**  
DEPUTY SECRETARY

### **KENTUCKY BOARD OF HOME INSPECTORS JANUARY MEETING AGENDA**

**DATE: January 28, 2025**

**TIME: 10:00 A.M. EST**

**LOCATION: Mayo-Underwood Building 500 Mero Street, Frankfort, Kentucky 40601,  
PPC Conference Room 259SW**

#### **Microsoft Teams Link:**

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_MjBmNDY3NmEtMjM5OC00MWY5LTlhYTgtMWU0NTVhNTQyOGY0%40thread.v2/0?context=%7b%22Tid%22%3a%22d77c7f4d-d767-461f-b625-0628792e9e2a%22%2c%22Oid%22%3a%225b3fe451-8523-4f1a-9d13-abe29cc06509%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_MjBmNDY3NmEtMjM5OC00MWY5LTlhYTgtMWU0NTVhNTQyOGY0%40thread.v2/0?context=%7b%22Tid%22%3a%22d77c7f4d-d767-461f-b625-0628792e9e2a%22%2c%22Oid%22%3a%225b3fe451-8523-4f1a-9d13-abe29cc06509%22%7d)

Meeting ID: 244 155 423 870

Passcode: eZ94Qz6T

- |   |                                  |
|---|----------------------------------|
| <b>1. Call to Order and Guest Welcome</b>                         | Chairperson Chandler             |
| <b>2. Roll Call</b>   | Chairperson Chandler             |
| <b>3. Review and Approve Board Meeting Minutes</b>                |                                  |
| 3.1. December 16, 2024, Kentucky Board of Home Inspectors Meeting |                                  |
| <b>4. Division of Real Property Boards Update</b>                 | Tracy Carroll<br>Gerald Florence |
| <b>5. Financial Update</b>  | Gerald Florence                  |

## 6. Division of Real Property Boards Legal Update

Patrick Riley

## 7. Licensure Report

Leah Redden

## 8. Committee Reports

### 8.1. Application Committee Report

Mark Hiten

#### 8.1.1 Initial Applications

8.1.1.1. V.L.

8.1.1.2. E.L.

8.1.1.3. B.B.

8.1.1.4. D.W.

8.1.1.5. B.B.

#### 8.1.2. Renewals

8.1.2.1.D.H.

8.1.2.11. J.K.

8.1.2.2.K.H.

8.1.2.12. J.T.

8.1.2.3.D.G.

8.1.2.13. B.G

8.1.2.4.D.R.

8.1.2.14. S.L.

8.1.2.5.F.G.

8.1.2.15. B.J.

8.1.2.6.E.S.

8.1.2.16. T.B.

8.1.2.7.S.J.

8.1.2.17. J.A.

8.1.2.8.S.B.

8.1.2.18. J.G.

8.1.2.9.M.T.

8.1.2.19. G.R.

8.1.2.10. L.M.

## 8.2. Education Committee Report

Ralph Halcomb

### 8.2.1 American Home Inspector Training

#### Pre-licensing Course

### 8.2.2 American Society of Home Inspectors

#### ASHI Electrical Inspections

### 8.2.3 InterNACHI

#### 10 Steps to Performing a Roof Inspection

#### Energy Movement for Inspectors

#### How to Inspect Fireplaces, Stoves, and Chimneys Course

#### How to Inspect HVAC Systems Course

#### How to Inspect the Exterior Course

#### How to Perform Residential Electrical Inspection Course

#### Inspecting Foundation Walls and Piers Course

#### Inspecting Tile Roof Class

#### Log Homes Inspection Course

#### Residential Plumbing Overview for Inspections Course

#### Structural Issues for Home Inspections Course

#### The House as a System Course

#### 8.2.4 Kentucky Real Estate Inspectors Association

2501 Core Law: Risk Management for the Home Inspector  
2502 Report Writing  
2504 Residential Roof Inspections Process  
234 Defect NO Defect

#### 8.2.5. McKissock

OC: Inspection of Foundations  
OC: Introductions to Inspecting Heating Systems  
Design of Onsite (Septic) Wastewater Treatment Systems  
Electricity and Electrical Inspections: From the Inside Out  
Ethical Practice for Home Inspectors  
Metes and Bounds  
Mold and Home Inspections: An Overview  
Mold Overview for Home Inspections  
OC: Designs of Onsite (Septic) Wastewater Treatment Systems  
OC: Metes and Bounds  
OC: Mold and Home Inspections: An Overview  
OC: Mold Overview for Home Inspections  
OC: Pool, Spa and Sauna Inspections  
Pest and Environmental Hazards  
Pool, Spa and Sauna

#### 8.3. Complaint Committee Report

Chairperson Chandler

8.3.1 24-KBHI-007

#### 9. Closed Session

Board member may move for the Board to enter closed session, pursuant to KRS 61.815 and KRS 61.810(1)(c) and (j), with board staff and counsel, to discuss proposed or pending litigation and deliberate on individual adjudications in the items as listed above in the agenda. No action will be taken in closed session. All motions will be made when Board reconvenes in open session.

#### 10. Motion to Reconvene in Open Session

#### 11. Motions, if any, regarding items from Closed Session

#### 12. New Business

#### 13. Action Item(s) Review

#### 14. Public Comments

#### 15. Motion to Approve Per Diem and Travel

15.1. CRC and ARC Meeting on January 27,2025

15.2. ERC and Main Meetings on January 28,2025

## 16. Meeting Adjournment

Chairperson Chandler

**Next Board Meeting**  
*February 25, 2025*

DRAFT