

Andy Beshear
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Jacqueline Coleman
Lieutenant Governor



Ray A. Perry
Secretary

D.J. Wasson
Deputy Secretary

PUBLIC PROTECTION CABINET
Kentucky Division of Real Property Boards
Kentucky Board of Home Inspectors
500 Mero Street, 2NE09
Frankfort, KY 40601
Phone: (502) 782-0563

November 17, 2025
10:30 A.M.

Kentucky Board of Home Inspectors
Board Meeting Minutes

A meeting of the Kentucky Board of Home Inspectors Board was held on November 17, 2025, at the Mayo-Underwood Building, Frankfort, KY 40601, Conference Room 247 CE, and by videoconference via MS Teams.

Members Present

Mark Hiten
Jim Chandler
Joshua Crepps
Ralph Halcomb
Laura Disney

Staff Present

Tracy Carroll, Director
Gerald Florence, Deputy Director Patrick Riley, General Counsel Danielle Haddad, Staff Attorney III Leah Redden, Board Administrator
Seth Branson, Procedural Development Specialist II

Call to Order

Chairperson Hiten called the meeting of the Kentucky Board of Home Inspectors to order at 10:32 A.M. ET.

Approval of Minutes

Member Crepps moved to approve the October 28, 2025, meeting minutes as presented. Member Disney seconded the motion. Having all in favor, the motion carried.

Licensure Report

Leah Redden reported that the board currently has 549 active licensees and 10 inactive licensees.



Division of Real Property Boards Update

Director Tracy Carroll welcomed visitors and wished everyone a happy Thanksgiving holiday. Deputy Director Gerald Florence updated the Board about the vacant paralegal position.

Financial Report

Deputy Director Gerald Florence informed the board the financial report was provided in the board packet for review.

Legal Update

General Counsel Patrick Riley thanked our nation's veterans, wished everyone a happy Thanksgiving holiday, and informed the Board that there will not be a regulation review this month.

Application Committee Report

Chairperson Hiten made a motion to approve initial applications of T.B., R.S., M.S., C.H., and D.G., and to allow J.M. to submit an application. The motion was seconded by Member Crepps. Having all in favor, the motion carried.

Education Committee Report

Member Halcomb made a motion to approve Academy of Home Inspection as a continuing education provider. The motion was seconded by Member Crepps. Having all in favor, the motion carried.

Member Halcomb made a motion to approve all continuing education courses from Academy of Home Inspection, McKissock, and American Home Inspector Training. The motion was seconded by Member Crepps. Having all in favor, the motion carried.

Complaint Committee Report

There was no Complaint Committee Meeting this month.

Closed Session

No Closed Session.

New Business

Board members were encouraged to contact Fiscal Manager Melissa Pittman for questions about purchasing board vests.

Public Comments

Several members of the Kentucky Real Estate Inspectors Association and home inspection industry spoke about their preference for in-person only education courses. Mr. Mike Hesterberg commented that the Board should not eliminate the in-person requirement for the law and report writing course as he believed virtual education did not help the consumer.



Member Crepps inquired whether and to what extent in-person continuing education courses were required in Ohio? Mr. Hesterberg opined that while he did not believe Ohio had such a requirement, at least two states have such a requirement. Mr. Tim Kelley stated that the Kentucky Real Estate Inspectors Association provides in-person training for the benefit of the public and that rules around online courses can be circumvented by the public. Additionally, Mr. Mike Patton commented on the isolated nature of the profession itself as a reason to maintain in-person classes.

Approval Per Diem

Member Disney made a motion to approve the per diem and travel expenses for the November 17, 2025 Meetings, including the Application Review Committee meeting, the Education Review Committee meeting, and the main Board meeting. Member Crepps seconded the motion. Having all in favor, the motion carried.

Meeting Adjournment

Member Crepps moved to adjourn the meeting at 10:53 A.M. ET. Member Halcomb seconded the motion. Having all in favor, the meeting adjourned.

The next Kentucky Board of Home Inspectors meeting will be held December 15, 2025.



Pursuant to KRS 324B.060, I, Tracy Carroll, Executive Director for the Kentucky Real Estate Authority (KREA) and Division of Real Property Boards have reviewed and Approved the expenditures for the meeting of the Kentucky Board of Home Inspectors (the Board) held on November 17, 2025. This Approval is based upon my review of the expenditures as described in the minutes and in greater detail as on file with the KREA. I did not review, nor did I participate in discussions, deliberations, or decisions regarding the actions taken by the Commission at this meeting related to individual disciplinary matters, investigations, or applicant reviews.

The Commission approved the minutes of its meeting at its meeting held on

December 15, 2025

Tracy Carroll

Date: 12/16/2025

