



Andy Beshear
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PUBLIC PROTECTION CABINET
Kentucky Division of Real Property Boards
Kentucky Board of Home Inspectors

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Frankfort, KY 40601
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September 23, 2025
10:30 A.M. ET

Kentucky Board of Home Inspectors
Board Meeting
Meeting Minutes

A meeting of the Kentucky Board of Home Inspectors was held on September 23, 2025, at the Mayo-Underwood Building, Frankfort, KY 40601, Hearing Room 133 CE, and by videoconference via MS Teams.

Members Present

James Chandler
Mark Hiten
Josh Crepps
Laura Disney

Staff Present

Tracy Carroll
Gerald Florence
Leah Redden
Patrick Riley
Danielle Haddad

Call to Order

Member Hiten called the meeting of the Kentucky Board of Home Inspectors to order at 10:30 A.M. ET.

Approval of Minutes

Member Disney moved to approve the August 26, 2025, meeting minutes as presented. Member Chandler seconded the motion. Having all in favor, the motion carried.

Division of Real Property Boards Update

Director Tracy Carroll welcomed all guests, reported updates about a new timeline for approval for travel, and informed the Board of upcoming industry conferences.



Deputy Director Gerald Florence provided a staffing update on 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 welcomed public guests—in attendance both in-person and online. Mr. Riley thanked new Staff Attorney III Danielle Haddad for her hard work to date.

Licensure Report

Leah Redden reported that the board currently has 528 active licensees and 13 inactive licensees.

Application Committee Report

Member Chandler made a motion for approval of initial applications of D.S., K.W., B.R., H.D., J.W., C.M., T.S., L.P. and the reactivation of E.C. The motion was seconded by Member Crepps. Having all in favor, the motion carried.

Complaint Committee Report

Member Chandler made a motion to dismiss 25-KBHI-004. The motion was seconded by Member Crepps. Having all in favor, with one abstention, the motion carried.

Education Committee Report

Member Crepps made a motion to approve continuing education courses from McKissock and American Society of Home Inspectors. The motion was seconded by Member Chandler. Having all in favor, the motion carried.

Closed Session

None.

New Business

General Counsel Riley discussed the education opportunity available for licensees as it related to the lack of providers at the current moment to offer the law and report writing courses such that licensees have appropriate access to such required continued education courses. General Counsel Riley advised that last month's waiver motion for education providers should be amended/rescinded, and that Counsel should be authorized to contact education providers about the law and report writing courses—as well as prelicensing courses—for availability to offer live webinars.

General Counsel Riley additionally addressed Member Crepps's Workers' Compensation and Waiver question by offering some general information and the role of independent contractors versus employees. Mr. Riley offered to provide follow-up on the matter with Member Crepps.

Member Chandler inquired about KBHI-logo vests. Deputy Director Florence advised that he would follow up on the matter.



Public Comments

A spirited discussion commenced regarding the accessibility, feasibility, and modernization of online prelicensure and continuing education courses—including but not limited to the law and report writing course. Solo practitioners encouraged the Board to allow online and webinar prelicensure and continuing education courses as they felt it helped save on cost, time, and potential loss of business that results when attending an in-person course. Past and present Board Members of the Kentucky Real Estate Inspectors Association advocated for the continued requirement of in-person-only courses. Proponents of in-person courses stated that the camaraderie gained during an in-person seminar is just as important as the course itself. Supporters of online and webinar courses emphasized that they are not trying to eliminate in-person courses but just want to give members options to do what is best for themselves and their businesses.

Following the public comments, Member Chandler moved to approve live webinars for education courses as falling under the purview of synchronous, face-to-face learning. Member Crepps seconded the motion. Having all in favor, the motion passed.

Member Crepps moved to rescind the previous education waiver approved at the August 2025 Board meeting. Member Chandler seconded the motion. Having all in favor, the motion carried.

Approval Per Diem

Member Crepps made a motion to approve the per diem and travel expenses for the September 23, 2025, ARC, CRC, ERC, and Main Meetings. Member Disney seconded the motion. Having all in favor, the motion carried.

Meeting Adjournment

Member Chandler moved to adjourn the meeting at 12:03 P.M. ET. Member Disney seconded the motion. Having all in favor, the meeting adjourned.

Next KBHI meeting will be held on October 28, 2025 at 10:30 A.M. ET



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 September 23, 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
October 28, 2025

Date: _____