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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
Phone: (502) 782-0563

February 24, 2026
10:30 A.M.

Kentucky Board of Home Inspectors
Board Meeting
Meeting Minutes

A meeting of the Board of Home Inspectors Board was held on February 24, 2026 at the Mayo-Underwood Building, Frankfort, KY 40601, Mayo Underwood Hearing Room 133 CE , and by videoconference via MS Teams.

Members Present

Josh Crepps
Ralph Halcomb
Laura Disney
Kari Cheek

Staff Present

Tracy Carroll, Director
Gerald Florence, Deputy Director
Patrick Riley, General Counsel
Danielle Haddad, Staff Attorney III
Rachel Couch, Paralegal
Seth Branson, Education Program Manager
Leah Redden, Board Coordinator

Call to Order

Member Crepps 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 January 20, 2026 main board meeting minutes as presented. Member Halcomb seconded the motion. Having all in favor, the motion carried.

General Counsel Riley administratively added the Application Review Committee January 20, 2026 meeting minutes to the agenda.

Member Crepps moved to approve the ARC January 20, 2026 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 532 active licensees and 10 inactive licensees.

Division of Real Property Boards Update

Director Tracy Carroll welcomed all the guests and thanked Member Disney and Member Halcomb for representing Kentucky at the ASHI Conference. Deputy Director Gerald Florence spoke about staffing and hiring an additional contract employee.

Financial Report

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

Legal Update

General Counsel Patrick Riley administratively added R.H. to the Agenda under the Application Review Committee portion, administratively struck case 25-KBHI-002 from the Complaint Review Committee portion as a scrivener's error, and administratively added 25-KBHI-001 to the Complaint Review Committee portion.

General Counsel Riley discussed 2026 HB 659 and how it raises the burden of persuasion under KRS chapter 13B for administrative hearings and how formerly exempt records can now be viewed under seal. Mr. Riley also discussed 2026 HB 66 on how board meetings must now have an in-person quorum when actions are taken involving policy changes—including regulations and final actions by the board.

Staff Attorney III Danielle Haddad discussed 2026 SB 52, which requires all licensing agencies to make a licensure application decision within sixty (60) days. Ms. Haddad also discussed HB 185, which would require all licensing agencies to review the background check of an applicant and opine on the likelihood of that individual being granted licensure under that agency's statutes and regulations.

Application Committee Report

Member Halcomb made a motion to administratively approve A.S. once their background check has been received, and to approve the initial applications of J.M., M.B., W.E., S.W., T.K., J.D., A.A., M.L., J.M., and R.H. The motion was seconded by Member Cheek. Having all in favor, the motion carried.

Member Crepps made a motion to administratively approve W.S. once their 14 hours of CE has been completed, and to approve the renewals of S.C., T.D., N.C., J.R., T.Z., C.H., N.S., S.L., J.G., A.L., H.W., X.P., M.T., C.S., K.B., R.T., B.P., J.K., M.G., D.M., D.D., and M.F. The motion was seconded by Member Cheek. Having all in favor, the motion carried.

Education Committee Report

Member Halcomb made a motion to approve courses from and providers for American Society of Home Inspectors, American Home Inspectors Training, National Property Inspections Inc., and Kentucky Real Estate Inspectors Association. The motion was seconded by Member Cheek. Having all in favor, the motion carried.

Complaint Committee Report

Member Disney made a motion for further investigation in 25-KBHI-001 and to request a sworn answer for 26-KBHI-001. The motion was seconded by Member Halcomb. Having all in favor, the motion carried.

Licensee Requests

N/A.

Closed Session

N/A.

New Business

General Counsel Patrick Riley provided status updates about KBHI's draft regulations. Member Cheek presented her "Ride Along" continuing education programming suggestion that pairs tradespeople and home inspector professionals for cross-field education opportunities and potential continuing education credits.

Public Comments

Bill Hayden inquired about the availability of information regarding approved education providers and classes. Mr. Hayden recommended emailing all licensees about classes that are available and providing the information on the KBHI website. Board Coordinator Leah Redden confirmed that the approved education provider list on the website is current.

Approval Per Diem

Member Disney made a motion to approve the per diem and travel expenses for the February 24, 2026 ARC Meeting; February 24, 2026 CRC Meeting; February 24, 2026 ERC Meeting; and the February 24, 2026 Main Board Meeting. Member Cheek seconded the motion. Having all in favor, the motion carried.

Meeting Adjournment

Member Disney moved to adjourn the meeting at 10:50 A.M. ET. Member Cheek seconded the motion. Having all in favor, the meeting adjourned.

Next KBHI meeting will be held March 24, 2026 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 February 24, 2026. 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 March 24, 2026

Tracy Carroll

Date: 4/1/2026