



# KENTUCKY BOARD OF HOME INSPECTORS KBHI QUARTERLY

## CHAIRMAN'S MESSAGE MARK OERTHER

### It's time to climb aboard!

The board is a self supporting agency and receives no general fund tax appropriation. It is funded entirely through fees assessed for licensing its professionals. In order for any organization to make progress, there comes a time when change is inevitable. Recruitment and retention is an invaluable asset that is vital to the board involvement that requires time, commitment and dedication in addition to knowledge and expertise. Currently we have three board members including myself set to retire off the board in little more than a year. These vacancies will need to be filled. As we look to the future and transition to new board members, we continue to assess how we can better serve our industry by maintaining the excellent quality and reputation of licensed home inspectors. How do you see yourself in the upcoming years? Anyone can drive a boat when the water is calm but do you have the passion to navigate with the changing tides. I encourage you to climb aboard and to become actively involved in our industry. An application for board appointment can be found at <http://governor.ky.gov/office/pages/bc.aspx>. The following are the requirements to sit on the board. "Have been actively engaged in performing home inspections in Kentucky for at least five (5) years immediately before the member's appointment to the board, or have completed no less than one hundred (100) fee-paid inspections per year over the last five (5) years; and be licensed by the board as a home inspector."

## EDUCATION COMMITTEE REPORT

For A List of Approved Pre-Licensing Providers, [Click Here](#)

For A List of Approved Continuing Education Providers, [Click Here](#)

For A List of Continuing Education Courses, [Click Here](#)

ISSUE 2  
SECOND QUARTER, 2016

## MEETING DATES

2016

- January 12, 2016
- February 9, 2016
- March 8, 2016
- April 12, 2016
- May 10, 2016
- June 14, 2016
- July 12, 2016
- August 9, 2016
- September 13, 2016
- October 11, 2016
- November 15, 2016
- December 13, 2016

## COMMITTEE

### MEETINGS

#### Applications Committee

8:00 am Conference  
Room A

#### Education Committee

9:00 am Committee Room

#### Complaints Committee

9:30 am Conference  
Room C

#### Board Meeting

10:00 am Conference

## VICE CHAIRMAN'S MESSAGE | TOP INITIATIVES FOR THE NEW YEAR

### ROBB JOHNSON

**Online Application Process Update:** The O&P staff and developers are working on a time line to roll out to individual boards over the next few months and O&P will announce to each individual Board's members when they can begin using the new online system. License Verification is operational for both license holders and employers. All persons licensed will be issued a new 6 digit license number. The existing license number will be referred to as a Legacy Number and can be searched online for verification. Due to the unexpected timing of the new number and cost associated with changes in stationary, vehicle identification and other factors this causes individual licensees, the Legacy Number (HI-0000), can still be used as the individual's license number. However, please convert to the new number as soon as possible with provider and claim paying agencies as well as when reordering stationary, new vehicles or other items on which your license number is attached. The Kentucky Board of Home Inspectors is not currently using the online application process as of yet, and all new and renewal applications will be handled business as usual until O&P sends notifications to licensed members.

**How to locate your new license number:** Visit [http://oop.ky.gov/lic\\_search.aspx](http://oop.ky.gov/lic_search.aspx) and type in your name, and select the home inspector board for your search and in the search results you should see your legacy number (old license number) and your new 6 digit license number.

**Background Checks:** It has come to our attention during the Applications Committee Review meetings, that some background checks are not "recent", as it states in 815 KAR 6:010 Section 1. (f). "Recent" is not defined in the regulations, however the board has used a standard of "within 90 days". We have had background checks that have accompanied applications going back several years. Maybe they were background checks from your last renewal or even accompanied your initial application. All new or renewal license applications received going forward may be subject to "approved/pending" a recent background check (within 90 days from application date). So please be sure to get a "recent" background check that is within 90 days from the date of application, to prevent any delays in getting your license.

Questions? Contact Robb Johnson email: [robb@homemd.com](mailto:robb@homemd.com)

## APPLICATION COMMITTEE REPORT

It appears that our industry is growing. For the past few quarters our ranks have grown as new inspectors have outnumbered those leaving the business. For the past quarter we have added 8 new inspectors and 44 inspectors have renewed their licenses.

We at the board cannot stress enough that while applying for a new or renewing your license ensure you have fully filled out and completed your application. All applications should be into the board office for administrative review **two weeks** prior to the regularly scheduled meeting. This is to ensure that the application is fully completed and all accompanying documents are present as well as processing through the fiscal department.

**KBHI LICENSURE STATUS REPORT—2015-16**

Month	Total	Active	Inactive	Pending
Apr-15	376	366	8	2
May-15	373	363	8	2
June-15	332	324	7	1
July-15	367	361	6	0
Aug-15	373	366	7	0
Sep-15	376	369	7	0
Oct-15	382	374	8	0
Nov-15	382	375	7	0
Dec-15	388	380	8	0
Jan-16	394	386	8	0
Feb-16	397	389	8	0
March-16	400	393	7	0
Apr-16	405	397	8	0

**KENTUCKY BOARD OF HOME INSPECTORS**Representing Licensed Home Inspectors

Mark G. Oerther-Chairman  
and Complaints Committee  
[markoertherinspector@gmail.com](mailto:markoertherinspector@gmail.com)

Robert P. Johnson-Vice Chairman and  
Applications Committee  
[robb@homemd.com](mailto:robb@homemd.com)

James A. Chandler-Applications  
Committee  
[jimchandler@chandlerinspections.com](mailto:jimchandler@chandlerinspections.com)

Mitch D. Buchanan-Complaints Committee  
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Welford "Bud" Wenk-Applications  
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Representing Kentucky Manufactured Housing Institute

Ken Fister-Education Committee  
[Fisterbros@aol.com](mailto:Fisterbros@aol.com)

Representing Kentucky Home Builders Association

Edward C. "Neal" Tong-Education  
Committee  
[Ntong987@bellsouth.net](mailto:Ntong987@bellsouth.net)

Representing Kentucky Association of Realtors

OPEN POSITION

Representing Citizens at Large

OPEN POSITION

O & P Staff

OPEN POSITION

Megan Woodson, Board Administrator  
[Megan.Woodson@ky.gov](mailto:Megan.Woodson@ky.gov)

Brian Judy, Asst. Attorney General  
[Brian.Judy@ky.gov](mailto:Brian.Judy@ky.gov)

**COMPLAINTS COMMITTEE REPORT**

2015-09:

The Complaint alleges that the Home Inspector improperly stated that the moisture level in the crawl space exceeded the building code. The complainant subsequently installed a vapor barrier and ventilated the space. The allegation accused of the Home Inspector improperly indicating in his report that the OSB might be compromised.

The Home Inspection report clearly indicates what the Home Inspector found and the conclusions reached. He thoroughly supplemented his report with photographs. Finally, the home inspectors report did not refer to code when addressing the moisture issues in the crawl space in the report. The Board did not find a regulatory violation. This matter was dismissed on February 9, 2016.

## CONTACT US

Kentucky Board of  
Home Inspectors  
[HTTP://BHI.KY.GOV/](http://BHI.KY.GOV/)

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### Mailing Address:

P.O. Box 1360  
Frankfort, KY 40602

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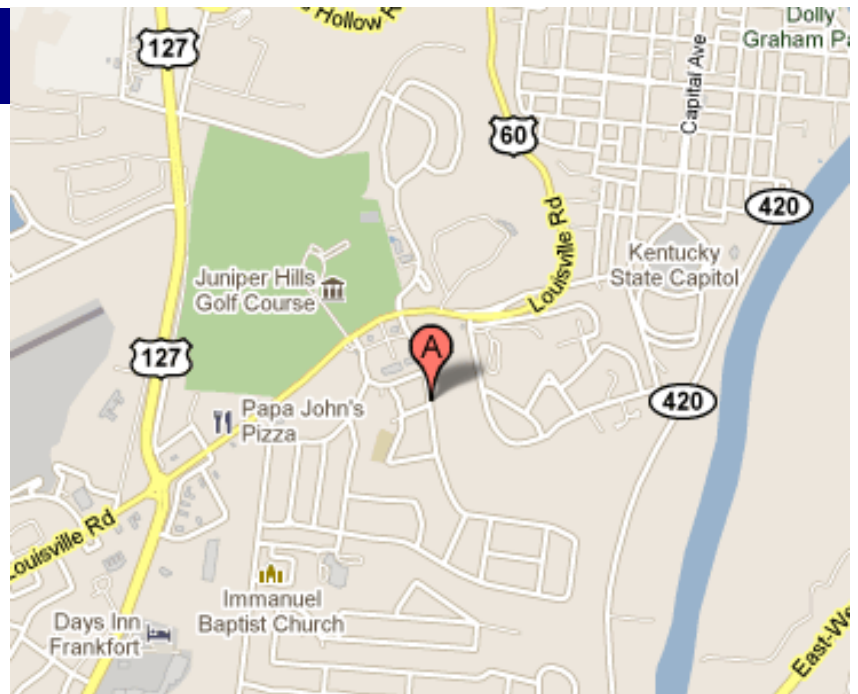
### Overnight Packages to:

911 Leawood Drive  
Frankfort, KY 40601

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[Megan.Woodson@KY.Gov](mailto:Megan.Woodson@KY.Gov)  
502-782-8816 (Telephone)

[Megan.Woodson@Ky.Gov](mailto:Megan.Woodson@Ky.Gov)



You are encouraged to attend and participate in meetings of the board which are typically held the second Tuesday of each month at 10:00. All meetings will be held at the Office of Occupations and Professions, 911 Leawood Drive, Frankfort, KY 40601. Board meetings begin at 10 a.m.

# Open Board Positions

## Citizen At Large

## Realtor

## Kentucky Manufacturing

Request Application: <http://governor.ky.gov/office/pages/bc.aspx>