

Andy Beshear
Governor

Jacqueline Coleman
Lieutenant Governor



D.J. Wasson
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

March 24, 2026
10:30 A.M. EASTERN/9:30 A.M. CENTRAL

Kentucky Board of Home Inspectors
Meeting Minutes

A meeting of the Kentucky Board of Home Inspectors Board was held on March 24, 2026 at the Mayo-Underwood Building, Frankfort, KY 40601, Room 229 NE and by videoconference.

Members Present

Josh Crepps
Ralph Halcomb
Kari Cheek

Staff Present

Tracy Carroll, Director
Gerald Florence, Deputy Director
Patrick Riley, General Counsel
Danielle Haddad, Staff Attorney III
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 10:31 A.M. ET/9:31 A.M. CT.

Approval of Minutes

Member Cheek moved to approve the February 24, 2026, main meeting minutes and March 5, 2026, special meeting minutes, as presented. Member Halcomb seconded the motion. Having all



in favor, the motion carried.

Licensure Report

Leah Redden reported that the board currently has 542 active licenses and 11 inactive licenses.

Division of Real Property Boards Update

Director Tracy Carroll gave an update about upcoming staffing additions and informed the Board that PPC will be conducting a board training in May. She also informed the Board that there will be a financial and budget update during an upcoming board meeting very soon.

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 spoke about sending regulation certification letters to the LRC before the required deadline.

Application Committee Report

Member Cheek made a motion a motion to approve the initial applications of **J.W., D.L., A.R., J.P., M.W., R.B., J.M.**, and to deny the initial application of **B.V.**; to approve the renewals of **D.J., M.B., B.K., E.B., K.R., D.W., L.R., M.H., T.K., A.D., A.M., B.F. and B.G.**; and to approve the licensee request of **J.C.R.** The motion was seconded by Member Halcomb. Having all in favor, the motion carried.

Education Committee Report

Member Cheek presented a proposal for the Board approving continuing education courses on a wider variety of topics related to the industry. General Counsel Patrick Riley clarified that the Board has not recently denied continuing education courses for content and encourages all providers to submit courses on any related topics.

Complaint Committee Report

Member Crepps made a motion to request a sworn answer in the matter of 26-KBHI-002. The motion was seconded by Member Cheek. Having all in favor, the motion carried.

New Business

Member Cheek made a motion to the Board to authorize administrative approval of initial applications and renewal applications that are complete and meet all statutory and regulatory



requirements, except for any applications requiring review of background checks or other flagged issues, which shall be brought before the Board for consideration. The motion was seconded by Member Halcomb. Having all in favor the motion carried.

Member Halcomb made a motion to disband the KBHI Applicant Review Committee and have Board staff bring any licensing issues to the main meeting for review. The motion was seconded by Member Cheek. Having all in favor the motion carried.

Member Crepps made a motion to approve and submit the Kentucky Board of Home Inspectors regulation certification letters as drafted by legal. The motion was seconded by Member Halcomb. Having all in favor the motion carried.

Approval Per Diem

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

Meeting Adjournment

Member Crepps moved to adjourn the meeting at 10:54 A.M. ET/9:54 A.M. CT. Member Cheek seconded the motion. Having all in favor, the meeting adjourned.

The next KBHI meeting will be held April 28, 2026 at 10:30 A.M. EASTERN/9:30 A.M. CENTRAL.



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 March 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 April 28, 2026

Tracy Carroll

Date: 5/5/2026

