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PUBLIC PROTECTION CABINET

Kentucky Board of Home Inspectors

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Tracy Carroll
DIRECTOR

May 19, 2026
10:30 AM ET / 9:30 AM CT

Kentucky Board of Home Inspectors **Meeting Minutes**

A meeting of the Kentucky Board of Home Inspectors was held on May 19, 2026 at the Mayo-Underwood Building, Frankfort, KY 40601, PPC Conference Room 229, and by videoconference via MS Teams.

Members Present

Josh Crepps
Ralph Halcomb
Laura Disney
Kari Cheek

Staff Present

Tracy Carroll
Gerald Florence
Danielle Haddad
Leah Redden
Seth Branson

Call to Order

Member Crepps called the meeting of the Kentucky Board of Home Inspectors to order at 10:30 AM ET / 9:30 AM CT.

Approval of Minutes

Member Halcomb moved to approve the April 28, 2026, meeting minutes as presented. Member Cheek seconded the motion. Having all in favor, the motion carried.

Licensure Report

Leah Redden reported that the board currently has 530 active licensees and 16 inactive licensees.

Division of Real Property Boards Update

Tracy Carroll thanked everyone for being present and updated about new staffing with an intern and part-time employee.

Financial Report

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

Legal Update

Danielle Haddad gave a legal update and informed the Board that a new General Counsel would be appointed soon.

Education Committee Report

Member Halcomb moved to approve Home Inspection University and McKissock continuing education courses. The motion was seconded by Member Cheek. Having all in favor, the motion carried.

Complaint Committee Report

Member Disney moved to approve Board the following recommendations:

- 25-KBHI-003 – Request a Sworn Answer.
- 26-KBHI-002 – To dismiss the Complaint.
- 26-KBHI-004 – Request a Sworn Answer.
- 26-KBHI-005 – To dismiss the Complaint.
- 26-KBHI-006 – To dismiss the Complaint.

The motion was seconded by Member Cheek. Having all in favor, the motion carried.

Closed Session

Member Crepps made a motion to enter closed session pursuant to KRS 61.815 and KRS 61.810(1)(c) and (j), with board staff and counsel, to discuss proposed or pending litigation and deliberate on individual adjudications at 10:37 AM ET / 9:37 AM CT. The motion was seconded by Member Disney. Having all in favor, the motion carried.

Reconvene in Open Session

Member Crepps made a motion to come back to open session at 11:03 AM ET / 10:03 AM CT. The motion was seconded by Member Disney. Having all in favor, the motion carried.

Member Disney made a motion to approve Licensee Request T.D. with 12-month probationary period contingent upon the completion of 50 hours of Continuing Education to be completed within the six (6) months of signature, in addition to all other requirements of licensure. The motion was seconded by Member Cheek. Having all favor, the motion carried.

New Business

Members Crepps and Cheek spoke again about expanding Continuing Education subject matters and course approval.

Member Crepps raised his concerns about real estate licensees issuing statements in the MLS system regarding home inspectors. He referenced the issues it is causing in the industry. Director Tracy Carroll provided potential avenues for resolution.

Approval Per Diem

Member Disney made a motion to approve the per diem and travel expenses for the May 19, 2026 meetings. Member Cheek seconded the motion. Having all in favor, the motion carried.

Meeting Adjournment

Member Disney moved to adjourn the meeting at 11:38 A.M. ET. Member Cheek seconded the motion. Having all in favor, the meeting adjourned.