

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

April 28, 2026
10:30 a.m. ET / 9:30 a.m. CT

Kentucky Board of Home Inspectors
Meeting Minutes

A meeting of the Board of Home Inspectors was held on April 28, 2026, at the Mayo-Underwood Building, Frankfort, KY 40601, PPC Conference Room 256SW, and by videoconference via MS Teams.

Members Present

Joshua Crepps
Laura Disney
Ralph Halcomb
Kari Cheek

Public Present

J. Chandler
B. Vlach
L. Sams

Staff Present

Tracy Carroll
Patrick Riley
Leah Redden
Seth Branson
Rachel Couch

Call to Order

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

Approval of Minutes

Member Cheek moved to approve the meeting minute from the Main Meeting on March 24,



2025, as presented. Member Disney seconded the motion. Having all in favor, the motion carried. Member Disney moved to approve the meeting minutes from the ARC Meeting on March 24, 2026, as presented. Member Cheek seconded the motion. Having all in favor, the motion carried.

Division of Real Property Boards Update

Tracy Carroll presented a plaque of recognition for James A. Chandler and thanked him for his years of service.

Legal Update

Patrick Riley spoke to the board about leaving his position as General Counsel to the Board and his new position as Deputy General Counsel for the Public Protection Cabinet. He announced that Danielle Haddad will be Acting General Counsel until that position is filled. Member Crepps thanked Patrick for his years of service and everything he has done for the board.

Licensure Report

Leah Redden reported applications and renewals were running smoothly and that the board currently has 548 active licensees and 14 inactive licensees.

Education Committee Report

Member Cheek made the motion to the full board for approval of the American Society of Home Inspector Training continuing education courses. Member Disney seconded the motion. Having all in favor, the motion carried.

Complaint Committee Report

Member Disney made a motion to recommend to the full board 26-KBHI-003 for further investigation. Member Cheek seconded the motion. Having all in favor, the motion carried.

Member Cheek made a motion to recommend to the full board 26-KBHI-003 for further investigation and to send a cease-and-desist letter. Member Disney seconded the motion. Having all in favor, the motion carried.

Closed Session

Member Disney 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 10:41 a.m. ET / 9:41 a.m. CT. The motion was seconded by Member Cheek. Having all in favor, the motion carried.

Reconvene in Open Session

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

Motions following Closed Session

Member Crepps made a motion to deny the application of B.V. with terms and conditions as outlined by counsel. The motion was seconded by Member Cheek. 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 CRC, ERC, and Main April 28, 2026 meetings. Member Cheek seconded the motion. Having all in favor, the motion carried.

Meeting Adjournment

Member Disney moved to adjourn the meeting at 11:15 a.m. ET / 10:15 a.m. CT. Member Cheek seconded the motion. Having all in favor, the meeting adjourned.

Next KBHI meeting will be held May 19, 2026.

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 April 28, 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 May 19, 2026

Tracy Carroll

Date: 5/22/2028