



Andy Beshear
Governor

Ray A. Perry
Secretary

Public Protection Cabinet
Kentucky Board of Home Inspectors
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Frankfort, KY 40601
<https://bhi.ky.gov>

Robert Astorino, Executive Director
Kentucky Real Estate Authority

Molly B. Cassady, General Counsel
Kentucky Real Estate Authority

March 22, 2022
10:00 A.M.

BOARD MEETING MINUTES

A Meeting of the Board of Home Inspectors was held via video teleconferencing on Tuesday, March 22, 2022, under the special meetings provisions as set forth in KRS 61.823 in response to the Covid-19 pandemic.

MEMBERS PRESENT

Mitch Buchanan, Chair
Paul Ogden, Vice Chair
James Chandler
Mark Hiten
Ralph Halcomb

KENTUCKY REAL ESTATE AUTHORITY

Tatum A. Herrington, Board Administrator
Molly B. Cassady, General Counsel
Robert Astorino, Executive
Brian Travis, Investigator

GUESTS

Chris Curtis
Lori Keeney
Katie Cooper

CALL TO ORDER AND GUEST WELCOME

Board Chair Chandler called a meeting of the Kentucky Board of Home Inspectors to order at 10:03 a.m. All members were present, and a quorum was established. Introductions were made, and guests in attendance were welcomed.

Approval of February Minutes

Member Hiten made a motion to approve the February meeting minutes. The motion was seconded by member Buchanan. With all in favor, the motion carried.

KREA Executive Director Comments

KREA Executive Director Robert Astorino addressed the Board and stated he is happy with the Board's transition of leadership, exclaiming Jim Chandler is doing a great job as the new Board Chair. Mr. Astorino also stated the State of Emergency had ended, and that Ms. Cassady would explain more on the topic later.

Licensure Report

Board Administrator Tatum Herrington gave the licensure report. As of March 22, 2022, there are 762 active licensees, forty (40) inactive licensees, and seven (7) inactive non-renewal licensees, with a total of 809 licensees.

Application Committee Report

Board Chair Buchanan, of the application committee, reported the following:

The application committee reviewed eleven (11) applications. Of those applications eight (8) were approved and three (3) were deferred.

Member Hiten made a motion to accept the recommendations of the committee. Member Ogden seconded the motion. All in favor, the motion passed

Education Committee Report

McKissock

- The Complete Roof Inspection
- Online Correspondence: The Complete Roof Inspection

Member Hiten made a motion to approve the above McKissock courses. Member Ogden seconded the motion. All in favor, the motion passed.

ASHI

- 100 Most Commonly Missed Electrical Defects
- ASHI Standard Deck Inspections
- Advanced electrical 2018 Resistance is Futile
- Basic Plumbing Inspections
- Beam Analysis and the Magic of Engineered Lumber
- Chimney and Fireplace Appliance Inspections
- Crawlspace and Attic Ventilation
- Electrical Basics Plus GFCI
- Electrical Panel Inspections
- Electrical Service Inspections - Knowledge to Use Everyday
- Flipped Out Plumbing
- How to Turn Complaints into Compliments

- Identifying Bulk Water Intrusion at the Exterior Walls
- Infrared Cameras for the Home Inspector
- Inspecting Hard Coat Stucco
- Inspecting Appliances and More
- Inspecting Solar and PV Panels
- Manufactured Housing Regulations
- Practical Science Behind Home Inspections
- Report Writing- Identify and Describe that Defect
- The Truth about Pre-Licensing Inspections
- Visual Inspection of Fiber Cement Siding

Member Hiten made a motion to approve the above ASHI courses. Member Ogden seconded the motion. All in favor, the motion passed.

- Getting to the Root of it with Sewer Inspections

Member Hiten made a motion to deny the above ASHI course. Member Ogden seconded the motion. All in favor, the motion passed.

Complaint Committee Report

22-KBHI-002

At 10:20 a.m. member Halcomb made a motion to enter executive session. Member Hiten seconded the motion. All in favor, the Board entered executive session.

At 10:54 a.m. member Hiten made a motion to come out of executive session. Member Buchanan seconded the motion. All in favor, the motion passed.

Member Buchanan made a motion to dismiss case 22-KBHI-002. Member Hiten seconded the motion. All in favor, the motion passed.

Legal Report

KBHI General Counsel Molly Cassidy gave the following report:

State of Emergency

Ms. Cassidy stated the State of Emergency had ended on March 21, 2022. Due to the State of Emergency, any licensee who had not renewed did not accrue late fees or get cancelled. Licensees who have not yet renewed their license will have until April 20, 2022, to do so without accruing late fees.

Regulation Update

Ms. Cassidy stated 831 KAR 2:040 is currently in the process of being drafted.

Legislative Update

Ms. Cassady stated House Bill 77 passed the house and has gone to the senate. House Bill 77 regards the regulation and formation of a radon Board in Kentucky.

Government Email Addresses

Due to Board members being subject to open records requests, all Board members will be required to create a government email. Ms. Cassady stated Board members will be receiving an email from IT with instructions on how to set up their account.

Motion to Approve Timesheets

Member Buchanan made a motion to approve timesheets. Member Hiten seconded the motion. All in favor, the motion passed.

Public Comments

Chris Curtis of All About Home Inspecting questioned if virtual pre-licensing courses will be able to continue while the education regulation is being drafted.

Member Buchanan made a motion to allow the continuation of virtual pre-licensing courses until further action is taken by the Board. Member Halcomb seconded the motion. All in favor, the motion passed.

Meeting Adjournment

With no further business to discuss, Member Buchanan made a motion to adjourn. Member Hiten seconded this, and with all in favor the meeting adjourned at 11:45 a.m.

I, Robert Astorino, Executive Director of the Kentucky Real Estate Authority, have reviewed and pursuant to KRS 324B.060, have (Approved or Disapproved) the expenditures of the Kentucky Board of Home Inspectors (Insert name of Board) as described in these attached minutes.

Meeting Date March 22, 2022.

I have not reviewed, nor did I participate in discussions, deliberations, or decisions regarding, the actions of the Board as it relates to individual disciplinary matters, investigations, or applicant reviews.

Robert Astorino, KREA Executive Director

Date March 22, 2022

