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Kentucky Board of Home Inspectors
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VOTING MEMBERS
Mitch Buchanan, Chair
Paul Ogden, Vice Chair
James (Jim) Chandler
Mark Hiten
Ralph Halcomb

GENERAL COUNSEL
John L. Hardesty

October 28 2020
10:00 A.M.

SPECIAL BOARD MEETING MINUTES

A special meeting of the Board of Home Inspectors was held via video teleconferencing on Wednesday, October 28, 2020 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 (Jim) Chandler
Mark Hiten
Ralph Halcomb

KENTUCKY REAL ESTATE AUTHORITY

Tatum A. Herrington, Board Administrator
John L. Hardesty, General Counsel
Robert Astorino, Executive Director
Hannah Carlin, Licensing Coordinator
Brian Travis, Investigator

GUESTS

Josh Ross
Bridget Mangan

CALL TO ORDER AND GUEST WELCOME

Board Chair Buchanan called a special meeting of the Kentucky Board of Home Inspectors to order at 10:08 a.m. All members were present and a quorum was established. Introductions were made, and guests in attendance were welcomed.

Approval of August Minutes

Member Chandler made a motion to approve the September Board meeting minutes. The motion was seconded by Board Chair Buchanan. With all in favor, the motion carried.

Licensure Report

Board Administrator Tatum Herrington gave the licensure report. As of October 28, 2020 there are 590 active licensees, twenty-four (24) inactive licensees, and eight (8) inactive non-renewal licensees, with a total of 622 licensees.

Application Committee Report

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

The application committee reviewed twenty-five (25) applications. Of those applications nine (9) were deferred, and fourteen (14) were approved.

Education Committee Report

Member Hiten, of the education committee, reported and made the following recommendations:

InterNACHI

How to inspect the exterior-3 Hours

Inspecting foundation walls and piers-3 Hours

10 Steps to Performing a Roof Inspection-2 Hours

How to Perform a Residential Electrical Inspections-3 Hours

How to Inspect Fireplaces, Stoves, & Chimneys-4 Hours

How to Inspect HVAC Systems-3 Hours

Energy Movement for Inspectors-2 Hours

Inspecting Tile Roofs-2 Hours

You can Scan its Electric-2 Hours

Office Management & Behind the Scenes -2 Hours

The House as a System-2 Hours

Structural Issues for Home Inspectors -3 Hours

No course name -No Hours requested

2020 NEC Code changes for GFCI's- 2 Hours

How to perform a septic system evaluation-2 Hours

Tips for a Successful Home Inspection-2 Hours

Log Home Inspection -3 Hours

Demystifying Cracks for Home Inspectors-2 Hours

Advanced Plumbing Inspections- 3 Hours

Member Hiten recommended deferral of the applications for administrative approval. Board chair Buchanan seconded. All in favor, the motion carried.

How to Perform a Septic System Evaluation-2 hours

Member Hiten recommended the denial of the course. Board Chair Buchanan seconded. All in favor, the motion carried.

ASHI

Electrical Panel Inspection

Member Hiten recommended deferral of the applications for administrative approval. Board chair Buchanan seconded. All in favor, the motion carried.

Commercial Safety-2 Hours

Inspecting Old Homes From the Ground up, Part 1-2 Hours

Inspecting Old Homes From the Ground up Part 2-2 Hours

Keeping it Cool- Air Conditioning-2 Hours

Major Foundation Failures- Strategies for Diagnosis-2 Hours

Electrical Basics Plus GFCI & Limits-2 Hours

100 Most Common Missed Electrical Defects-2 Hours

Visual Inspection for Fiber Cement Siding-2 Hours

Home Inspection Methodology – Learning from Mistakes -2 Hours

ASHI Standard Deck Inspections-2 Hours

45 Years in HVAC, the Changes I Have Seen -2 Hours

45 Years in Plumbing, the Changes I Have Seen-2 Hours

Basement Inspections Reporting & Identifying Defects-2 Hours

Integrating Building Science with Home Inspections-2 Hours

A Closer Look at Grounding, Bonding and CSST-2 Hours

The Science and Business of Mold-2 Hours

Basic Plumbing Inspections-2 Hours

Member Hiten recommended approval of the following courses. Board Chair Buchanan Seconded. With all in favor, the motion passed.

ICA Inspection Certification Associates

Pre-licensing courses-64 Hours

Member Hiten recommended approval for the pre-licensing course. Member Ogden seconded. With all in favor, the motion passed.

Legal Update

John Hardesty, the Counsel for KREA gave the following report:

Regulation Updates

Mr. Hardesty gave an update on regulations the board was hoping to make changes to. He provided an overview of revisions he had made to the regulations.

Apprenticeship Program

Member Chandler stated Michael Hesterburg will be at the November Board meeting to give a presentation on apprenticeship programs. Mr. Hardesty suggested deferring this conversation to the November Board meeting.

Complaint No. 20 KBHI 005

Complaint No. 20 KBHI 005 was deferred to be reviewed by the complaint committee. The Board did not enter executive session.

KREA Executive Director Comments

KREA Executive Director Robert Astornio addressed the Board and stated the Board's sixty day plan had come to an end. He stated this plan was a success, and that the Board is on the right track. He is pleased to see the changes in the regulations are moving forward in a logical and thoughtful manner. Director Astorino advised the Board to follow COVID regulations, and to make sure that all licensees are doing the same.

Board Administrator Report

Board Administrator Tatum Herrington presented a question to the Board. Ms. Herrington questioned if new licensees whose birth dates were at the end of the year would have to renew again by December 31, 2020. John Hardesty, the Counsel for KREA stated the Board has authority to make a decision on this issue. Member Hiten made a motion, stating these new licensees would not have to renew again in 2020. The motion was seconded by member Ogden. All in favor, the motion passed.

Motion to Approve Timesheets

Board Chair Buchanan made a motion to approve timesheets. All in favor, the motion passed.

Meeting Adjournment

With no further business to discuss, Board Chair Buchanan made a motion to adjourn. Member Chandler seconded this, and with all in favor the meeting adjourned at 12:11 p.m.