

**KENTUCKY BOARD OF HOME INSPECTORS**  
**MEETING MINUTES**  
**September 8, 2015**

A regular meeting of the Kentucky Board of Home Inspectors was held at the Office of Occupations and Professions in Frankfort, KY on September 8, 2015.

**MEMBERS PRESENT**

James A. Chandler, Chairman  
Mark G. Oerther, Vice Chairman  
Welford “Bud” Wenk  
Edward “Neal” Tong  
Mitch D. Buchanan  
Ken Fister

**OCCUPATIONS AND PROFESSIONS STAFF**

Megan Woodson, Board Administrator

**OFFICE OF THE ATTORNEY GENERAL**

Brian Judy, Office of the Attorney General

**GUESTS**

Steve Keeney, PLI

**MEMBERS ABSENT**

Mariah Gratz  
Kevin Farris  
Robert P. Johnson

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**CALL TO ORDER**

Mr. Chandler called the meeting to order at 10:17 a.m.

**MINUTES**

A motion was made by Mr. Fister to approve the meeting minutes from August 11, 2015. Mr. Oerther seconded that motion and it carried.

**MONTHLY FINANCIAL REPORT**

The financial statement for August 2015 was reviewed by the Board.

**LICENSURE STATUS REPORT**

There are currently 376 licensed Home Inspectors.

**BOARD COUNSEL REPORT**

Mr. Judy presented an amended version of 815 KAR 6:\_\_\_ Persons Not Licensed to Show Cause. The board will further review this version at the next board meeting.

**OCCUPATIONS AND PROFESSIONS REPORT**

Mrs. Woodson informed the board of the current events of O&P including the departure of Board Administrator, Lindsey Melton. Lindsey’s boards have been redistributed until a replacement can be hired. Mrs. Woodson will cover the Board of Ophthalmic Dispensers, Robin Vick will cover the Board of Certification of Professional Geologist, and Lucie Duvall will cover the Applied Behavior Analyst Licensing Board. Mrs. Woodson also advised that O&P management met with Janice Tomes, the new Deputy Director, Office of State Budget Director, on August 4<sup>th</sup> give her an appreciation of the work that O&P and the licensing boards perform. Mr. Slone believes this meeting will help assist in communications with the Governor’s Office regarding budgetary matters. Mrs. Woodson reminded the Board of the procedures used for travel reimbursement as well as ordering plaques for board member service.

### **OLD BUSINESS**

Mr. Chandler advised he has not spoken with Jack Coleman, Department of Housing, Buildings, and Construction (HBC), since last month's meeting. He plans to be in communication regarding the Board's goal to move back to HBC.

The Board discussed the proposed draft of 815 KAR 6:080 by Steve Keeney and 815 KAR 6:\_\_\_ Persons Not Licensed to Show Cause. Mr. Oerther made a motion for Mr. Judy to draft amendments to 815 KAR 6:090 for review at the next scheduled board meeting. Mr. Tong seconded the motion and the motion carried.

### **NEW BUSINESS**

The Board briefly discussed what would need to be included in the budget to set up a booth at the 2016 Kentucky State Fair. The Board will continue to explore this budget for the next scheduled board meeting.

### **NEWSLETTER COMMITTEE REPORT**

The Newsletter Committee had no report at this time as a member of the committee was absent.

### **EDUCATION COMMITTEE REPORT**

The Education Committee made the following recommendations:

- American Home Inspectors Training Institute, Ltd (AHIT) renewal as a Pre-Licensing Provider *approved.*
- International Association of Certified Home Inspectors (InterNACHI) continuing education courses *approved:*
  - Phase Construction Inspections – 2 hrs
  - Evaluation of Masonry Residential Buildings – 3 hrs
- American Society of Home Inspectors (ASHI) continuing education courses *approved:*
  - Inspecting Electrical and Electrical Safety – 2 hrs
  - Plumbing and Code Including Water heaters – 2 hrs
  - Asphalt Shingles and Flat Roofs – 2 hrs
  - Inspecting Hard Coat Stucco – 2 hrs
  - Chimney Darwins, Best of the Worst – 2 hrs
  - Defect Recognition, Effective Reporting and SOP – 2 hrs
  - Basic Residential Heating and Cooling Systems – 2 hrs
  - Defect Recognition & Diagnosing Home Improvement and Homeowner Cover-ups – 2hrs
  - Causes, Symptoms, and Solutions to Common Foundation Problems – 2hrs
  - Uncontrolled Air Flow in Homes – 2 hrs
  - Water Intrusion Into Buildings- Forensic Investigations – 2 hrs
  - High Efficiency Gas Furnaces – 2 hrs
  - Inspection of AMSV (adhered manufactured stone veneer) Advanced – 2 hrs
  - 2016 Advanced Electrical Single Phase – 2 hrs
  - Inspecting Old Homes from the Ground Up – 2 hrs
  - Major Home Deficiencies- the 10 Plagues – 2 hrs
  - Pre-Fab Fireplaces – 2 hrs
  - EIFS-Identify Common Installation deficiencies and What to Report – 2 hrs

- Inspector Safety – 2 hrs
- Inspection of Decks – 2 hrs
- Inspecting a Tile Roof and Solar Array Attachment – 2 hrs
- Not Your Typical Inspection: CSST Gas Piping Systems
- Fire Protection – 2 hrs

Mr. Oerther seconded the Committee’s recommendation and the motion carried.

- American Society of Home Inspectors (ASHI) continuing education courses *denied*:
  - Radon- Marketing to Realtors
  - Environmental Issues of the 21<sup>st</sup> Century
  - Wood Destroying Insects, Bedbugs, and other Household Pests
  - Mold Testing and Lab Report Interpretation
  - The Significance of finding Vermiculite Attic Insulation
  - Indoor Air Quality Testing during a Home Inspection
  - Decentralization, The Future of Water
  - Residential Energy Inspections and Energy Audits
  - Earthquake Vulnerabilities and Effective Strengthening Methods
  - Infrared Cameras & Infrared Application for Home Inspectors
  - “Live” Video Inspection
  - ASHI Pool and Spa Standards
  - Drones-Quad Copters/Drone Ground Crawlers and Home Inspections
  - Tax Strategies for Home Inspectors
  - Managing Risk and Time
  - Inspection Apps for Smart Phones, Inspection Hardware and Backing Up
  - Grow or Quit?
  - Marking Your Home Inspection Business for Growth
  - Secrets to Jump Start Your Business
  - Is Your Website Driving Customers Away?
  - Are You Cloud Driven?
  - Running a Multi-Inspector Home Inspection Company
  
- International Association of Certified Home Inspectors (InterNACHI) continuing education courses *denied*:
  - How to Manage and Grow an Inspection Company in Today’s Market
  - Connected Technology for Today’s Inspector
  - How to Cheat at Marketing (And Get Away With It)
  - The Home Inspector’s Legal Forum
  - Thermal Imaging Inspection
  - What You Need to Know About FHA, VA, HUD 203K

Mr. Buchanan seconded the Committee’s recommendation and the motion carried.

### **APPLICATIONS COMMITTEE**

The Applications Committee recommended the following:

- Initial licensure applications to be ***approved*** – Andrew Farr, Jonathan Fox, John Gazerro, William Mooney, Joseph Prichard, and Nicholas Wright.
- Renewal applications to be ***approved*** – Charles Hull and Randall Ward

Mr. Buchanan seconded the motion and the motion carried.

FBI Background checks for Christopher Chirafisi and David Clark were reviewed.

### **COMPLAINTS COMMITTEE**

The Complaints Committee recommended dismissal of 2014-01 as there was no regulatory violation of the law found. Mr. Wenk seconded the motion and the motion carried.

The Complaints Committee recommended dismissal of 2015-05 as there was no regulatory violation of the law found. Mr. Wenk seconded the motion and the motion carried.

The Complaints Committee also recommended putting 2015-07 as there was no regulatory violation of the law found. Mr. Wenk seconded the motion and the motion carried.

The Complaints Committee reported the following cases are ongoing:

- Romancik
- 2015-03
- 2015-06

### **TRAVEL AND PER DIEM**

Mr. Fister made a motion to approve the travel and per diem for members attending today's meeting. The motion, seconded by Mr. Buchanan, carried.

### **NEXT MEETING**

The next meeting is scheduled for Tuesday, October 13, 2015 at 10:00am at the Office of Occupations and Professions in Frankfort, KY.

### **ADJOURNMENT**

Mr. Tong made a motion to adjourn at 12:26 p.m. The motion was seconded by Mr. Wenk and carried.

Minutes prepared by Megan Woodson on September 8, 2015