

**Kentucky Board of Home Inspectors
101 Sea Hero Road, Suite 100
Frankfort, Kentucky 40601-5405**

**Ralph Wirth, Chairman
Ray Sandbek, Vice Chairman**

**Board Meeting
December 5, 2006
9:00 am**

Minutes

Board Members Attending:

Ralph Wirth, Chairman
Ray Sandbek, Vice Chairman
Floyd Van Cook
James Forrest Cooper

Jo Gawthrop
D. Michael Green
Linda L. Swearingen
William J. Welty Sr.

Board Members Absent

Richard W. Flora

Guest Attending

Don Gaines, A-Pass Weikel Institute
Michael Patton, KREIA

Tara L. Green, HI-2004
Jim Ball, HI-2006

Staff Attending:

David Reichert, General Counsel
Terry M. Slade, Director BCE

Dawna King, BCE

Meeting Called to Order

Mr. Wirth called the meeting to order.

Mr. Cook made Terry Slade his proxy for today's meeting. Previous minutes reviewed. Mr. Sandbek made a motion to approve the minutes. Mr. Welty seconded the motion. Motion carried, all concurred.

Old Business

Detailed discussion on Ethics issues. Revised the Code of Ethics for the KY Board of Home Inspectors. Discussed adopting a revised Code of Ethics. Mr. Welty made a motion to adopt the revised Code of Ethics. Mr. Sandbek seconded the motion. Detailed discussion. Mr. Welty's motion was withdrawn. Mrs. Swearingen made a motion to amend the revised Code of Ethics with correction. Mr. Sandbek seconded the motion. Motion Carried, all concurred. More discussion. Mr. Slade made a motion to make another change to the KBHI adopted Code of Ethics. Mr. Green seconded the motion. Discussion. Mr. Welty made the motion to adopt the new Code of Ethics for the KBHI with all changes. Mr. Sandbek seconded the motion. Motion carried, all concurred.

Discussion on the Statues. Revised Statues to Senator Tapp. Mrs. Swearingen made a motion to send the revised Statues to Senator Tapp. Jo Gawthrop seconded the motion. Motion carried, all concurred.

Discussed 2 more CEU courses submitted from KREIA. Mr. Mike Patton, KREIA spoke to the board about these 2 courses. The courses submitted were: 3 hour Manufactured Housing and 2 Asphalt and Ventilation. Discussion. Mr. Slade made the motion to approve both of these courses from KREIA. Mr. Sandbek seconded the motion. Motion carried, all concurred.

Mr. Don Gains, A-Pass Weikel Institute, made a request to the board to use a house owned by the school as the Lab Setting for the field training hours. Discussion. Mr. Green made the motion to approve Mr. Gains request. Mrs. Swearingen seconded the motion. Motion carried, all concurred.

Had to break for lunch due to technical problems with the recorder.

Break for Lunch

Mr. Robert Fehr, University of Kentucky Agricultural Department, made a presentation to the board how he is working with the KY Division of Renewable Energy and Energy Efficiency on a grant to enhance the deployment of the energy efficient building practices in the state. The two goals of this grant are the development of training materials and their delivery on this topic. In discussions within our group we came up with some ideas that we felt may be of interest to home inspectors as additional services they could provide. Discussion on Energy Audits for existing homes. More discussion. Mr. Fehr ended his presentation.

Discussion on a request from George Murphy, HI-2097 his birth month is January, for an extension to get his CEU from KREI at the March Conference. Discussion. Mr. Sandbek made the motion to notify Mr. Murphy of the other Schools available to get his CEU's and his request is denied. Mr. Slade seconded the motion. Motion carried, all concurred.

Reviewed application from Joseph Wrubel applying under the Standard Licensure to compare his education from Ivey Tech to Christopher Nelson, HI-2248 whom the board approved his education from Ivy Tech as equivalent to the board requirements. Discussion. Mr. Green made the motion to approve Mr. Wrubel's education from Ivy Tech as equivalent to the board requirements. Mr. Cooper seconded the motion. Discussion. Motion carried, all concurred.

Discussed a complaint on a unlicensed home inspector Randy Redmon. Letter to be sent to notify Mr. Redmon that the board was notified that he is performing home inspections for compensation without have a Kentucky License.

Discussed National Association of Home Inspectors, Inc. (NAHI) application to be a Continuing Education Provider. Some courses submitted were reviewed and approved. Discussion. Mr. Green made the motion to approve NAHI as a Continuing Education Provider. Mr. Slade seconded the motion. Discussion. Letter to be sent. Motion carried, all concurred.

Reviewed Home Inspector Applications. Danny A. Stewart, Stanton, KY; Gregory Robinson, Louisville, KY; Timothy Parrott, Ft. Thomas, KY. Mr. Green made the motion to approved these applicants for a license. Mr. Slade seconded the motion. Motion carried, all concurred.

Reviewed applications that did not contain the complete information with the application for licensure: Rick Oakes, Loveland, OH; Joe C. Frohn, Edgewood, KY; Lynn Perry, Stamping Ground, KY; David Stroud, Crestwood, KY; John Harnage, Bowling Green, KY; Paul Updyke, Springfield, OH. Mr. Welty made the motion to approve these applicants approved contingent upon submitting the correct paper work. Ms. Gawthrop seconded the motion. Motion carried, all concurred.

Board had questions on an application from Ray D. Rumancik, Danville, KY. Discussion. Mr. Slade made the motion to deny this application. Mrs. Swearingen seconded the motion. Motion carried. More discussion. Mr. Welty made a motion to rescind the denial. Mr. Cooper seconded motion. Discussion Mr. Slade made the motion to request that he submit more information. Discussion. Mr. Slade made the motion to get David Reichert, General Counsel to review this application on the board's questions about this applicant. Mr. Reichert had left the meeting earlier due to another meeting he had to attend. Board will review and discuss at the next board meeting with David's comments. Mr. Welty seconded motion. Motion carried, all concurred.

Mr. Green ask the boards permission if KREIA could use his Manufactured Housing Course and get \$225.00 compensation for the use of his course to train home inspectors. Mr. Wirth stated that board agreed to his request.

Discussed TKS, Associates. They still have not complied with the board requirements to be a Pre-licensing Course Provider. Discussion. Mr. Cooper made the motion to give TKS Associates a 60 day extension. Mr. Slade seconded the motion. Motion carried, all concurred.

Reviewed Courses submitted from NAHI: Heat Exchanger Experts Certification Course hours; Flashing 1.5 hours; Inspecting Exterior Cladding 9 hours; Cover Your Assets I 1.5 hours & Cover Your Assets II 1.5 hours; Air Conditioning Operating, Equipment History & Inspections 2 hours; Insulation 2 hours; Water Heaters 1.5 hours; Seven Steps to Prevent Complaints & A Strategy for Handling Them 2 hours. Mrs. Swearingen made motion to approve these courses submitted. Mr. Cooper seconded the motion. Motion carried, all concurred.

Discussed Continuing Education Provider Professional Learning Institute4U. Discussion on the courses approved by the board for PLI4U, some of these courses approved to not relate to home inspection. Revised courses approved for PLI4U. A letter will be sent to Steve Keeney, PLI4U notifying him that the board rescinds the course approval of the Business Series and request a syllabus for 9 3hour Advance Courses. Ms. Gawthrop made the motion to rescind the Business Series Course approval. Mr. Slade seconded the motion. Motion carried, all concurred.

Mr. Slade had question on license renewals as to whether staff has the authority to review and approve/disapprove renewal applications. Discussion on the renewal applications. Detailed discussion. Ms. Gawthrop made the motion that the board allows Mr. Slade to review the renewal applications for approval/disapproval. Mr. Sandbek seconded the motion.

Adjournment

Mr. Welty made a motion to adjourn meeting. Mr. Slade seconded motion. Motion carried, all concurred. Next meeting is scheduled for January 9, 2007, 9:00 am at the Office of Housing, Buildings & Construction, 101 Sea Hero Road, Suite 100, Frankfort, Kentucky 40601-5405.