

State Board of Appraisers, Abstracters, and Home Inspectors
Department of Labor and Licensing
900 West Capitol Avenue, 4th Floor Board Room, Little Rock, AR 72201
Board Meeting
Friday, March 14, 2025

The State Board of Appraisers, Abstracters, and Home Inspectors met on March 14, 2025, at 10:00 a.m. at 900 West Capitol Avenue, 4th Floor Board Room, Little Rock, AR. Present at the meeting were staff members Diana Piechocki, Director; Suzie Puckett, Business Operations Manager; Armistead Reasoner, Licensing Coordinator; Sarah Johnson, Executive Assistant to the Director; and Devin Parker, Administrative Analyst, Aaron Lowery, Assistant Attorney General was also in attendance.

Chairman Brian Hester called the meeting to order at 10:00 a.m.

Guests in attendance were Sam Bell, Intern from the AG's Office, and Andrew Kuszak, InterNACHI instructor.

Roll call was taken by Suzie Puckett and indicated the following members present and absent:

PRESENT

Brian Hester
Sara Stephens
Sara Hawkins (Zoom)
Michael Griffino
Wally Loveless
Scott McKennon
Julie Matthews
Daniel Storlie

ABSENT

Jim Pender
Laney Briggs

A quorum was declared pursuant to Section 28 of Act 628 of 2023 as amended, for the purpose of conducting Board business.

Brian asked for a motion to excuse or not excuse the absence of Jim Pender at the January 17, 2025, board meeting. Scott McKennon moved for Jim's absence to be unexcused, seconded by Sara Stephens. The motion passed.

Brian asked for a motion to excuse or not excuse the absence of Jim Pender and Laney Briggs from the March 14, 2025, board meeting. Scott moved for Jim's and Laney's absences to be unexcused, seconded by Sara S. The motion passed.

Brian asked for a motion to approve the agenda. Sara S moved to approve the agenda, seconded by Julie Matthews. The motion passed.

After allowing board members time to review the minutes of January 17, 2025, Brian asked for a motion to approve the minutes. Julie moved to approve the minutes, seconded by Scott. The motion passed.

Next, the Chairman moved to Committee Reports. The Education Committee Report was presented by Sara S, who began with Appraiser education.

Appraiser eLearning, LLC

- a. Class: AE061 – *Valuation Bias and Fair Housing Laws and Regulations* – 7 CE
Instructor(s): Peter Christensen, Hal Humphreys, Bryan Reynolds

Scott moved to approve these classes, seconded by Julie. The motion passed.

Green Mountain eLearning

- a. Class: GM001 – *Measuring Square Footage with ANSI* – 4 CE
Instructor(s): David Hampton Thomas
- b. Class: GM002 – *Cultural Competency and Elimination of Bias* – 3 CE
Instructor(s): David Hampton Thomas
- c. Class: GM003 – *Big Data-Big trouble, Public Records, Square Footage & Big Data Myths* – 5 CE
Instructor(s): David Hampton Thomas

Julie moved to approve these classes, seconded by Scott. The motion passed.

Dynasty School Proctors

- a. David Johnson – Fayetteville Public Library
- b. Arrayon Farlough – UALR Testing Services
- c. Raleigh Peterson – Central Arkansas Library
- d. Claudia Davis – Springdale Public Library

Julie moved to approve these proctors, seconded by Scott. The motion passed.

Sara S continued with Home Inspector continuing education course approvals.

American Society of Home Inspectors (ASHI):

- a. Classroom: *Safety & Protection Practices* – 3 CE
Instructor(s): Hank Sanders
- b. Online: *Inspecting Fireplace and Chimneys* – 3 CE
- c. Online: *Plumbing: Water Service and Distribution Systems, Fixtures, and Backflow Prevention* – 3 CE
- d. Online: *Plumbing: Water Conditioning, Recirculation, and Movement; Fuel Storage and Piping* – 3 CE
- e. Online: *Structural Components: Forces, Foundations, and Floors* – 4 CE

- f. Online: *Electrical: Grounding, Bonding, and Panels* – 4 CE
 - g. Online: *Heating Basics Concepts* – 4 CE
 - h. Online: *House Interior Inspections* – 5 CE
 - i. Online: *Inspecting Roofs: Correct Installations and Associated Defects* – 4 CE
 - j. Online: *Exterior: Wall Coverings* – 4 CE
 - k. Online: *Inspecting Manufactured Homes* – 6 CE
- Instructor for courses b.-k.: Michael Casey
(*pending receipt of payment)

Scott moved to approve these classes, seconded by Michael Griffino. After a brief discussion, Scott amended the motion to include that approval is subject to receipt of payment, seconded by Michael. The motion passed.

International Association of Certified Home Inspectors (InterNACHI):

- a. Class/Synch: *25 Standards Every Inspector Should Know Course* – 3 CE
 - b. Class/Synch: *How to Inspect Fireplaces, Stoves, and Chimneys Course* – 3 CE
 - c. Class/Synch: *How to Inspect for Moisture Intrusion Course* – 3 CE
 - d. Class/Synch: *How to Inspect HVAC Systems Course* – 3 CE
 - e. Class/Synch: *How to Inspect the Attic, Insulation, Ventilation & Interior Course* – 3 CE
 - f. Class/Synch: *How to Inspect the Exterior Course* – 3 CE
 - g. Class/Synch: *How to Perform Deck Inspections Course* – 3 CE
 - h. Class/Synch: *How to Perform Residential Electrical Inspections Course* – 3 CE
 - i. Class/Synch: *How to Perform Roof Inspections Course* – 3 CE
 - j. Class/Synch: *Residential Plumbing Overview for Inspectors Course* – 3 CE
 - k. Class/Synch: *Safe Practices for the Home Inspector Course* – 3 CE
 - l. Class/Synch: *Structural Issues for Home Inspectors Course* – 3 CE
- Instructor for all listed InterNACHI courses: Andrew Kuszak
(*pending receipt of payment)

Scott moved to approve these classes, seconded by Michael Griffino. After a brief discussion, Scott amended the motion to include that approval is subject to receipt of payment, seconded by Michael. The motion passed.

McKissock:

- a. Online: *Wood Destroying Organisms* – 2 CE
 - b. Online Correspondence: *Wood Destroying Organisms* – 2 CE
- Instructor for both courses: Michael Leighty

Scott moved to approve these classes, seconded by Julie. The motion passed.

Next, Brian asked for the Finance Committee Report. Sara Hawkins reported that, as of February 8, 2025, the Board has a combined Treasury Account balance of \$2,288,668.35. Julie moved to approve the report, seconded by Scott. The motion passed.

Moving on to Staff Reports, Brian asked for the Appraiser Investigator Report presented by Diana Piechocki. She reported on the following cases.

a. Appraiser Report

Since the last board meeting, we have held two Jurisdiction Committee meetings. Thanks so much for the hard work from Scott and Sara H who participated in the meetings.

Summary of Jurisdiction Committee Meetings

<u>Date</u>	<u>Case #</u>	<u>Basis/Allegations</u>	<u>Recommendation</u>
01/17/2025	24-1144	Violations of USPAP	Jurisdiction
01/17/2025	24-1145	Errors and Omissions	No Jurisdiction

b. Home Inspector Report

Since the last board meeting, we have held five Jurisdiction Committee Meetings. Thanks so much for the hard work from Scott and Sara H who participated in the meetings.

Summary of Jurisdiction Committee Meetings

<u>Date</u>	<u>Case #</u>	<u>Basis/Allegations</u>	<u>Recommendation</u>
01/17/2025	24-0076	Errors and Omissions	No Jurisdiction
01/17/2025	24-0077	Errors and Omissions	No Jurisdiction
01/17/2025	24-0078	Errors and Omissions	No Jurisdiction
01/17/2025	24-0079	Violations of Standards	Jurisdiction
01/17/2025	24-0080	Violations of Standards	Jurisdiction

Sara S moved to approve the reports, seconded by Julie. The motion passed.

The Chairman then asked for the Director's Report. Diana first mentioned that our Board appointments should be part of the next round of appointments scheduled to come out of the Governor's Office. As of April 15, 2025, all SBAHI Board member appointments will expire. Diana went on to talk about two pieces of legislation being considered by the state legislature. SB443 is a clean-up bill from the combining of the three Boards. The bill combines all three Board funds into one fund and has an emergency clause so if passed, it would go into effect July 1, coinciding with the beginning of the fiscal year. For appraisers, the bill removes the


requirement that appraisers use a stamp on their reports; eliminates executive session adjudication of complaints; and clears up the language defining one-to-four-unit dwellings. For abstracters, the bill takes out the requirement that each Arkansas county have one abstracter. She also stated that in an effort to make FOIA apply uniformly, we took out some of the language in Home Inspectors. She explained that SB443 is a department bill at her request.

Diana reported that HB1625 requires home inspectors to carry a professional liability insurance policy, or an errors and omissions insurance policy approved by the state insurance department. This is not a department bill, and currently, the Department is neutral. Next, she explained that the ASC grant (\$120,000) has been repurposed. Now, the bulk of the money will go toward helping the Board get caught up on well-documented complaint files and for our contract Board investigators, Larry Disney and Dennis Badger, to create four 2-hour classes on ASC policy statements, how to adjudicate complaints, and the sales comparison approach. These would be good classes for all Board members to attend and appraisers could probably receive CE credit for them.

Diana, with help from Sara S, wrote the ASC Compliance Review response and the next step is the final findings and rating from the ASC. Arkansas legislative auditors have returned, and this audit is proceeding smoothly. Diana is planning a Day with Appraisers. Date and details to come. Lastly, Suzie Puckett presented findings of scores for apprentices upgrading to licensed appraisers. Overall, there is a 50% pass rate. Brian asked for a motion to accept the Director's Report. Scott moved to accept the report, seconded by Sara S. The motion passed.

Continuing, Diana addressed the old business of home inspector who requested a waiver due to a domestic battery conviction from November 2, 2017. The applicant has complied with and satisfied the requirements of the court and other sanctioned parties. Scott moved to approve the waiver and issue his registration, seconded by Sara S. The motion passed.

Brian reported that our next meeting will be on May 16, 2025, at 10:00 a.m. At this time Brian asked for a motion to adjourn the meeting. Scott moved to adjourn, seconded by Julie. The motion passed.



Brian Hester, Chairman