

**State Board of Appraisers, Abstracters, and Home Inspectors**  
**Department of Labor and Licensing**  
**900 West Capitol Avenue, 4<sup>th</sup> Floor Board Room, Little Rock, AR 72201**  
**Board Meeting**  
**Friday, May 16, 2025**

The State Board of Appraisers, Abstracters, and Home Inspectors met on May 16, 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; Sarah Johnson, Executive Assistant to the Director; Devin Parker, Administrative Analyst; and Armistead Reasoner, Licensing Coordinator. Aaron Lowrey, Assistant Attorney General, was also in attendance.

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

Guests in attendance were Chris Aldrete, RA applicant, and Dennis Badger, contract investigator, both attending via Zoom.

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

PRESENT

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

ABSENT

Jim Pender

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 this 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 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 March 14, 2025, Brian asked for a motion to approve the minutes. Sara S moved to approve the minutes, seconded by Julie. The motion passed.

Next, the Chairman gave Diana the floor to discuss the new business, which was a request for a background check waiver. Scott moved to grant the waiver, seconded by Sara Hawkins. The motion passed. Diana stated that we will run a new background to ensure there are no new issues with the applicant's record.

Next, the Chairman moved to Committee Reports. The Education Committee Report was presented by Sara S, who thanked Sarah Johnson for her diligence in getting the education information together for her to review. She then began presenting Appraiser education.

#### American Society of Farm Managers & Rural Appraisers

- a. Class/Synch: AS067 – *Cost Approach Applications* – 8 CE  
Instructor: Rebecca Stone
- b. Class/Synch: AS068 – *Detecting Going Concern & Business Value in an Agricultural Operation* – 4 CE  
Instructor: Robert Morrison
- c. Class/Synch: AS069 – *Appraising Ag Facilities Equine Seminar* – 8 CE  
Instructor: Stacey Menseses
- d. Class/Synch: AS070 - *Introduction to Commercial Greenhouse Appraisal* – 8 CE  
Instructor: Joe Kenimer

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

#### Appraisal Institute

- a. Class/Synch: AI124 – *Reporting Market Analysis and Better Understanding the New URAR* – 4 CE  
Instructors: Betty Jo Cagle, Jason Ferris, Woody Fincham, Mark Freitag, Scott Hartman, Alan Hummel, Mark Linne, Jennifer Marshall, Lisa Meinczinger, Byron Miller, Jared Preisler, Mark Smeltzer, Larry Wright
- b. Class/Synch: AI125 – *Supporting Adjustments and Reporting the Sales Comparison Approach in the New URAR* – 3 CE  
Instructors: Betty Jo Cagle, Jason Ferris, Woody Fincham, Mark Freitag, Scott Hartman, Alan Hummel, Mark Linne, Jennifer Marshall, Lisa Meinczinger, Byron Miller, Jared Preisler, Mark Smeltzer, Larry Wright
- c. Class/Synch: AI126 – *Residential Upzoning: New Challenges and Opportunities for Residential Appraisers* – 4 CE  
Instructor: Denis DeSaix
- d. Class/Synch: AI128 – *Essentials of Effective Communication* – 3 CE  
Instructor: Nickolas Pilz
- e. Online: AI129 – *Practical Applications in Appraising Green Commercial Properties* – 14 CE/15 CEE  
Instructor: Stacey Thoyre

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

#### Appraiser eLearning LLC

- a. Class/Synch: AE065 – *Understanding the Role of Collateral Underwriter* – 4 CE  
Instructors: Martin Wagar, Hal Humphreys
- b. Class/Synch: AE066 – *Staying Out of the Courtroom Unless You're Being Paid to be There* – 2 CE  
Instructors: Peter Christensen, Hal Humphreys
- c. Class: AE067 – *2025 Val Expo-Day 1* – 7 CE  
Instructors: Hal Humphreys, Brian Reynolds, Peter Christensen, Lyle Radke, Ken DeFeo, Sean Murphy, Toni Moss, Damien Weldon
- d. Class: AE068 – *2025 Val Expo-Day 2* – 7 CE  
Instructors: Sandra Adomatis, Jeff Bradfor, Nathan Brannen, Jim Park, Andrew Bough, Andrew

- Komaromi, Cathrine Putegnat, Kevin Hecht, Bryan Reynolds
- e. Class: AE069 – *Advanced Solar Panel Valuation for Appraisers* – 7 CE  
Instructors: Mark Buhler, Thomas Humphreys

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

International Right of Way Association (IRWA)

- a. Class: IR011 – *2025 SF Space City Shuffle, a Houston Relocation Experience* – 7 CE  
Instructors: Vanessa Burgess Danyelle Daniels, Briana Miller Tommy Matthews Luke Carlisle Florence Greene Pat Thayer, Christina Squires Ayana Davis Lisa R. Harrison Krista Chambers Cyndi Whelpley

Scott moved to deny this class, seconded by Julie. The motion passed.

OREP Education Network

- a. Class: OR009 – *Basic Market Analysis: The Key to Credible Results* – 7 CE  
Instructor: Jason Tillema

Julie moved to approve this class, seconded by Scott. The motion passed.

American Society of Farm Managers & Rural Appraisers

- a. The following instructor is being added to Class/Synch: AS037 – *Advanced Rural Case Studies (A400)*
  1. Jim Pruitt

Julie moved to approve this instructor, seconded by Scott. The motion passed.

Appraisal Institute

- a. The following instructors are being added to Class/Synch: AI121 – *Appraiser's Guide to The New URAR*

1. Betty Jo Cagle	8. Jennifer Marshall
2. Jason Ferris	9. Lisa Meinczinger
3. Woody Fincham	10. Byron Miller
4. Mark Freitag	11. Jared Preisler
5. Scott Hartman	12. Mark Smeltzer
6. Alan Hummel	13. Larry Wright
7. Mark Linne	
- b. The following instructor is replacing Rich Carlile for Class/Synch: AI046 – *Inconsistency: It's Hiding in Plain Sight in Your (commercial) Appraisal*
  1. Mark Smeltzer

Scott moved to approve these instructors, seconded by Michael. The motion passed.

Sara S continued with Home Inspector continuing education course approvals.

American Society of Home Inspectors (ASHI):

- a. Classroom/Synchronous: *Code Is Not A Four Letter Word* – 4 CE  
Instructor(s): Bruce Barker

Michael moved to approve these classes, seconded by Sara H. The motion passed.

American Society of Home Inspectors (ASHI):

- a. The following instructor was added as an additional instructor for CEC-2024-173 – *Inspection Agreement Deep Dive*. He presented this class March 7 and 8, 2025, as an in-person class, for which the original instructor was unavailable. He has taught the class previously and was familiar with the material.
  1. Eli Morgan

Sara H moved to approve this instructor, seconded by Julie. The motion passed. Danny Storlie commended Sara S for her work on education.

Next, Brian asked for the Finance Committee Report. Sara H reported that, as of May 12, 2025, the board has a combined Treasury Account balance of \$2,206,999.77. Sara S moved to approve the report, seconded by Julie. 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 eight Jurisdiction Committee meetings. Thanks so much for the hard work from Scott McKennon and Sara Stephens who participated in the meetings. Diana Piechocki, Director and Suzie Puckett also participated.

**Summary of Appraiser Jurisdiction Committee Meetings**

Date	Case #	Basis/Allegations	Recommendation
05/14/2025	25-1148	Violations of USPAP	Jurisdiction
05/14/2025	25-1149	Violations of USPAP	Jurisdiction
05/14/2025	25-1150	Violations of USPAP	Jurisdiction
05/14/2025	25-1151	Violations of USPAP	Jurisdiction
05/14/2025	25-1152	Violations of USPAP	Jurisdiction
05/14/2025	25-1153	Violations of USPAP	Jurisdiction
05/14/2025	25-1154	Errors and Omissions	No Jurisdiction
05/14/2025	25-1155	Errors and Omissions	No Jurisdiction

Scott moved to approve the report, seconded by Julie. The motion passed.

b. Home Inspector Report

Since the last board meeting, five Jurisdiction Disciplinary Committee meetings and six Probable Cause Hearings were held. Participating in the meetings were board member Michael Griffino, Diana Piechocki, Director, Aaron Lowery, Assistant Attorney General, and Suzie Puckett, Business Operations Manager.

## Summary of Home Inspector Jurisdiction Committee Meetings

Date	Case	Basis/Allegations	Recommendation
05/02/2025	25-0087	Understating needed repairs <sup>1</sup>	Jurisdiction

<sup>1</sup>The home inspector's report did not indicate that the stone veneer exterior had failed causing significant water damage to the home.

05/02/2025	25-0088	Did not report condition of HVAC <sup>2</sup>	No jurisdiction
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<sup>2</sup>Furnace section indicates, "Equipment Approximate Age: 20 years. Furnaces should be cleaned and serviced annually. Recommend a qualified HVAC contractor to clean, service and certify furnace. Recommendation: Contact a qualified HVAC professional." Cooling section indicates, "Condenser Approximate Age: 19, Life Expectancy: The life expectancy of a typical air conditioner is 10-15 years. The unit appears to have exceeded its life expectancy. Recommend an evaluation for servicing/cleaning/charging by a licensed technician. Recommendation: Contact a qualified professional."

05/02/2025	25-0089	Plumbing and roofing issues <sup>3</sup>	No jurisdiction
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<sup>3</sup>Report indicates "Inspection limited/prevented by: Water supply turned off. I turned on but due to a leak in the bathroom I turned back off and didn't get to finish inspecting." Report indicates in the Roofing section, "Sloped Roofing/Metal, Possible evidence of leaks, recommend a qualified contractor further evaluate and make repairs prior to closing."

05/02/2025	25-0090	Did not report foundation issues <sup>4</sup>	No jurisdiction
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<sup>4</sup>The home inspector is not currently registered by the SBAHI. Apparently, he has moved to Florida and is no longer working in real estate. Should he decide to reinstate his registration, we need to resolve the complaint. He prepared this report prior to the issuance of his registration and was the loan officer as well as the home inspector. It appears that his spouse was the real estate agent handling the transaction.

05/02/2025	25-0091	Code of Ethics & SOP Violations <sup>5</sup>	Jurisdiction
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<sup>5</sup>The complaint includes allegations and extensive documentation, including photos, of numerous potential violations of both the Standards of Practice and Code of Ethics.

## Summary of Home Inspector Probable Cause Committee Meetings

Date	Case #	Basis/Allegations	Recommendation
05/02/2025	22-0033	Understated repairs & Spouse is employed by RE Firm <sup>6</sup>	Dismiss with Caution

<sup>6</sup>Upon review of reports prepared approximately seven weeks apart, the report in question appears to meet the minimum requirements of the HI Standards. The committee does recommend the HI complete a Report Writing Class. Additional comments would be a best practice. Although the spouse of the HI is employed by the real estate firm, she is a sales agent. It does not appear that neither the Home Inspector nor his spouse financially benefitted from the sale of the subject of the report. The HI involved is not currently registered with the board.

05/02/2025 24-0074 Plumbing Issues<sup>7</sup> Dismiss

<sup>7</sup>The subject has cast iron pipes which are notated in the report. In reviewing the HI report including photos provided, there is no evidence that the pipes were showing evidence of issues at the time of inspection. The committee recommends that the HI include a comment in his report indicating that cast iron pipes are prone to failure.

05/02/2025 24-0079 Numerous issues discovered that are not explained in the report<sup>8</sup> Consent Agreement

<sup>8</sup>Upon review of the report, there are several instances of the home inspector not identifying the current condition of the components or indicating the remaining life. The board recently required the HI to complete additional education. The Consent Agreement requires that the home inspector be placed on a six-month probation with a monthly log. The board will choose reports each month for review and comment.

05/02/2025 24-0080 Structural, electrical and environmental issues<sup>9</sup> Dismiss

<sup>9</sup>The issues noted in the complaint are identified in the report or the reason they were unable to be inspected is addressed in the report. The report appears to meet the minimum requirements of the Standards of Practice.

05/02/2025 25-0081 Plumbing, HVAC & electrical issues<sup>10</sup> Dismiss

<sup>10</sup>Report indicates in the plumbing section that "repairs were being made under home" and "water off and unable to run water and inspect for leaks." The report indicates in the HVAC section that "Outside temperature below 65 degrees unable to test system" and "unable to test A/C due to temp of 59." There are several additional comments concerning the inability to inspect the crawl space due to water leaks from burst pipes. The report appears to meet the minimum requirements of the Standards of Practice.

05/02/2025 25-0083 Plumbing & HVAC issues<sup>11</sup> Dismiss

<sup>11</sup>No washing machine was installed at the time of inspection. The HI had no way to know there was a washing machine drain problem. Other issues were discovered when items were removed. The HI is not required to determine if a system is adequate for the size of the home. The report and response are well documented with photos, comments and explanations. The report appears to meet the minimum requirements of the Standards of Practice.

05/02/2025 25-0089 Plumbing and roofing issues<sup>3</sup> No jurisdiction

<sup>3</sup>Report indicates "Inspection limited/prevented by: Water supply turned off. I turned on but due to a leak in the bathroom I turned back off and didn't get to finish inspecting." Report indicates in the Roofing section, "Sloped Roofing/Metal, Possible evidence of leaks, recommend a qualified contractor further evaluate and make repairs prior to closing."

05/02/2025 25-0090 Did not report foundation issues<sup>4</sup> No jurisdiction

<sup>4</sup>The home inspector is not currently registered by the SBAAHI. Apparently, he has moved to Florida and is no longer working in real estate. Should he decide to reinstate his registration, we need to resolve the complaint. He prepared this report prior to the issuance of his registration and was the loan officer as well as the home inspector. It appears that his spouse was the real estate agent handling the transaction.

05/02/2025

25-0091

Code of Ethics & SOP Violations<sup>5</sup>

Jurisdiction

<sup>5</sup>The complaint includes allegations and extensive documentation, including photos, of numerous potential violations of both the Standards of Practice and Code of Ethics.

Scott moved to approve the report, seconded by Julie. The motion passed.

Scott moved to ratify both reports, seconded by Sara S. The motion passed.

The Chairman then asked for the Director's Report. Diana reported that the Legislature sine died on May 5, and that there are three bills that affect this Board. The first one is Act 949, the department's clean-up bill. She explained that it repealed the seal need on appraisal reports; we were the next to last state to do so. Diana then moved on to discuss Act 974 concerning insurance requirements for licensed home inspectors. She read the law, "A home inspector is required to carry a professional liability insurance policy or an errors and omissions insurance policy approved by the State Insurance Department for the home inspections performed by the home inspector."

Diana spoke with Jimmy Harris, deputy director, and he gave her a written statement that professional liability is the same as errors and omissions. Mr. Harris stated that the insurance provider must be permitted by the state to sell this type of insurance and that his department is available to answer any questions and confirm that the policy is from an approved provider but they don't want to see each policy. The law didn't have an emergency clause so it will go into effect 90 days after sine day. Aaron confirmed that home inspectors need to have the policy in effect by that date. Scott asked which legislators filed the bill and Diana stated that it was Representative Barnett and Senator Murdock but that we and the Insurance Department don't know why it was filed.

The third act, Act 505, makes changes to FOIA. If a board member attends a meeting via Zoom, he or she must remain on the screen the entire meeting. It also goes on to say that board members do not receive mileage or a stipend if they attend by Zoom, the draft meeting agenda has to be posted on the website 10 days in advance, and it memorializes the no polling rule.

Diana then reported that we received a "good" rating from the ASC on both appraiser and AMC programs. In an effort to receive an excellent rating next time, we're going to have Dennis Badger and Larry Disney attend our board meetings in person and, using repurposed grant money, conduct mini compliance reviews every other month. After our next meeting, Larry Disney is going to teach a two-hour class on Appraisal Subcommittee Policy Statements.

Diana explained that in what's now Act 949, she asked to combine the funds of all three boards, but only home inspectors and abstracters could be combined at this time because they were both set up as special revenue accounts and appraisers was set up as a cash account. She then reported on a matter regarding an appraiser who has been convicted of a felony on two counts; he pled guilty to one section that is not a disqualifying factor, so we can't take his license away. She then discussed the pros and cons of an appraiser course and exam that she had taken and asked the board's

permission to take a few more classes using appraiser funds. Sara S moved to allow Diana to take more classes using appraiser funds, seconded by Scott.

Brian asked for a motion to ratify the Director's Report. Scott moved to ratify the report, seconded by Julie. The motion passed.

There being no old business to discuss, Brian reported that our next meeting will be on July 18, 2025, at 10:00 a.m. and then asked for a motion to adjourn the meeting following upgrade interviews. Julie moved to adjourn, seconded by Sara S. The motion passed.



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Brian Hester, Chairman