

§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, November 14, 2025

The State Board of Appraisers, Abstracters, and Home Inspectors met on November 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; Sarah Johnson, Fiscal Support Coordinator, Laura Windle (via Zoom) and Aaron Lowrey, Assistant Attorney General.

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

Guests in attendance were Dennis Badger (via Zoom), contract investigator, and Melissa Bond (via Zoom), appraiser instructor and education provider.

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

PRESENT

Brian Hester
Michael Griffino (via Zoom)
Sara Hawkins
Julie Matthews
Scott McKennon
Matthew Muehler
Daniel Storlie (via Zoom)
Sara Stephens

ABSENT

Wally Loveless

A quorum was declared pursuant to Arkansas Code § 17-14-204 (e)(1), for the purpose of conducting board business.

Brian asked for a motion to excuse or not excuse the absence of Wally Loveless at the board meeting. Scott McKennon asked to table the motion in case of late arrival.

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

After allowing board members time to review the minutes of the September 19, 2025, meeting, Brian asked for a motion to approve the minutes. Scott moved to approve the minutes, seconded by Julie. The motion passed.

The Chairman moved to Committee Reports. The Education Committee Report was presented by Sara Stephens, who began with the appraiser education.

American Society of Farm Mangers & Rural Appraisers

- a. Class/Synch: *Appraising Ag Facilities Equine Seminar* – 8 CE
Instructor(s): Paul Herrington, Cara Penley

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

Calypso Continuing Education

- a. Online: *The New URA UAD Appraiser's Guide* – 7 CE
Instructor(s): Frances Finigan

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

Dennis Badger & Associates, Inc

- a. Class/Synch: *Valuation Bias and Fair Housing Laws and Regulations* – 7 CE
Instructor(s): Dennis Badger, Larry Disney, Jeffrey Kelley

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

Green Mountain eLearning

- a. Online: *USPAP Advisory Opinions 18 and 37, Market Condition Data Analysis: Storytelling* – 5 CE
Instructor(s): Leith Wolf

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

Melissa Bond

- a. Class/Synch: *New UAD 3.6* – 7 CE
Instructor(s): Melissa Bond, Lisa Meinczinger

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

Sara S presented the appraiser individual credit requests.

Individual Credit Request(s):

- a. Requestor: Patty Thompson (CR4982)
Credit Requested: 4 hrs. CE
Provider: Relocation Appraisers and Consultants
Course Title: RAC Annual Conference: Litigation for Appraisers
Delivery Method: Classroom
Date(s) Taken: October 1, 2025

Scott moved to approve the request for individual credit, seconded by Julie. The motion passed.

- b. Requestor: Patty Thompson (CR4982)
Credit Requested: 14 hrs. CE
Provider: Relocation Appraisers and Consultants
Course Title: RAC Annual Conference: Embarking in a New World, Adopting to the New Normal
Delivery Method: Classroom
Date(s) Taken: October 2-3, 2025

Scott moved to deny the request for individual credit, seconded by Julie. The motion passed.

Sara S continued with home inspector education.

Arkansas Home Inspector Institute (AHII) QE:

- a. Class/Synch: *80 Hour Pre-Registration Class* – 80 QE
Instructor(s): Daniel Burkhead, Scott Lamb

Sara Hawkins moved to approve the class, seconded by Julie. The motion passed.

Inspection Certification Associates (ICA) QE:

- a. Class/Synch: *80 Hour Pre-Registration Class* – 80 QE
Instructor(s): Floyd Gibbs, Patrick Hardy, Chris Kjeldsen, Clint Laney, Pete Pappas, Hank Sander

Matt Muehler moved to approve the class, seconded by Sara H. The motion passed.

Sara S presented the home inspector instructor for approval.

American Home Inspectors Training (AHIT) – CE

- a. Instructor(s): Christopher Kjeldsen

Sara H moved to approve the instructor, seconded by Matt. The motion passed.

Sara S presented the home inspector individual credit requests.

Individual Credit Request(s):

- a. Requestor: Steve Comer (HI2319)
Credit Requested: 40 hrs. CE
Provider: InterNACHI
Course Title: How to Inspect Septic Systems
Delivery Method: Classroom
Date(s) Taken: January 6, 2025

Sara H moved to approve the individual credit, seconded by Julie. The motion passed.

Next Brian asked for the Finance Committee Report. Sara H reported that, as of November 14, 2025, the board has a combined Treasury Account balance of \$2,159,238.10. 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

Summary of Appraiser Jurisdiction Committee Meetings

Date	Case #	Basis/Allegations	Recommendation
10/08/2025	25-1163	Errors and Omissions	No Jurisdiction
10/08/2025	25-1164	Violations of USPAP	Jurisdiction
10/08/2025	25-1165	Violations of USPAP	Jurisdiction
10/08/2025	25-1166	Violations of USPAP	Jurisdiction
10/08/2025	25-1167	Violations of USPAP	Jurisdiction

Sara S moved to ratify the report, seconded by Julie. The motion passed.

b. Home Inspector Report:

Summary of Jurisdiction Committee Meetings

Date	Case	Basis/Allegations	Recommendation
10/22/2025	25-0086	Understating needed repairs ¹	No Jurisdiction
¹ The complainant did not submit a home inspection report.			
10/22/2025	25-0092	Crawlspace issues ²	Jurisdiction
² The home inspector's report contained conflicting statements regarding the foundation and crawlspace.			
10/22/2025	25-0093	Understating needed repairs ³	No Jurisdiction
³ The respondent's home inspector license expired 12-31-2022, but he is advertising as a home inspector and includes his license number on his website and on a home inspection report completed 9-11-2023. Because he's no longer licensed with us, our only course of action is to write him a letter requesting he stop advertising as a home inspector, and if not, we can contact the circuit judge. The complainant or the board can report him to the county prosecutor, but it would be up to the prosecutor whether or not to pursue the matter.			
10/22/2025	25-0094	Flooring issues ⁴	Jurisdiction
⁴ After receiving the inspection report, the complainant contacted the home inspector to inform him about concerns with the weak flooring. According to the complaint, the home inspector said he would return to inspect the floors but failed to return.			
10/22/2025	25-0095	Plumbing issues ⁵	No Jurisdiction
⁵ Complaint was in respect to a sewer scope, which is not part of the ASHI Standards of Practice.			
10/22/2025	25-0096	Drainage issues ⁶	Jurisdiction

⁶According to the complaint, the home has water drainage issues under the sink and in the laundry room that, in the opinion of a plumber, are being caused by pipes that are not up to code.

Summary of Probable Cause Committee Meetings

Date	Case #	Basis/Allegations	Recommendation
10/22/2025	24-0075	SOP & Code of Ethics Violations ¹	Consent Agreement
¹ Respondent must complete 8 hours of in-person education: Inspection Report Writing and Risk Reduction (3 hrs), Report Writing Basics to Ballistics (3 hrs), and Standards of Practice and Code of Ethics (2 hrs), none of which cannot be counted toward continuing education. After completion of the required education, he must also provide the board with two reports from paid inspections for review. Required education and report submittal is to be completed by June 30, 2026.			
10/22/2025	25-0084	SOP Violations ²	Corrective Action Agreement
² Respondent must complete 3 hours of in-person education: Report Writing Basics to Ballistics, which cannot be counted toward continuing education. Required education is to be completed by June 30, 2026.			
10/22/2025	25-0085	Errors and Omissions ³	Dismiss with Caution
³ Reports need to include properly described vent-a-hoods with documentation regarding where all vents exhaust. Reports also need to include documentation on AFCIs (Arc Fault Circuit Interrupters).			

Summary of Home Inspector Insurance Suspensions

Date	Case #	Basis/Allegations	Recommendation
10/17/2025	COI25-1004	Did not provide current COI ¹	Consent Agreement
¹ The respondent was properly notified and given 30 days in which to appeal suspension. A Consent Agreement requiring a civil penalty of \$250 was included with the notification. Respondent has now provided the correct COI and a signed Consent Agreement.			
10/17/2025	COI25-1005	Did not provide current COI ²	Consent Agreement
² The respondent was properly notified and given 30 days in which to appeal suspension. A Consent Agreement requiring a civil penalty of \$250 was included with the notification. Respondent has now provided the correct COI and a signed Consent Agreement.			
10/17/2025	COI25-1008	Did not provide a current COI ³	Consent Agreement
³ The respondent was properly notified and given 30 days in which to appeal suspension. A Consent Agreement requiring a civil penalty of \$250 was included with the notification. Respondent has now provided the correct COI and a signed Consent Agreement.			

Sara S moved to ratify the report, seconded by Julie. The motion passed.

The Chairman then asked for the Director's Report.

- a. Diana reported that Larry Disney has stepped down from being our Appraiser Contract Investigator and that Dennis Badger has stepped up and agreed to take on additional work.
- b. Diana reported that she asked the department if she could offer the 7-hour Valuation Bias and Fair Housing Laws and Regulations for all the board members because it is something all need to be aware of since we receive complaints concerning this. ADLL has agreed to have Dennis Badger teach this the day before the March board meeting. This would be approved CE for the home inspector board members, as well. The department will cover the cost of the class. The board will buy boxed lunches and maybe eat while learning.

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

- c. Diana discussed the Exposure Draft Document that was included in the board packet, advising it was there for the board to read and review.
- d. Diana updated everyone on the home inspector and appraiser renewals. She stated that it is going well this year, and everyone has embraced ELP.
- e. Diana reported that the Appraisal Subcommittee has assigned us a new policy manager, Tom Lewis, and that he will be here October 27-29, 2026, for our compliance review.
- f. Sara S mentioned that the USPAP materials must be purchased through the Foundation, rather than the provider, this year and the cost is \$125 in addition to the cost of the class. She suggested we give our appraisers a heads-up since this is an education year and USPAP is required again. We could also let them know about the Bias course, as well. Diana stated we could get something out and reminded the board members that we buy the USPAP materials for them.

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

Moving to Old Business, Chairman Hester reported on the application process for the Home Inspector Contract Investigator. He stated the committee narrowed it down to a few whom they will interview on Friday, November 21.

Moving to New Business, Chairman Hester advised everyone of the board meeting dates for 2026 which are also listed in the agenda.

Diana reported that there is a copy of the legislative audit in the board packet and that as a department, we had no findings. We were mentioned on the supplementals.

Scott moved to ratify the legislative audit, seconded by Sara S. The motion passed.

Next, Chairman Hester asked Daniel Storlie to update everyone on the appraiser upgrade interview process that Secretary Bassett asked the board to review and make sure there were no roadblocks to prevent new licenses. Daniel stated that all the requirements are based on national standards that we must follow, except the interview. He asked the staff for a spreadsheet of interviews we have had and compared the pass/fail rate, and the data revealed we are where we should be, with 83% passing the interview. In conclusion, he felt we were doing the correct processes with the data that was reviewed.

Chairman Hester asked for a motion to be made to consider Wally Loveless's absence excused or unexcused. Scott voted to mark his absence as unexcused, seconded by Julie. The motion passed.

Chairman Hester moved the meeting to other business and the election of officers for 2026.

Scott McKennon and Sara Stephens each nominated themselves for board chairman. Sara H asked who would assume the duties of education if Sara S were to be voted in as chairman. Diana stated that while it isn't in the rules, it has always been the job of the vice chair.

Scott McKennon was voted to be board chairman by the majority of the board beginning January 1, 2026.

Scott moved that Sara S continue as vice chair, seconded by Julie. The motion carried.

Sara S nominated Sara H to continue as treasurer. Sara H was voted as treasurer.

Brian reported that our next meeting will be on January 16, 2026, at 10:00 a.m. He then asked for a motion to adjourn the meeting.

Sara S moved to adjourn, seconded by Julie. The motion passed.



Brian Hester, Chairman