

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, January 16, 2026

The State Board of Appraisers, Abstracters, and Home Inspectors met on January 16, 2026, 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 Scott McKennon called the meeting to order at 10:00 a.m.

Guests in attendance were Dennis Badger (via Zoom), the board's contract investigator, Mark Armstrong, Jeff Moses, and Ben Trotter, home inspector education providers.

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

PRESENT

Scott McKennon  
Brian Hester  
Wally Loveless  
Michael Griffino  
Julie Matthews  
Matthew Muehler  
Daniel Storlie  
Sara Stephens

ABSENT

Sara Hawkins

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

Scott stated that Sara Hawkins had notified Diana Piechocki that she had a prior engagement so she would be absent.

Scott asked for a motion to excuse or not excuse the absence of Sara Hawkins at the board meeting. Julie Matthews moved to excuse the absence of Sara Hawkins, seconded by Sara Stephens.

Scott asked Diana if there had been any contact from Wally Loveless, she stated there had not.

Scott asked for a motion to excuse or not excuse the absence of Wally Loveless at the board meeting. Sara moved to record his absence as unexcused, seconded by Michael Griffino. The motion passed. Approximately ten (10) minutes after the motion passed Wally Loveless arrived for the board meeting. His attendance was changed to present.

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

After allowing board members time to review the board minutes of the November 14, 2025, meeting, Scott asked for a motion to approve the minutes. Julie moved to approve the minutes, seconded by Michael. The motion passed.

Next Scott moved to the Chairman's Report. He gave an update on the home inspector contract investigator hiring process. He stated that on December 19, 2025, he, Matt, Sarah H, and Brian interviewed seven applicants, and agreed to offer a contract investigator position to five. This allows the board to assign complaints to an investigator outside of his or her work area that is not direct competition to the respondent. The state is divided into northwest, northeast, southwest, and southeast regions. Diana added that they are all excited to be joining the board.

Scott asked for approval for date change of the March board meeting from March 20 to March 27. He also noted that the day prior, March 26, 2026, Dennis Badger will be here to teach the seven-hour Valuation Bias course. He highly recommends that all board members attend. Daniel Storlie asked if a test is required. Scott replied that if you are an existing certified general (CG), no. But if you are an aspiring appraiser, someone who is upgrading now or anytime in the future, then yes, it is now part of qualifying education so you must take the test. Michael asked as a board member how to sign up for the class. Diana advised the board to just let the staff know. She stated further it will be on the agenda for home inspector education so it can be counted toward continuing education requirements. Sara S. reiterated the importance that all the board members attend the course.

Scott asked for a motion to change the board date from March 20, 2026, to March 27, 2026. Julie moved to approve the change, seconded by Michael. The motion passed.

The Education Committee Report was presented by Sara Stephens.

Sara S advised that there is a change moving forward initiated by Sarah Johnson that will be helpful in the process of approving education offerings. One of which is that office procedures now require education approvals be submitted no later than the Friday before the next board meeting to be placed on that meeting's agenda. Otherwise, it will be considered at the next board meeting date.

Appraiser eLearning LLC

- a. Class/Synch: AE076 – *Appraiser's Guide to Appraisal Inspections* – 7 CE  
Instructor(s): Bryan Reynolds, Thomas Humphreys

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

Green Mountain eLearning

- a. Online: GM007 – *Market Conditions Cradle to Grave, Data Concepts and Methods* – 3 CE  
Instructor(s): Keith Wolf

Sara S continued with home inspector education.

Arkansas Association of Real Estate Inspectors (AAREI) - CE

- a. Class/Synch: *AAREI Spring CE Event: Building Science-Other* – 2 CE  
Instructor(s): Jon Bolton
- b. Class/Synch: *AAREI Spring CE Event: Safety and Protection-Other* – 2 CE

- Instructor(s): Henry Sander
- c. Class/Synch: *AAREI Spring CE Event: Assessing Foundation Performance When Movement warrants Further Evaluation-Other* – 2 CE  
Instructor(s): Brent Stroud
- d. Class/Synch: *AAREI Spring CE Convention: Electrical for Home Inspectors-Electrical* – 2 CE  
Instructor(s): Mark Hardwick
- e. Class/Synch: *AAREI Spring CE Convention: Moisture and Indoor Air Quality-Other* – 2 CE  
Instructor(s): Kimberly McDonough
- f. Class/Synch: *AAREI Spring CE Convention: What do you see? What do you say? - Other* – 2 CE  
Instructor(s): Jon Bolton

Julie moved to approve the classes, seconded by Matt Muehler. The motion passed.

#### The ASHI School (ASHI) – CE

- a. Class: *Inspection World 2026-Administration, Plumbing Fixtures & Residential HVAC Sizing-Other* – 2 CE  
Instructor(s): Dan McLaughlin
- b. Class: *Inspection World 2026-Concrete-Structure* – 2 CE  
Instructor(s): Dan McLaughlin
- c. Class: *Inspection World 2026-Dont Get Hurt Like THAT Guy Did-Other* – 2 CE  
Instructor(s): Brian Eisenman
- d. Class: *Inspection World 2026-GFCI and AFCI Requirements- An Adoption History-Electrical* – 2 CE  
Instructor(s): Joseph Wages
- e. Class: *Inspection World 2026-Infrared Applications for Home Inspectors-Other* – 2 CE  
Instructor(s): Bill Fabian
- f. Class: *Inspection World 2026-Inspecting EV charging systems-Electrical* – 2 CE  
Instructor(s): Mike Twitty
- g. Class: *Inspection World 2026-Inspecting PV and Generator Power Systems-Electrical* – 2 CE  
Instructor(s): Mike Twitty
- h. Class: *Inspection World 2026-Inspection Quiz-Other* – 2 CE  
Instructor(s): Bruce Barker
- i. Class: *Inspection World 2026-Navigating Structural Integrity in Home Inspections-Structure* – 2 CE  
Instructor(s): Graham Clarke
- j. Class: *Inspection World 2026-Pool Inspections and the Real Estate Market-Other* – 2 CE  
Instructor(s): Peter Muehlbronner
- k. Class: *Inspection World 2026-Residential Ventilation-Other* – 2 CE  
Instructor(s): Dan McLaughlin
- l. Class: *Inspection World 2026-Smart Homes-Other* – 2 CE  
Instructor(s): Mark Goodman

- m. Class: *Inspection World 2026-Structural Defects - When to Recommend an Engineer-Structure* – 2 CE  
Instructor(s): David Goldstein
- n. Class: *Inspection World 2026-The Future of Comfort: Heat Pumps, HVAC Trends, and Refrigerant Regulations-Other* – 2 CE  
Instructor(s): Brad Keyes
- o. Class: *Inspection World 2026-The Grounding Electrode System-Electrical* – 2 CE  
Instructor(s): Joseph Wages
- p. Class: *Inspection World 2026-The Ins and Outs of Crawlspace Inspection-Structure* – 2 CE  
Instructor(s): Graham Clarke
- q. Class: *Inspection World 2026-Townhouse Building Safety Features-Other* – 2 CE  
Instructor(s): Sandra Hyde
- r. Class: *Inspection World 2026-Masonry Fireplace & Chimney-Alternate Heating* – 2 CE  
Instructor(s): Tom Urban

Julie moved to approve the classes, seconded by Matt. The motion passed.

Professional Home Inspection Institute (PHII) - QE

- a. Online: *Home Inspection Basic Course* – 106 CE  
Instructor(s): Robert Graham, Mark Wingart

Matt moved to approve the class, seconded by Brian. The motion passed.

Next Scott stated in lieu of Sara Hawkins absence he would give the Finance Committee Report. Scott reported that, as of January 16, 2026, the board has a combined Treasury Account balance of \$2,187,873.08. Sara S moved to approve the report, seconded by Julie. The motion passed.

Moving on to Staff Reports, Scott asked for the Attorney's Report presented by Aaron Lowrey. Aaron reported that there were two hearings that were scheduled for today. The first one settled by consent agreement and was so removed from the calendar. For the second one, he received a call from the home inspector advising that he did not want to attend the hearing and that he wanted to settle with a consent agreement but was on his way out of the country for vacation. Aaron advised him someone from the board would send him the consent agreement and let him know how to pay the civil penalty. The director sent the consent agreement and advised the home inspector of the payment process. As of today, the respondent has not paid the penalty nor returned the consent agreement. Aaron advised him if the matter was not resolved by today, he would ask the board for a continuance to give him an opportunity to pay and sign the agreement when he returns from vacation. If he doesn't, we would just reset for a hearing later.

Scott asked for a motion to approve a continuation for the home inspector. Julie moved to approve the continuation, seconded by Sara S. The motion passed.

Scott asked for the Appraiser Investigator Report presented by Suzie Puckett. She reported on the following cases.

- a. Appraiser Report

**Summary of Appraiser Jurisdiction Committee Meetings**

Date	Case #	Basis/Allegations	Recommendation
11/21/2025	25-1168	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
11/21/2025	25-0097	Understating needed repairs <sup>1</sup>	Jurisdiction

<sup>1</sup>The complaint includes allegations of understating the condition of the plumbing, flooring and HVAC systems.

11/21/2025	25-0098	Understating needed repairs <sup>2</sup>	Jurisdiction
------------	---------	--	--------------

<sup>2</sup>The complaint includes allegations of rotting/compromised support beams and moisture intrusion in crawlspace.

**Summary of Probable Cause Committee Meetings**

Date	Case #	Basis/Allegations	Recommendation
11/21/2025	25-0082	SOP Violations <sup>1</sup>	Dismiss with Caution

<sup>1</sup>Respondent is cautioned to give more detailed concerns of action and give more information in the narrative.

11/21/2025	25-0091	SOP & Code of Ethics Violations <sup>2</sup>	Tabled for Contract Investigator Review
------------	---------	--	---

<sup>2</sup>The complaint includes allegations and extensive documentation, including photos, of numerous potential violations of both the Standards of Practice and Code of Ethics that the director and committee believe could be adjudicated more justly with further investigation.

**Summary of Home Inspector Insurance Suspensions**

Date	Case #	Basis/Allegations	Recommendation
01/16/2026	COI25-1007	Did not provide current COI <sup>1</sup>	Consent Agreement
01/16/2026	COI25-1009	Did not provide current COI <sup>1</sup>	Consent Agreement
01/16/2026	COI25-1016	Did not provide current COI <sup>1</sup>	Consent Agreement

<sup>1</sup>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. He has also signed a Consent Agreement and paid the civil penalty.

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

The Chairman then asked for the Director's Report.

- a. Diana asked the board to ratify a decision that she and Chairman Brian Hester made concerning a home inspector who is a military reservist and had taken his initial 80-hour class on May 21, 2022. He was then called to active duty from January 7, 2023, to June 27, 2025, and was sent to Bahrain and then to the Pentagon. He had 902 days that he was unable to move forward with his application. He passed the ethics exam when he took the original class, and he passed the home inspector's national exam when he returned home. She and Brian waived the time frame to complete his application with his military orders as supporting documentation. She is now asking the board to ratify the waiver.

Scott asked for a motion to accept the decision to extend a waiver for the home inspector. Julie moved to approve, seconded by Sara S. The motion passed.

- b. Diana reported on appraiser and home inspector December 31 renewals. The numbers of both licensee groups dropped at their recent renewals. Board staff will continue to monitor the situation. We sent reminders throughout the renewal period and have notified those who did not renew that his or her credential is now in an expired status. And that they are unable to perform appraisals or home inspections without an active credential.

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

Moving to New Business, Chairman McKennon reported on a home inspector request concerning BNI. He then stated because he's an appraiser, he's not familiar with BNI and asked for a home inspector to offer guidance. Michael advised that BNI is a group made up of professionals such as home inspectors, real estate agents, plumbers, car salesmen, and insurance salesman, and they have a closed referral system. They refer business to each other and just within the group for whatever profession has a member. If you are a home inspector and there is a real estate agent in the group, the agent refers to you every time they sell a home. Per their code of ethics, they can't just give one inspector, they are supposed to give multiple referrals but in the BNI group they share referrals with each other. It's a networking group and they meet once a week to share referrals. Sara S asked if you were invited to join a particular group. Michael replied yes and no and that membership is open and anyone can join a group. There are multiple groups in an area. He stated that you can get invited or if you know of one to join, you can fill out an application and pay a fee, but if there is already a professional doing what you do in that group, you will not be approved. There is only one professional each per group. After a brief discussion with input from our Assistant Attorney General, the board agreed that joining a group does not in and of itself violate the ethics rule. The issue becomes what you do as a member of the group may be an ethical issue and put the home inspector at risk of disciplinary action. It was agreed that AAG Lowrey will assist board staff draft a letter to email all home inspectors.

The second item for discussion concerns a home inspector who is alleging fraud against the board. The individual prepares home inspections and lives in Missouri. Missouri does not require home inspectors to be registered. He wants to work in Northwest Arkansas. Therefore,

he must become registered with the Arkansas board. He completed the required qualifying education. However, he has failed the national exam twice. His allegation is that the exam is not Arkansas specific. Therefore, he is unable to answer questions because it is an unfair national exam. There are questions concerning items he will never see in Arkansas. He wants the board to reimburse him for the testing fees he has paid. After a brief discussion the board agreed that the individual cannot be reimbursed by the board for fees it did not collect. And, that we need to refer him to the exam provider if he has questions concerning its content. AAG Lowrey and Director Piechocki will work together on a letter to be sent to the individual.

Scott moved to New Business concerning the annual items to be approved.

First, Scott asked for a motion to approve board member expense reimbursements for 2026 (A.C.A. § 25-16-902). Brian moved to approve board member expense reimbursements for 2026, seconded by Sara S. Motion passed unanimously.

Second, Scott asked for a motion to approve board member stipends for 2026 (A.C.A. § 25-16-903(5)). Sara S moved to approve payment of board member stipends for 2026, seconded by Julie. Motion passed unanimously.

Third, Scott asked for a motion to approve food purchases for board meetings and hearings for 2026. Sara S moved to approve food purchases for board meetings and hearings for 2026, seconded by Julie. Motion passed unanimously.

Next, after a brief discussion and explanation, Scott asked for a motion to approve the biennial CSA Risk Assessment. Sara S moved to approve the 2026 CSA as presented to the board, seconded by Julie. Motion passed.

Scott reminded all the board members that Statements of Financial Interest are due by January 31, 2026. Please mail or hand deliver them to the Board office by January 30, 2026. We will hand deliver to get a date-stamped file copy from the Secretary of State's Office.

Next, Scott asked for a motion to adopt the 2024 USPAP for 2026. He reminded everyone that USPAP has not changed since 2024. Brian moved to approve the 2024 USPAP for 2026, seconded by Sara S. The motion passed unanimously.

Next, Scott asked for a motion to adopt the fees for 2026 as listed below.

- i. Appraiser Fees – Continue \$75 discount
- ii. AMC Fees -- \$500 per year registration fee
- iii. Abstracter Fees – No discount
- iv. Home Inspector Fees – Continue \$65 discount
- v. Adopt all other fees on Fee Schedules

Sara S moved to adopt the fees listed in i. through v, seconded by Daniel. The motion passed unanimously.

Finally, Scott directed the members to the last page of the meeting materials to review the committee appointments for 2026 (Education/Finance/Rules). Julie moved to accept the committee appointments as listed, seconded by Daniel Storlie. The motion passed unanimously.

Scott reminded everyone of the next Board meeting date – March 27, 2026, at 10:00 a.m. He then asked for a motion to adjourn the meeting. Sara S moved to adjourn, seconded by Matt. The meeting was adjourned.

Approved,

A handwritten signature in black ink, appearing to read "Scott McKennon", is written over a horizontal line. The signature is fluid and cursive, with a large loop at the end.

Scott McKennon, Chairman