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, July 17, 2026

The State Board of Appraisers, Abstracters, and Home Inspectors met on July 17, 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, Executive Assistant; Sarah Johnson, Fiscal Support Coordinator; Laura Windle, Administrative Analyst; Debra Hayes, Licensing Coordinator (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 Brooklyn Solis and Anna Kate Davis, Attorney General's Office; Kelly Lutejin, Appraisal Subcommittee (via Zoom), and Dennis Badger, the board's contract investigator (via Zoom).

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

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

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

Scott stated that Matt Muehler is on vacation but there had not been any contact from Wally Loveless or Daniel Storlie, which Suzie confirmed.

Scott asked for a motion to excuse or not excuse the absences. Brian Hester moved to table Wally and Daniel's absences to allow for late arrivals and to excuse Matt's absence, seconded by Julie Matthews. The motion passed.

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

After allowing board members time to review the board minutes of the May 15, 2026, and June 26, 2026, meetings, Scott asked for a motion to approve the minutes. Sara S moved to approve the minutes, seconded by Julie. The motion passed.

Daniel and Wally entered with apologies for their late arrival.

The Education Committee Report was presented by Sara Stephens.

Sara S thanked the staff for their help and thanked the board members for their participation in the previous Zoom meeting and for their efforts to get the individual credit requests approved.

American Society of Farm Managers & Rural Appraisers (ASFMRA)

a. Class: AS079 – *2026 Risk360* – 9 CE
   Instructor(s): Mark Elder; Tyler Mullins, Roy Meyer; Randall Kyles, Ray Wagester, Aaron Herrema, Skye Root

Julie moved to approve this class, seconded by Brian.

Appraisal Institute

a. Class/Synch: AI143 – *Appraising Senior Housing and Nursing Homes* – 7 CE
   Instructor(s): Jason Tillema

Daniel moved to approve this class, seconded by Julie.

Appraisal Institute – Arkansas Chapter

a. Class/Synch: AIA10 – *Arkansas Appraisers Economic Summit 2026* – 4 CE
   Instructor(s): Henry C. Kelley, Jr., Dr. Michael Pakko, Diana Piechocki, Angela Kimble, Sean Hoagland

Julie moved to approve this class, seconded by Brian. A brief discussion of the class logistics followed.

Appraiser eLearning

a. Class/Synch: AE084 - *UAD 3.6 Deep Dive What Have We Learned So Far* – 3 CE
   Instructor(s): Joshua Walitt

Julie moved to approve this class, seconded by Daniel.

Green Mountain eLearning

a. Online: GM04 – *Appraisal Review Essentials: Developing Competency with Standards 3 and 4* – 7 CE
   Instructor(s): Bill Caudell

Julie moved to approve this class, seconded by Brian.

Wally Loveless interjected that he had gone to the appraisal committee meeting of the National Association of Realtors in June. A brief discussion about the Housing Act of 2026 followed.

Sarah Johnson reported on the dates for the *UAD 3.6 Deep Dive What Have We Learned So Far* class and *Arkansas Appraisers Economic Summit 2026.*

Sara S continued with home inspector education.

The ASHI School (ASHI) - CE

a. Class/Synch: *Certified Residential Thermographer-Other* – 16 CE
   Instructor(s): Bill Fabian

Michael stated that he had taken this class previously and that he highly recommended it. Julie moved to approve the classes, seconded by Michael. The motion passed.

Home Inspection University (HIU) – CE

a. Class: *New Plumbing Rules and Components-Plumbing* – 2 CE
   Instructor(s): Michael Casey

b. Class: *AC and Heat Pumps-Other* – 2 CE
   Instructor(s): Michael Casey

c. Class: *Building Science and Moisture Intrusion-Other* – 2 CE
   Instructor(s): Jon Bolton

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

Sara S continued with a home inspector instructor approval request.

Inspection Certification Associates (ICA) – QE

a. Instructor(s) Jim Schumacher, Fred Buck, Dale Miller, David Mack, Walter Kruger, Michael Diehl, Dave Bertola, KC Jones (approval for Pre-Registration 80 Hr Arkansas Online Course IC002-QE)

Daniel moved to approve the instructors, seconded by Julie. The motion passed.

Next Scott moved on to Sara Hawkins for the Finance Committee Report. Sara H reported that the state is doing a financial software update, so the trial balance is not available at this time. The Financial Committee Report will be deferred until the next meeting.

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

a. Appraiser Report

Summary of Appraiser Jurisdiction Committee Meetings

Date	Case #	Basis/Allegations	Recommendation
7/2/2026	26-1186	Violations of USPAP	Jurisdiction

Summary of Probable Cause Committee Meetings

Date	Case #	Basis/Allegations	Recommendation
7/15/2026	25-1152	Violations of USPAP	Consent Agreement
The agreement requires the completion of eight hours of corrective education through the Appraisal Foundation that cannot be used toward CE. The courses are *Sales Comparison Approach Reconciliation* (4 hrs) and *Report Certifications: What Am I Signing & Why?* (4 hrs.) These courses must be completed within six months.			

7/15/2026	26-1165	Violations of USPAP	Corrective Action Agreement
The agreement requires the completion of a 14-hr *National USPAP Course* class and a 14-hr *Residential Sales Comparison and Income Approach* class. These courses must be completed within six months.			
7/15/2026	25-1167	Violations of USPAP	Corrective Action Agreement
The agreement requires the completion of a 7-hr *Appraising 2-4 Unit MF Properties* class and a *14-hr Residential Sales Comparison and Income Approach* class. These courses must be completed within six months.			

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

Scott asked for the Home Inspector Investigator Report presented by Suzie. She reported on the following cases.

b. Home Inspector Report:

Summary of Jurisdiction Disciplinary Committee Meetings

Date	Case	Basis/Allegations	Recommendation
07/02/2026	26-0107	Understating needed repairs[1]	Jurisdiction
[1]The complaint includes allegations of roofing issues.			
07/02/2026	26-0108	Understating needed repairs[2]	Jurisdiction
[2]The complaint includes allegations of roach infestation; a non-operational dishwasher; damaged exterior door; rat infestation resulting in insulation issues; and back yard flooding.			
07/02/2026	26-0109	Understating needed repairs[3]	Jurisdiction
[3]The complaint includes allegations of a water leak under the shower and subsequent water damage.			

Summary of Probable Cause Disciplinary Committee Meetings

Date	Case #	Basis/Allegations	Recommendation
07/15/2026	25-0094	SOP and Code of Ethics Violations[1]	Dismiss with Caution
10/22/25 Jurisdiction – [1]The complaint includes allegations of flooring issues and that the home inspector did not return as he said he would to inspect the crawl space. Recommendation – Dismiss with caution to follow through when you state you'll return and to not include the realtor's name on the report, because the realtor is not the intended user of the report.			

07/15/2026	25-0097	SOP Violations[2]	Consent Agreement

11/21/25 Jurisdiction – [2]The complaint includes allegations of a plumbing leak; floor joists and main beam rot in the crawlspace; soft hall floor; mold growth in the crawlspace; a clogged condensation line; and a disconnected water heater vent stack.

Recommendation – Offer a Consent Agreement to take a 4-hr report writing class (*A Guide to Practical and Successful Report Writing* or equivalent) to be completed within six months and cannot be used toward CE; caution to notate crawlspace limitations when they prevent you from entering the space, include age ranges on water heaters and furnaces, not just HVAC, and include photo descriptions.

7/15/2026	26-0099	SOP Violations[3]	Consent Agreement

3/10/26 Jurisdiction – [3]The complaint includes allegations of master bath plumbing issues; dysfunctional garage door; generator oil leak and main breaker issues; propane gas leak; and live wires in an open electrical socket.

Recommendation – Offer a Consent Agreement to take a 4-hr report writing class (*A Guide to Practical and Successful Report Writing* or equivalent) and a 3-hr electrical class (*Electricity and Electrical Inspections: From the Inside Out* or equivalent) to be completed within six months and cannot be used toward CE; caution to include photo descriptions and not overstate or understate needed repairs (13.2.A.5 The inspector is not required to determine methods, materials, and costs of corrections.).

07/15/2026	26-0100	SOP and Code of Ethics Violations[4]	Dismiss

3/10/26 Jurisdiction – [4]The complaint includes allegations of the home inspector not including his registration number and using the word "mold" in the inspection report.

Recommendation – Dismiss because the respondent stated that his software has been corrected to print his registration number on his reports and he has changed his verbiage regarding mold.

07/15/2026	26-0102	SOP and Code of Ethics Violations[5]	Table to Combine with Case 26-0104

5/6/26 Jurisdiction – [5]The complaint includes allegations of roof damage that allowed water intrusion, as well as foundation issues.

07/15/2026	26-0106	SOP and Code of Ethics Violations[6]	Dismiss with Caution

5/6/26 Jurisdiction – [6]The complaint includes allegations of structural issues as indicated by wall cracking, as well as flooring damage.

Recommendation – Dismiss with caution to use, and state as such, ASHI Standards of Practice, not InterNACHI, in reports completed in AR; verify materials (stone veneer vs stone); and include photo descriptions.

Summary of Consent Agreement(s)

Date	Case #	Basis/Allegations	Recommendation
07/02/2026	24-0075	SOP and Code of Ethics Violations[1]	Online education be approved in lieu of 8 hours of in-person education

07/02/2026	24-0084	SOP Violations[2]	Online education be approved in lieu of 3 hours of in-person education

[1, 2]Because the respondents were unable to find in-person classes as outlined in their respective Corrective Action Agreements, the committee recommends approving the online versions to satisfy the agreements.

Summary of Board Complaint Request(s)

Date	Case #	Basis/Allegations	Recommendation
07/15/2026	26-0110	Conducting home inspections while license was expired; HI signed an attestation saying he wasn't doing home inspections at that time.	Board-Filed Complaint

Summary of Home Inspector Insurance Suspensions

Date	Case #	Basis/Allegations	Recommendation
07/17/2026	COI 26-1004	Did not provide current COI[1]	Board Order

[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. The respondent appealed and appeared for a hearing. The board concluded the respondent was in violation of 17 CAR § 200-503 (b)(3) and was ordered to pay the $250 civil penalty and provide a current certificate of insurance to the board. Respondent has now provided the correct COI and paid the civil penalty.

07/17/2026	COI 26-1009	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 $250 civil penalty was included with the notification. Respondent has now provided the correct COI, submitted a signed Consent Agreement, and paid the civil penalty.

07/17/2026	COI 26-1012	Did not provide current COI[3]	Suspension

[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 failed to sign a Consent Agreement and pay the civil penalty. He was suspended as of July 10, 2026.

07/17/2026	COI 26-1013	Did not provide current COI[4]	Consent Agreement

[4]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 appealed.

There was a brief discussion about home inspector discipline before 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 appraiser and abstracter renewals ended on June 30, and there was a loss of only 12 appraisers as a result of retirement. With respect to appraisers and AMC's, there are 1,241 licensees, which is down from 1,253. On abstracters, we lost one firm and seven abstracters, for a total of 77 licensees (29 firms and 48 individuals), so we may need to consider sunsetting them within the next few legislative sessions. Diana also looked at home inspector numbers for the same period and reported that home inspector registrations are up from 395 on May 1 to 407 on July 1.

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

Moving to old business, Chairman McKennon asked about the BNI update. Diana stated we will table the BNI update today and talk about it at the next board meeting.

Scott moved to new business concerning the Second Exposure Draft. After a discussion, Diana encouraged the Board members to submit comments about the proposed changes to the ASC.

Next, Scott moved to Staffing and gave Diana the floor. Diana announced her retirement on December 31, 2026. After a discussion, Scott asked for a motion of Board support of Suzie Puckett for the director position and to approve him to meet with the Secretary to recommend Suzie. Sara S moved to approve the motion, seconded by Julie. Discussion of the job posting and hiring process followed.

Scott then asked Kelly from the Appraisal Subcommittee if there was anything she would like to talk about from the Subcommittee's standpoint. Kelly spoke regarding the second exposure draft and the concern surrounding the 30-day response timeline. Kelly reminded the board she will be coming in October and congratulated Diana on her retirement. Scott asked Dennis Badger, the appraiser contract investigator, if he had any words of wisdom. Dennis reported on an AARO Zoom meeting discussing the second exposure draft.

Scott reminded everyone of the next Board meeting date – September 18, 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 meeting was adjourned.

Approved,



Scott McKennon, Chairman