

DRAFT

HOME INSPECTORS LICENSING BOARD

May 12, 2026

**Indiana Government Center South Conference Center,
Conference Center, Harrison Hall, Room 30
402 West Washington Street, Indianapolis, Indiana 46204**

CALL TO ORDER

The meeting was called to order at 12:00 PM, pursuant to public notice posted at the principal office of the board at least forty-eight (48) hours before the time of the meeting.

BOARD MEMBERS PRESENT:

Randy Surette, Chairman
Nelson Frech

BOARD MEMBERS ELECTRONIC:

John Longenecker, Vice Chairperson

BOARD MEMBERS ABSENT:

Jennifer Gabbard

STATE OFFICIALS PRESENT:

Tracy Hicks, Board Director
Ruth Hashu-Roorda, Assistant Board Director
James Harry, Deputy Attorney General

CALL TO ORDER AND ESTABLISHMENT OF QUORUM

ADOPTION OF THE MINUTES FROM THE MARCH 10, 2026 MEETING OF THE BOARD

A motion was made and seconded to adopt the minutes of March 10, 2026 meeting.

Longenecker/Frech

3/0/0

Voting in Favor: Randy Surette, John Longenecker, and Nelson Frech.
Motion carried.

OFFICE OF THE ATTORNEY GENERAL'S REPORT

Written and verbal report provided.

PERSONAL APPEARANCE AND CONSIDERATION OF APPLICATION FOR HOME INSPECTOR LICENSE

1. Benjamin Sigler

A motion was made and seconded to refuse to issue a license due to the criminal record.

Frech/Longenecker

3/0/0

Voting in Favor: Randy Surette, John Longenecker, and Nelson Frech.
Motion carried.

2. John Bond

A motion was made and seconded to approve the application for license.

Frech/Longenecker

3/0/0

Voting in Favor: Randy Surette, John Longenecker, and Nelson Frech.
Motion carried.

3. Elliot Clark

Ed Harcourt, attorney for Mr. Clark, appeared with Mr. Clark. Mr. Clark indicated his lack of a license was an error on he and Jennifer (Jenny) Gabbard's part. He trained with Jenny for over a year, passed the licensing exam in August of 2025 and was hired by Jenny. Mr. Clark indicated he sat down together with Jenny to apply for license in 2025. They both thought his license was issued. They found out that the license had not been issued, so they applied online 3/15/26 and the application was scheduled for personal appearance at the board meeting today. Mr. Elliot indicated Gabbard's name must have been inputted on the inspection in question via the inspection software. The Board asked why was this particular inspection the first inspection he completed on his own. Mr. Clark indicated he was going through a hard divorce and was not ready to be on his own. He receives a percentage/commission from each inspection he participates in. He received the training percentage for the license. The Board indicated that since he received the training percentage, he and she should have known he was not licensed at the time of that inspection.

A motion was made and seconded to issue the license on indefinite probation with no right to petition for removal for a period of one year, file quarterly review/reports to include the number of inspections completed and if there were any informal complaints for business transactions as a result of those inspections, and require an additional sixteen (16) hours of continuing education in addition to the regular requirement within one year from date of issuance.

Longenecker/Surette

3/0/0

Voting in Favor: Randy Surette, John Longenecker, and Nelson Frech.

Motion carried.

CONSIDERATION OF REQUEST FOR WAIVER OF THE 10/1/25 CONTINUING EDUCATION RENEWAL REQUIREMENT

1. Dennis Seramur, HI00500248

A motion was made and seconded to deny the request for waiver of the 10/1/25 continuing education requirement pursuant to 878 IAC 1-5-4.

Longenecker/Frech

3/0/0

Voting in Favor: Randy Surette, John Longenecker, and Nelson Frech.

Motion carried.

STANDARD FOR NONCOMPLIANCE OF CONTINUING EDUCATION REQUIREMENT

Implement a standard for noncompliance to impose fine \$250 per hour not to exceed \$1000 for continuing education audit violations regarding the continuing education audit non-compliant licensees.

Longenecker/Frech

3/0/0

Voting in Favor: Randy Surette, John Longenecker, and Nelson Frech.

Motion carried.

CONSIDERATION OF CONTINUING EDUCATION AUDIT FILES

A motion was made and seconded to find the following licensees non-compliance with the continuing education audit as indicated and impose the standard fine previously moved for failure to obtain the required continuing education to renew their license 10/1/25 for the following licensees.

Frech/Longenecker

3/0/0

Voting in Favor: Randy Surette, John Longenecker, and Nelson Frech.

Motion carried.

Robert Harp, HI01400113 – Lacks 8 hours in Category I
Arthur Harris, HI00500064 – Lacks 5 hours in Category I
Jared McCullough, HI01900070 – Lacks 24 hours in Category I
Scott Moran, HI00500362 – Lacks 4 hours in Category II
Clyde Rainey, HI01800106 – Lacks 8 hours in Category I
Dennis Seramur, HI00500248 – Lacks 24 hours in Category I and 8 hours in Category II

ADJOURNMENT

The meeting adjourned at 2:12 pm.