

DRAFT
HOME INSPECTORS LICENSING BOARD
July 14, 2026
Indiana Government Center South Room W064
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
John Longenecker, Vice Chairperson
Jennifer Gabbard
Nelson Frech

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 MAY 12, 2026 MEETING OF THE BOARD

A motion was made and seconded to adopt the minutes of May 12, 2026 meeting.

Longenecker/Frech
4/0/0
Voting in Favor: Randy Surette, John Longenecker, Jennifer Gabbard, and Nelson Frech.
Motion carried.

OFFICE OF THE ATTORNEY GENERAL'S REPORT

Written report provided.

ADMINISTRATIVE HEARINGS TO CONSIDER CONTINUING EDUCATION AUDIT APPEALS

1. Jared M. McCullough, HI01900070
Cause Number 202606-HIB-0006

A motion was made and seconded to affirm the Notice of Noncompliance and deny the petition to waive the fine.

Frech/Gabbard
4/0/0
Voting in Favor: Randy Surette, John Longenecker, Jennifer Gabbard, and Nelson Frech.
Motion carried.

2. Dennis Seramur, HI00500248
Cause Number 202606-HIB-0004

A motion was made and seconded to affirm the Notice of Noncompliance and deny the request for hardship waiver regarding the fine.

Frech/ Longenecker
4/0/0
Voting in Favor: Randy Surette, John Longenecker, Jennifer Gabbard, and Nelson Frech.
Motion carried.

3. Scott Moran, HI00500362
Cause Number 202607-HIB-0008

A motion was made and seconded to waive the fine based on subsequent remedial acts. It was determined that he has made up the required hours to come into compliance. Upon further discussion from Nelson Frech, Randy Surette amended his motion to charge a fine of \$125.00 rather than waiving the fine altogether.

Surette/Longenecker

4/0/0

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

PERSONAL APPEARANCE AND CONSIDERATION OF APPLICATION FOR REINSTATEMENT

1. Dustin Cox, HI02200105

A motion was made and seconded to approve reinstatement on indefinite probation with no right to petition for removal of probation until the criminal matter is completed, and require completion of all category I continuing education hours by January 20, 2027.

Surette/Longenecker

4/0/0

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

PERSONAL APPEARANCE AND CONSIDERATION OF APPLICATION FOR HOME INSPECTOR LICENSE

1. Bryon Heuer

Mr. Heuer failed to appear. He will get one more opportunity to appear at the next board meeting.

2. Eugene Lyday

A motion was made and seconded to approve the application.

Frech/Longenecker

4/0/0

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

3. Benjamin Sigler

A motion was made and seconded to approve the application on indefinite probation with no right to petition for removal of probation for a period of one year, require personal appearances at next three board meetings, either in person or virtual, to prove he is in compliance with his criminal probation, and confirm there have been no complaints about his home inspector practice.

John/Gabbard

4/0/0

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

PERSONAL APPEARANCE AND PETITION FOR PRELICENSURE DETERMINATION

1. Jackie Parsley Jr.

A motion was made and seconded to determine the criminal record would not prohibit issuance of a license upon completed application for licensure after meeting all license requirements.

Gabbard/Longenecker

4/0/0

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

Motion carried.

DISCUSSION REGARDING INTERNACHI (International Association of Certified Home Inspectors)

A motion was made and seconded to notify InterNACHI that they are noncompliant with 878 IAC 1-5-3(a)(9) in that they are not indicating on the participant record certificate whether the course falls under Category II or Category II.

Surette/Gabbard

4/0/0

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

Motion carried.

A motion was made and seconded to request DAG James Harry review whether continuing education providers may incorrectly package courses as "Indiana Approved" packages for compliance with the home inspector continuing education requirement.

Longenecker/Frech

4/0/0

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

Motion carried.

ELECTION OF VICE CHAIRMAN FOR THE REMAINDER OF 2026

A motion was made and seconded to elect Nelson Frech as Vice Chairman for the remainder of 2026 to replace John Longenecker. The Board thanked Mr. Longenecker for his sixteen years of service and wished him well on his retirement from Home Inspector Licensing Board member service.

John/Gabbard

4/0/0

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

Motion carried.

ADJOURNMENT

The meeting was adjourned at 3:22 pm.