

**VIRGINIA BOARD FOR ASBESTOS, LEAD, AND HOME INSPECTORS  
MEETING MINUTES**

The Virginia Board for Asbestos, Lead, and Home Inspectors met on May 8, 2025, at the offices of the Department of Professional and Occupational Regulation (DPOR), Perimeter Center, 9960 Mayland Drive, 2nd Floor, Board Room 2, Richmond, Virginia, 23233.

The following members of the Board were present:

Stacy J. Armentrout, Jr., Chair  
Patrick Studley, Vice-Chair  
Douglas Burgess  
Ralph L. Costen  
John E. Cranor  
Jesse Phillips  
Anthony J. Robinson  
Robin Wilder  
Paul D. Thomas (arrived at 10:11)

Board members absent from the meeting:

Michael Baum  
Sharad Tandale  
Louis Walker

Joshua Laws, Board Counsel, was present at the meeting.

Gaby Rengifo, Board Liaison, was not present at the meeting.

The following staff members were present at all or part of the meeting:

Brian Wolford, Agency Director  
Jeb Wilkinson, Chief Deputy Director  
Steve Kirschner, LRPD Deputy Director  
Marjorie King, Executive Director  
Stephanie Keuther, Assistant Executive Director  
Cameron Parris, Regulatory Operations Administrator  
Lisa Robinson, Licensing Operations Administrator  
Khang Le, Administrative Coordinator

**Chair, Armentrout** called the May 8, 2025, Board for Asbestos, Lead, and Home Inspectors Meeting to order at 10:01 A.M.

Call  
To Order

**Chair, Armentrout** declared a quorum of Board members to be in attendance.

**Marjorie King, Executive Director** reviewed the emergency egress procedures with the Board and members of the public.

Emergency  
Egress

## II. ADMINISTRATIVE MATTERS

**Mr. Cranor made a motion, seconded by Mr. Burgess**, to adopt the agenda of the May 8, 2025, Asbestos, Lead, and Home Inspectors meeting.

Approval of the  
Agenda

**The motion was approved with a vote of 8-0-0. Ayes:** Armentrout, Studley, Burgess, Costen, Cranor, Phillips, Robinson, and Wilder. **Nays:** None. **Abstain:** None. **Absent:** Baum, Tandale, Thomas, and Walker.

**Mr. Studley made a motion, seconded by Ms. Wilder**, to approve the draft minutes of February 6, 2025, Board for Asbestos, Lead, and Home Inspectors meeting as presented.

Approval of  
Minutes

**The motion was approved with a vote of 8-0-0. Ayes:** Armentrout, Studley, Burgess, Costen, Cranor, Phillips, Robinson, and Wilder. **Nays:** None. **Abstain:** None. **Absent:** Baum, Tandale, Thomas, and Walker.

## IV. PUBLIC COMMENT

Public Comment

**Chair, Armentrout** opened up the public comment period of the meeting.

With no one wishing to come forward, Chair, Armentrout closed the public comment period of the meeting.

## V. CASE FILES

Case Files

### LICENSING CASE FILES

Licensing Case  
Files

**In the matter of License Application, File Number 2025-01444, EnviroVantage, Inc. (Applicant).** The Board members reviewed the record, which consisted of the application file, transcript and exhibits, and Summary of the Informal Fact-Finding Conference.

File Number  
2025-01444  
EnviroVantage,  
Inc.

Greg Mackey, on behalf of the Applicant, participated in the Informal Fact-Finding Conference.

The Applicant did not attend the Board meeting in person, by counsel, or by any other qualified representative.

**A motion was made by Mr. Costen, seconded by Mr. Robinson,** to approve the application for an Asbestos Contractor License.

**The motion was approved with a vote of 8-0-0. Ayes:** Armentrout, Studley, Burgess, Costen, Cranor, Phillips, Robinson, and Wilder. **Nays:** None. **Abstain:** None. **Absent:** Baum, Tandale, Thomas, and Walker.

**In the matter of License Application, File Number 2025-01482, Bay Crawlspace Solutions, LLC d/b/a Bay Crawl Space & Foundation Repair (Applicant).** The Board members reviewed the record, which consisted of the application file, transcript and exhibits, and Summary of the Informal Fact-Finding Conference.

**File Number**  
**2025-01482**  
**Bay Crawlspace**  
**Solutions LLC**  
**d/b/a BAY Crawl**  
**Space &**  
**Foundation**  
**Repair**

Blake J. Heron, on behalf of the Applicant, participated in the Informal Fact-Finding Conference.

The Applicant did not attend the Board meeting in person, by counsel, or by any other qualified representative.

**A motion was made by Ms. Wilder, seconded by Mr. Studley,** to approve the application for an Asbestos Contractor License.

**The motion was approved with a vote of 8-0-0. Ayes:** Armentrout, Studley, Burgess, Costen, Cranor, Phillips, Robinson, and Wilder. **Nays:** None. **Abstain:** None. **Absent:** Baum, Tandale, Thomas, and Walker.

**CONSENT ORDER CASE FILE**

**Consent Order**  
**Case File**

**In the matter of Consent Order File Number 2025-00136, Phillip C. Gamlin,** the Board reviewed the Consent Order as seen and agreed to by Phillip C. Gamlin.

**File Number**  
**2025-00136**  
**Phillip C. Gamlin**

Presiding Board Member, Cranor was not present, did not participate in the discussion, and did not vote.

The Regulant did not attend the Board meeting in person, by counsel, nor by any other qualified representative.

**A motion was made by Mr. Studley, seconded by Mr. Burgess,** to ratify the proposed Consent Order offer wherein Phillip C. Gamlin acknowledges an understanding of the charges and admits to the violation(s) of the Counts as outlined in the Report of Findings.

Phillip C. Gamlin consents to the following violations of the Board's regulations:

**Count 1: 18VAC 15-40-155.9      \$125.00**

Phillip C. Gamlin agrees to Board costs of **\$150.00.**

**Total fines and costs of \$275.00**

In addition, Gamlin agrees to complete ten (10) continuing professional education (CPE) hours for his current license cycle as a requirement to renew his home inspector's license (No. 3380000820) expiring February 28, 2026, and provide proof of attendance and successful completion prior to February 28, 2026.

It is acknowledged that satisfactory completion of the above referenced CPE hours will not count towards the current license cycle.

Further, it is acknowledged and Gamlin agrees that the six (6) hours of CPE completed on February 29, 2024, will count for the license cycle ending February 29, 2024, and will not count for the license renewal cycle ending February 28, 2026.

**The motion was approved with a vote of 8-0-0. Ayes:** Armentrout, Studley, Burgess, Costen, Cranor, Phillips, Robinson, and Wilder. **Nays:** None. **Abstain:** None. **Absent:** Baum, Tandale, Thomas, and Walker.

**\*Board Member Paul D. Thomas arrived at the meeting.\***

**Board Member  
Attendance**

**V. EDUCATION**

**Education**

**Education Provider Applications**

**Education  
Provider  
Applications**

**Stephanie Keuther, Assistant Executive Director, shared that staff recommends approval for:**

**Inspection Certification Associates – One (1) online NRS training course for Home Inspectors.**

**Inspection  
Certification  
Associates –  
NRS Training**

**A motion was made by Mr. Costen, seconded by Ms. Wilder, for approval.**

**The motion was approved with a vote of 9-0-0. Ayes:** Armentrout, Studley, Burgess, Costen, Cranor, Phillips, Robinson, Thomas, and Wilder. **Nays:** None. **Abstain:** None. **Absent:** Baum, Tandale, and Walker.

**Mrs. Keuther shared that staff recommends approval for:**

**Inspection Certification Associates – One (1) online NRS continuing professional education (CPE) course for Home Inspectors.**

**Inspection  
Certification  
Associates –  
NRS CPE**

**A motion was made by Mr. Costen, seconded by Ms. Wilder, for approval.**

**The motion was approved with a vote of 9-0-0. Ayes:** Armentrout, Studley, Burgess, Costen, Cranor, Phillips, Robinson, Thomas, and Wilder. **Nays:** None. **Abstain:** None. **Absent:** Baum, Tandale, and Walker.

**Mrs. Keuther shared that staff recommends approval for:**

**Inspector Resource LLC** – One (1) online NRS training course for Home Inspectors.

**Inspector  
Resource LLC –  
NRS Training**

**A motion was made by Mr. Studley, seconded by Mr. Thomas,** for approval.

**The motion was approved with a vote of 9-0-0. Ayes:** Armentrout, Studley, Burgess, Costen, Cranor, Phillips, Robinson, Thomas, and Wilder. **Nays:** None. **Abstain:** None. **Absent:** Baum, Tandale, and Walker.

**Mrs. Keuther shared that staff recommends approval for:**

**Inspector Resource LLC** – One (1) online continuing professional education (CPE) course for Home Inspectors.

**Inspector  
Resource LLC –  
NRS CPE**

**A motion was made by Mr. Studley, seconded by Mr. Thomas,** for approval.

**The motion was approved with a vote of 9-0-0. Ayes:** Armentrout, Studley, Burgess, Costen, Cranor, Phillips, Robinson, Thomas, and Wilder. **Nays:** None. **Abstain:** None. **Absent:** Baum, Tandale, and Walker.

**Mrs. Keuther shared that staff recommends approval for:**

**U.S. Inspect Group Inc.** – One (1) classroom NRS continuing professional education (CPE) course and one (1) online NRS continuing professional education (CPE) course for Home Inspectors.

**U.S. Inspect  
Group Inc. –  
NRS CPE**

**A motion was made by Mr. Studley, seconded by Mr. Thomas,** for approval.

**The motion was approved with a vote of 9-0-0. Ayes:** Armentrout, Studley, Burgess, Costen, Cranor, Phillips, Robinson, Thomas, and Wilder. **Nays:** None. **Abstain:** None. **Absent:** Baum, Tandale, and Walker.

**VI. NEW BUSINESS**

**NEW BUSINESS**

**Regulatory Update**

**Regulatory  
Update**

Home Inspector Regulations General Review	<ul style="list-style-type: none"><li>• Board to revisit Final regulation and consider adoption with amendments.</li><li>• Staff to file final stage.</li></ul>
Virginia Asbestos Licensing Regulations General Review	<ul style="list-style-type: none"><li>• Board to review any comments received during public hearing/public comment period and consider adoption of Final regulation.</li></ul>
Lead-Based Paint Activities Regulations General Review	<ul style="list-style-type: none"><li>• Executive Branch to complete review.</li></ul>

Maintenance of Insurance (Home Inspectors)	<ul style="list-style-type: none"><li>Board staff to file proposed fast-track action, followed by Executive Branch review and public comment period.</li></ul>
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**Regulatory Review: General Review of Home Inspector Licensing Regulations**

**Regulatory Review: General Review of Home Inspector Licensing Regulations**

**Cameron Parris, Regulatory Operations Administrator**, presented the Board with draft proposed amendments pertaining to the General Review of Home Inspector Licensing Regulations.

**A motion was made by Mr. Cranor, seconded by Mr. Robinson**, to adopt the proposed amendments of the General Review of the Home Inspector Licensing Regulations.

**The motion was approved with a vote of 9-0-0. Ayes:** Armentrout, Studley, Burgess, Costen, Cranor, Phillips, Robinson, Thomas, and Wilder. **Nays:** None. **Abstain:** None. **Absent:** Baum, Tandale, and Walker.

**Public Comment: Additional Response**

**Public Comment: Additional Response**

**Cameron Parris, Regulatory Operations Administrator**, presented the Board with public comments regarding the General Review of Home Inspector Regulations.

The Board shares the following response.

After further consideration, the Board offers the following additional response regarding comments offered during the public comment period held for the proposed stage of the 2020-2021 General Review of Home Inspector Licensing Regulations, which concluded on September 27, 2024. The Board has further considered the practical implications of a provision added to 18VAC15-40-120 F which identifies disclosure requirements related to inspections performed on a residential building within a 12-month period prior to any additional inspection(s). The Board has determined that the added provision does not contribute to the health, safety, and welfare of the public; rather it establishes an unnecessary burden for the licensed home inspector and is therefore removed from the final regulation.

**A motion was made by Ms. Wilder, seconded by Mr. Robinson**, to approve the response.

**The motion was approved with a vote of 9-0-0. Ayes:** Armentrout, Studley, Burgess, Costen, Cranor, Phillips, Robinson, Thomas, and Wilder. **Nays:** None. **Abstain:** None. **Absent:** Baum, Tandale, and Walker.

**NESHAP/Section-456 Exemption**

**NESHAP/Section -456 Exemption**

**Mr. Phillips** presented the Board with a document outlining information regarding the National Emission Standard for Hazardous Air Pollutants (NESHAP) for Asbestos.

Following discussion, the Board agreed to defer the matter to a future meeting to allow staff time to conduct the requested research.

No action was taken.

### Examination Statistics

### Examination Statistics

**Marjorie King, Executive Director**, presented the Board with examination statistics for the Virginia Lead Abatement program covering the period from January 1, 2023, to March 31, 2025. She noted that examination pass rates have remained consistent across recent years.

### Criminal History Matrix

### Criminal History Matrix

**Marjorie King, Executive Director**, presented the Board with a draft criminal history application review matrix for the Virginia Board for Asbestos, Lead, and Home Inspectors.

**Ms. King** explained upon approval of the matrix, the following convictions would not be reviewed by the Board.

1. Felony convictions more than three years old with no subsequent reportable convictions unless the conviction resulted in incarceration where the release date is less than one year from the application date. This does not include convictions involving murder, manslaughter, sexual assault, rape, robbery, indecent liberties, fraud, embezzlement, abduction, assaulting a police officer, larceny, burglary, or environmental remediation activity related convictions.
2. Misdemeanor convictions for possession of a controlled substance with no other convictions.
3. Felony convictions for possession of controlled substance more than two years old with no other convictions. For convictions less than two years old if the applicant has completed a deterrence program.
4. Felony convictions of Title 46 of the *Code of Virginia* (Traffic Code).
5. Misdemeanor convictions for simple assault (except domestic assault and assaulting a police officer), disorderly conduct, and/or trespassing.
6. Misdemeanor DUI convictions. This does not include DUI felony convictions.

**After discussion, a motion was made by Mr. Thomas, seconded by Mr. Robinson**, to adopt the draft criminal history matrix as presented, except for applications involving prior convictions related to environmental remediation, of which all will be reviewed by the Board.

**The motion was approved with a vote of 9-0-0. Ayes:** Armentrout, Studley, Burgess, Costen, Cranor, Phillips, Robinson, Thomas, and Wilder. **Nays:** None. **Abstain:** None. **Absent:** Baum, Tandale, and Walker.

### Executive Director Report

### Executive Director Report

**Marjorie King, Executive Director**, informed the Board of current and past statistical data related to licensing applications and current licensees.

**Board Member Professional Development**

**Board Member  
Professional  
Development**

**Marjorie King, Executive Director**, provided the Board with an overview of the Board's disciplinary processes and procedures.

**VIII. Completion of Paperwork**

**Completion of  
Paperwork**

**Chair, Armentrout** reminded Board members to complete their Conflict-of-Interest Statements and Travel Reimbursement Forms.

**IX. Adjournment**

**Adjournment**

**Chair, Armentrout** thanked the Board for Asbestos, Lead, and Home Inspectors and adjourned the meeting at 12:50 P.M.

The next board meeting is scheduled for **September 11, 2025**.

  
Stacy J. Armentrout, Jr., Chair  
James B. Wilkinson, Jr., Director

9/11/2025  
\_\_\_\_\_

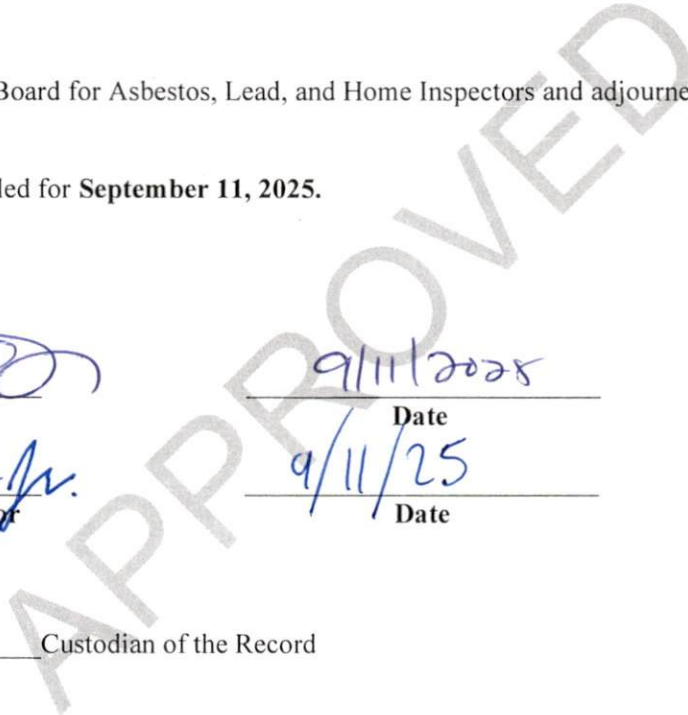
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9/11/25  
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Date

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**STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT  
for Officers and Employees of State Government**

1. Name John Cranor  
(Name of Board Member)

2. Title: Board Member

3. Agency: DPOR/Board for Asbestos, Lead and Home Inspectors  
(Name of Board)

4. Meeting/IFF Date: 05/08/2025

5. Do you have a personal interest in the following transaction?

No; I **do not** have a personal interest in any transactions taken at this meeting.

Yes - If yes, please answer the following questions.

A. \_\_\_\_\_  
(Agenda Item)

B. Nature of Personal Interest Affected by Transaction:  
\_\_\_\_\_

C. I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:  
\_\_\_\_\_

D.  I am able to participate in this transaction fairly, objectively, and in the public interest.      or

I did not participate in the transaction.

6. Signature of Board Member:

  
Signature

May 8, 2025  
Date

**STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT  
for Officers and Employees of State Government**

1. Name Robin Wilder  
(Name of Board Member)

2. Title: Board Member

3. Agency: DPOR/Board for Asbestos, Lead and Home Inspectors  
(Name of Board)

4. Meeting/IFF Date: 05/08/2025

5. Do you have a personal interest in the following transaction?

No; I **do not** have a personal interest in any transactions taken at this meeting.

Yes - If yes, please answer the following questions.

A. \_\_\_\_\_  
(Agenda Item)

B. Nature of Personal Interest Affected by Transaction:

C. I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

D.  I am able to participate in this transaction fairly, objectively, and in the public interest.      or

I did not participate in the transaction.

6. Signature of Board Member:

  
Signature

May 8, 2025  
Date

**STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT  
for Officers and Employees of State Government**

1. Name Stacy J. Armentrout  
(Name of Board Member)

2. Title: Board Member

3. Agency: DPOR/Board for Asbestos, Lead and Home Inspectors  
(Name of Board)

4. Meeting/IFF Date: 05/08/2025

5. Do you have a personal interest in the following transaction?

No; I **do not** have a personal interest in any transactions taken at this meeting.

Yes - If yes, please answer the following questions.

A. \_\_\_\_\_  
(Agenda Item)

B. Nature of Personal Interest Affected by Transaction:

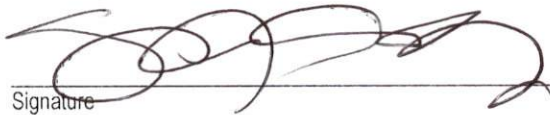
C. I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

\_\_\_\_\_

D.  I am able to participate in this transaction fairly, objectively, and in the public interest.      or

I did not participate in the transaction.

6. Signature of Board Member:

  
Signature

May 8, 2025  
Date

**STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT  
for Officers and Employees of State Government**

1. Name Douglas Burgess  
(Name of Board Member)
2. Title: Board Member
3. Agency: DPOR/Board for Asbestos, Lead and Home Inspectors  
(Name of Board)

4. Meeting/IFF Date: 05/08/2025

5. Do you have a personal interest in the following transaction?

No; I **do not** have a personal interest in any transactions taken at this meeting.

Yes - If yes, please answer the following questions.

A. \_\_\_\_\_  
(Agenda Item)

B. Nature of Personal Interest Affected by Transaction:

C. I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

\_\_\_\_\_

D.  I am able to participate in this transaction fairly, objectively, and in the public interest.      or

I did not participate in the transaction.

6. Signature of Board Member:

  
Signature

May 8, 2025

Date

**STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT  
for Officers and Employees of State Government**

1. Name Paul D. Thomas  
(Name of Board Member)

2. Title: Board Member

3. Agency: DPOR/Board for Asbestos, Lead and Home Inspectors  
(Name of Board)

4. Meeting/IFF Date: 05/08/2025

5. Do you have a personal interest in the following transaction?

No; I **do not** have a personal interest in any transactions taken at this meeting.

Yes - If yes, please answer the following questions.

A. \_\_\_\_\_  
(Agenda Item)

B. Nature of Personal Interest Affected by Transaction:

C. I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:  
\_\_\_\_\_

D.  I am able to participate in this transaction fairly, objectively, and in the public interest.      or

I did not participate in the transaction.

6. Signature of Board Member:

Paul D. Thomas      May 8, 2025  
Signature      Date

**STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT  
for Officers and Employees of State Government**

1. Name Anthony Robinson  
(Name of Board Member)
2. Title: Board Member
3. Agency: DPOR/Board for Asbestos, Lead and Home Inspectors  
(Name of Board)
4. Meeting/IFF Date: 05/08/2025

5. Do you have a personal interest in the following transaction?

No; I **do not** have a personal interest in any transactions taken at this meeting.

Yes - If yes, please answer the following questions.

A. \_\_\_\_\_  
(Agenda Item)

B. Nature of Personal Interest Affected by Transaction:

C. I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

D.  I am able to participate in this transaction fairly, objectively, and in the public interest.      or

I did not participate in the transaction.

6. Signature of Board Member:

  
Signature

May 8, 2025  
Date

**STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT  
for Officers and Employees of State Government**

1. Name Ralph Costen  
(Name of Board Member)
2. Title: Board Member
3. Agency: DPOR/Board for Asbestos, Lead and Home Inspectors  
(Name of Board)
4. Meeting/IFF Date: 05/08/2025

5. Do you have a personal interest in the following transaction?

- No; I **do not** have a personal interest in any transactions taken at this meeting.
- Yes - If yes, please answer the following questions.

A. \_\_\_\_\_  
(Agenda Item)

B. Nature of Personal Interest Affected by Transaction:

C. I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

- D.  I am able to participate in this transaction fairly, objectively, and in the public interest.      or
- I did not participate in the transaction.

6. Signature of Board Member:

  
Signature

May 8, 2025  
Date

**STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT  
for Officers and Employees of State Government**

1. Name Jesse Phillips  
(Name of Board Member)
2. Title: Board Member
3. Agency: DPOR/Board for Asbestos, Lead and Home Inspectors  
(Name of Board)
4. Meeting/IFF Date: 05/08/2025

5. Do you have a personal interest in the following transaction?

No; I **do not** have a personal interest in any transactions taken at this meeting.

Yes - If yes, please answer the following questions.

A. \_\_\_\_\_  
(Agenda Item)

B. Nature of Personal Interest Affected by Transaction:

C. I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

\_\_\_\_\_

D.  I am able to participate in this transaction fairly, objectively, and in the public interest.      or

I did not participate in the transaction.

6. Signature of Board Member:



\_\_\_\_\_  
Signature

May 8, 2025

\_\_\_\_\_  
Date

**STATE AND LOCAL GOVERNMENT  
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT  
for Officers and Employees of State Government**

1. Name Patrick Studley  
(Name of Board Member)

2. Title: Board Member

3. Agency: DPOR/Board for Asbestos, Lead and Home Inspectors  
(Name of Board)

4. Meeting/IFF Date: 05/08/2025

5. Do you have a personal interest in the following transaction?

No; I **do not** have a personal interest in any transactions taken at this meeting.

Yes - If yes, please answer the following questions.

A. \_\_\_\_\_  
(Agenda Item)

B. Nature of Personal Interest Affected by Transaction:

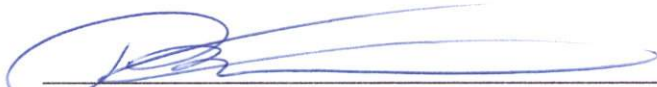
C. I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

\_\_\_\_\_

D.  I am able to participate in this transaction fairly, objectively, and in the public interest.      or

I did not participate in the transaction.

6. Signature of Board Member:

  
\_\_\_\_\_  
Signature

May 8, 2025  
\_\_\_\_\_  
Date