

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

The Virginia Board for Asbestos, Lead, and Home Inspectors met on Tuesday, **January 6, 2026**, 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
John Broadway
Ralph “Tripp” Costen
Jesse Phillips
Anthony J. Robinson
Paul D. Thomas
Robin Wilder
William “Bill” Wilmoth, Jr. (arrived at 10:24)

Board members absent from the meeting:

Patrick Studley, Vice-Chair
Michael Baum
Douglas “Scooter” Burgess
Louis Walker

James M. Flaherty, Board Counsel, was present at the meeting.

Gaby Rengifo, Board Liaison, was present at the meeting.

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

James B. Wilkinson, Jr., Agency Director
Steve Kirschner, Director of LRPD
Marjorie King, Executive Director
Stephanie Keuther, Assistant Executive Director
Joseph C. Haughwout, Jr., Regulatory Affairs Manager
Cameron Parris, Regulatory Operations Administrator
Lisa Robinson, Licensing Operations Administrator
Khang Le, Administrative Coordinator
Shaifali Prajapati, Administrative Coordinator

Chair, Armentrout called the November 20, 2025, Board for Asbestos, Lead, and Home Inspectors Meeting to order at 10:03 A.M.

Call To Order

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

Determination of Quorum

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

Emergency Egress

II. Administrative Matters

Administrative Matters

Ms. Wilder made a motion, seconded by Mr. Broadway, to adopt the agenda of the January 6, 2026, Board for Asbestos, Lead, and Home Inspectors meeting.

Approval of the Agenda

The motion was approved with a vote of 7-0-0. Ayes: Armentrout, Broadway, Costen, Phillips, Robinson, Thomas, and Wilder. **Nays:** None. **Abstain:** None. **Absent:** Studley, Baum, Burgess, Walker, and Wilmoth.

Mr. Thomas made a motion, seconded by Ms. Wilder, to approve the draft minutes of the September 11, 2025, Board for Asbestos, Lead, and Home Inspectors meeting as presented.

Approval of Minutes

The motion was approved with a vote of 7-0-0. Ayes: Armentrout, Broadway, Costen, Phillips, Robinson, Thomas, and Wilder. **Nays:** None. **Abstain:** None. **Absent:** Studley, Baum, Burgess, Walker, and Wilmoth.

III. 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.

IV. Case Files

Case Files

Licensing Case Files

Licensing Case Files

In the matter of License Application, File Number 2025-02493, Marvin Antonio Alvarez (Applicant). The Board members reviewed the record, which consisted of the application file, transcript, exhibits, and Summary of the Informal Fact-Finding Conference.

File Number
2025-02493
Marvin Antonio Alvarez

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.

After discussion, a motion was made by Mr. Phillips, seconded by Ms. Wilder, to approve the application for an Asbestos Supervisor license.

The motion was approved with a vote of 7-0-0. Ayes: Armentrout, Broadway, Costen, Phillips, Robinson, Thomas, and Wilder. **Nays:** None. **Abstain:** None. **Absent:** Studley, Baum, Burgess, Walker, and Wilmoth..

In the matter of License Application, File Number 2026-00246, Raymond Paul Gessner (Applicant).

The Board members reviewed the record, which consisted of the application file, transcript, exhibits, and Summary of the Informal Fact-Finding Conference.

File Number
2026-00246
Raymond Paul
Gessner

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

After discussion, a motion was made by Ms. Wilder, seconded by Mr. Robinson, to deny the application for a Home Inspector license based upon the record and recommendation.

The motion was approved with a vote of 7-0-0. Ayes: Armentrout, Broadway, Costen, Phillips, Robinson, Thomas, and Wilder. **Nays:** None. **Abstain:** None. **Absent:** Studley, Baum, Burgess, Walker, and Wilmoth.

Disciplinary Case File

Disciplinary Case
File

In the matter of Disciplinary File Number 2025-00378, Kevin Terrell Marshall, Jr. (Regulant), the Board members reviewed the record, which consisted of the disciplinary file, transcript, exhibits, and Summary of the Informal Fact-Finding Conference.

File Number
2025-00378
Kevin Terrell
Marshall, Jr.

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

The Regulant participated in the Informal Fact-Finding conference.

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

After discussion, a motion was made by Ms. Wilder, seconded by Mr. Broadway, to adopt the Report of Findings, which contains the facts regarding the regulatory and/or statutory issues in this matter and adopts the Summary. The Report of Findings and Summary are incorporated as part of the Order.

The Board finds substantial evidence that Kevin Terrell Marshall, Jr. violated the following:

Count 1: 18VAC 15-40-155

The motion was approved with a vote of 7-0-0. Ayes: Armentrout, Broadway, Costen, Phillips, Robinson, Thomas, and Wilder. **Nays:** None. **Abstain:** None. **Absent:** Studley, Baum, Burgess, Walker, and Wilmoth.

Board member William Wilmoth, Jr. arrived at the meeting.

**Board Member
Attendance**

After discussion, a motion was made by Mr. Thomas, seconded by Mr. Broadway, to impose the following sanctions:

Count 1: \$1,800.00 and License Suspension

Total: \$1,800.00

The Board shall suspend Marshall's license for a period of ninety (90) days upon any reactivation or reinstatement of his license.

The motion was approved with a vote of 7-1-0. Ayes: Armentrout, Broadway, Costen, Phillips, Thomas, Wilder, and Wilmoth. **Nays:** Robinson. **Abstain:** None. **Absent:** Studley, Baum, Burgess, and Walker.

Consent Order Case File

**Consent Order
Case File**

In the matter of Consent Order File Number 2025-02089, Curtis Wayne Gray (Regulant), the Board reviewed the Consent Order as seen and agreed to by the Regulant.

**File Number
2025-02089
Curtis Wayne
Gray**

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

Marjorie King, Executive Director, presented the Board with the following written statement submitted by the Regulant in place of their appearance.

Thank you for your time. I will be as brief as possible.

First, let me state the report for 60 Sunset Lane was not acceptable nor up to my standards. Some items such as my information and times were not carried forward or checked when I updated my Spector inspection template. Additionally, I should have addressed the S-Trap, Tee fitting and glue type in the basement. The house did not have a HVAC system, only a heat monitor, wall mounted propane heater and portable plug-in baseboard heaters. Both the oil and propane tanks were empty. Thus, I was only able to check those unit visibly and not for operation.

The roof only contained one layer of shingles. The photos show the starter shingle with the one layer on top plus the metal roof. I had initially reported there were two layers. However, after further review I changed the report to indicate only one layer of shingles. For unknown reasons when all devices were synced, the report dropped a lot of information which I did not catch. I was not aware of this issue with this report until I reviewed the report after your inquiries.

I have had additional issues including the loss of entire reports with this system. I contacted Ryan from Spector and after extensive research they were unable to provide an explanation or remedy. As the person responsible for these reports, I no longer employ their system.

The conflict-of-interest charges stem from a client who has attacked me and my wife with false information. I can guarantee that the agent, my wife, absolutely made it clear that we were married. As a matter of fact, I met Ms. Sides when she initially reviewed the house. As a safety matter, I will

often escort my Wife to remote showings. This is where I met Ms. Sides for the first time. I was introduced as Julies' husband and there for safety reasons. The falsehood that Ms. Sides was not informed of our relationship is almost laughable. Additionally, Ms. Sides comedic interpretation of the truth regarding options for inspection companies should be viewed with extreme caution. Julie walks the line in everything she does. She is a professional agent who respects and embraces the rules and regulations. There may be rampant abuse with both agents and inspectors in this area. However, I can proudly say I nor my wife willfully contribute to the nefarious activities within our local professional community.

I take great pride in the service I provide and strive to address every issue my client may encounter with the decision of their home purchase. I also enjoy assisting clients with the discovery of their new home and pointing out features good and challenging. However, regardless on your ruling, I'm currently unable to continue my career for the unforeseeable future. The beginning of September, I was literally run over by my neighbor with their Ford Explore. My current prognoses are to expect a year or more, if ever, to resume normal abilities. This has created a huge financial burden as all medical expenses are currently out of pocket. I only mention this as fines and/or fees may not be able to be paid for some time.

I can provide police reports, doctors or attorney information for clarification as needed.

Thank you for your consideration! cg

A motion was made by Mr. Costen, seconded by Mr. Robinson, to ratify the proposed Consent Order offer wherein the Regulant acknowledges an understanding of the charges and admits to the violation(s) of the Counts as outlined in the Report of Findings.

Curtis Wayne Gray consents to the following violations of the Board's regulations:

Count 1:	18VAC 15-40-130.A	\$300.00
Count 2:	18VAC 15-40-130.B	\$300.00
Count 3:	18VAC 15-40-140.A	\$1,000.00

Curtis Wayne Gray agrees to Board costs of **\$350.00**.

Total fines and costs of \$1,950.00

In addition, Gray agrees to complete at least four (4) hours of Board approved Continuing Professional Education (CPE) encompassing the topic of either "Home Inspector Report Writing" or "How to Write a Home Inspector Report" and provide proof of attendance and successful completion within ninety (90) days of the effective date of this order.

It is acknowledged that satisfactory completion of the above-referenced CPE hours will not count towards any continuing education requirements, if applicable, for renewal of license.

Further, Gray agrees to review the Virginia Standards of Conduct located in the Virginia Board for Asbestos, Lead, and Home Inspectors Regulations, specifically Part IV. Minimum Standards for Conducting Home Inspections, Sections 120 and 130; and Part V. Standards of Conduct and Practice, Sections 140, 145, 150, 152, 155, 160, and 180. Upon completion of the review, Gray will provide a written statement to the Board attesting Gray completed the review and indicate the date of completion within ninety (90) days of entry of this Order.

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

Licensing Case File

Licensing Case File

Marjorie King, Executive Director, informed the Board that Marvin Antonio Alvarez arrived at the meeting and wished to speak to the Board.

File Number
2025-02493
REOPENED
Marvin Antonio Alvarez

A motion was made by Mr. Wilmoth, seconded by Mr. Phillips, to reopen license application, file number 2025-02493.

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

In the matter of License Application, File Number 2025-02493, Marvin Antonio Alvarez (Applicant). The Board members reviewed the record, which consisted of the application file, transcript, exhibits, and Summary of the Informal Fact-Finding Conference.

The Applicant participated in the Informal Fact-Finding Conference.

Lindsey Naomi Alvarez Mejia participated in the Informal Fact-Finding Conference.

The Applicant and Lindsey Naomi Alvarez Mejia attended the Board meeting and agreed with the recommendation.

After discussion, a motion was made by Mr. Wilmoth, seconded by Mr. Robinson, to approve the application for an Asbestos Supervisor license.

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

V. Education

Education

None.

VI. New Business

New Business

Examination Update

Examination Update

Stephanie Keuther, Assistant Executive Director, presented the Board with pass/fail statistics pertaining to Virginia Lead Abatement examinations.

Mr. Wilmoth commended all education instructors for their great work.

Mrs. Keuther also reminded the Board of upcoming examination reviews scheduled to begin in April.

Regulatory Update

Regulatory Update

Home Inspector Regulations General Review	<ul style="list-style-type: none"> Regulation became effective October 1, 2025.
Virginia Asbestos Licensing Regulations General Review	<ul style="list-style-type: none"> Regulation became effective January 2, 2026.
Lead-Based Paint Activities Regulations General Review	<ul style="list-style-type: none"> Regulation became effective January 2, 2026.
Maintenance of Insurance (Home Inspectors)	<ul style="list-style-type: none"> Board staff to file proposed fast-track action, followed by Executive Branch review and a public comment period.

Investigations Guidance Document

Investigations Guidance Document

Marjorie King, Executive Director, presented the Board with an internal policy intended to provide the investigations team with clear guidance regarding when Board member review and approval are required prior to closing a case or recommending a potential violation.

After discussion, a motion was made by Mr. Wilmoth, seconded by Ms. Wilder, to adopt the policy and provide the investigations team with clear guidance.

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

NESHAP Exemption Discussion

NESHAP Exemption Discussion

Cameron Parris, Regulatory Operations Administrator, presented the Board with a memorandum pertaining to the NESHAP exemption discussion.

The memorandum presented concerns expressed by a Board member related to the NESHAP exemption and that, among other things, the exemption is being incorrectly applied in the field and the effect of the application of the exemption is that residences are not being monitored when they should be. The Board was encouraged to discuss the Board’s regulation as it relates to project monitors and the NESHAP exemption.

After discussion, a motion was made by Mr. Wilmoth, seconded by Mr. Robinson, to file a NOIRA for revisions to the Board’s regulatory language pertaining to project monitoring for residential buildings.

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

Fee Change

Fee Change

Steve Kirschner, Director of LRPD, discussed the current state and future projections of the Board's finances and encouraged the Board to consider a regulatory action to increase fees.

A motion was made by Mr. Thomas, seconded by Mr. Phillips, authorizing staff to file a NOIRA to increase the Board's fees.

The motion was approved with a vote of 8-0-0. Ayes: Armentrout, Broadway, Costen, Phillips, Robinson, Thomas, Wilder, and Wilmoth. **Nays:** None. **Abstain:** None. **Absent:** Studley, Baum, Burgess, 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, informed the Board there would be no Board Member Professional Development at this meeting due to time constraints.

Ms. King inquired with the Board regarding the possibility of cancelling the Board meeting scheduled for February 6, 2026.

A motion was made by Mr. Phillips, seconded by Mr. Costen, to cancel the February 6, 2026, Virginia Board for Asbestos, Lead, and Home Inspectors meeting.

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

VIII. Completion of Paperwork

Completion of Paperwork

Marjorie King, Executive Director, 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 12:26 P.M.

The next board meeting is scheduled for **May 14, 2026**.

Stacy J. Armentrout, Jr., Chair

Date

Laura McClintock, Director

Date

Copy teste:

Custodian of the Record

DRAFT