

# APPRAISERS INSPECTORS OF STRUCTURES ENERGY AUDITORS

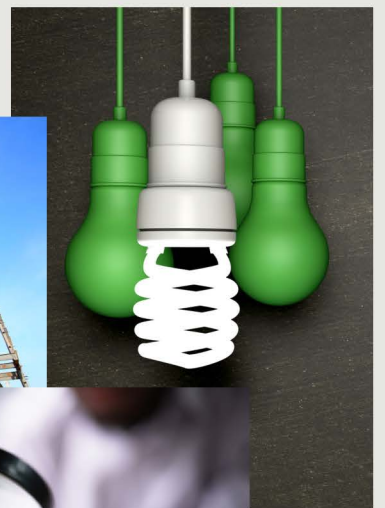
NEWSLETTER



NEVADA REAL  
ESTATE DIVISION



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# GUEST SPEAKER



Barry Chappell

**“Continuing education should be viewed as more than a regulatory obligation—it is an investment in professional growth and public trust.”**

As a Program Officer II, I see firsthand how continuing education is essential to maintaining competence and credibility among appraisers, inspectors of structures, and energy auditors throughout Nevada. Each of these professions plays a critical role in evaluating property value, safety, and efficiency—areas that directly impact consumers, lenders, and the broader housing market. With evolving regulations, updated methodologies, and advancing technologies, continuing education ensures that professionals remain current, informed, and capable of performing their duties at the highest standard.

Ongoing education reinforces the technical knowledge and ethical responsibilities required in these fields. For appraisers, it supports the development of accurate, well-supported valuations that reflect current market conditions. For inspectors of structures, it ensures familiarity with modern building practices, safety standards, and reporting protocols. For energy auditors, it provides insight into emerging efficiency technologies, energy codes, and sustainability practices. By staying compliant with Nevada’s continuing education requirements, these professionals not only meet regulatory expectations but also enhance the quality, reliability, and integrity of the services they provide.

From a program standpoint, our focus is on encouraging accountability and fostering a culture of continuous improvement. Continuing education should be viewed as more than a regulatory obligation—it is an investment in professional growth and public trust. When appraisers, inspectors of structures, and energy auditors commit to staying educated and compliant, they strengthen consumer confidence, reduce risk across transactions, and contribute to a more transparent and resilient real estate environment in Nevada.



**BARRY CHAPPELL**  
**PROGRAM OFFICER II**

REAL ESTATE, APPRAISAL, INSPECTORS OF STRUCTURES & ENERGY AUDITORS



# WHEN OPPORTUNITY KNOCKS...

Exciting Opportunity for Nevada Appraisers:  
The Real Estate Division Wants YOU!

## Nevada needs **YOU** on the ***APPRAISAL COMMISSION*** & ***NEVADA APPRAISAL REVIEW COMMITTEE (ARC)***

The State of Nevada Real Estate Division is looking for qualified appraisers. This is a unique opportunity to contribute your expertise, uphold professional standards, and help ensure integrity within the appraisal industry. By serving on the Appraisal Commission or the ARC Committee. You will play a vital role in protecting the public interest, supporting fair and ethical appraisal practices, and shaping the future of the profession across Nevada.

### **THE APPRAISAL COMMISSION IS ESPECIALLY LOOKING TO STRENGTHEN:**

- Northern Nevada representation
- Rural Nevada representation
- Experienced professionals ready to lead

### **THIS IS YOUR CHANCE TO BE PART OF THE PROCESS THAT:**

- Influence statewide appraisal standards
- Represent your region and peers
- Be part of a small, powerful decision-making team
- Protect the credibility of the profession

**If you are committed to excellence and public service, Nevada needs your leadership.**

For further information or to discuss your interest, please call 702-486-4033



# EYE ON

# THE INDUSTRY

The appraisal, inspection, and energy auditing industries continue to evolve at a rapid pace. Keeping up with new trends and innovations is essential to staying competitive. Let's take a closer look at what's new and noteworthy across the industry.

EMERGING CODE CHANGES ARE SHAKING UP THE LANDSCAPE FOR NEVADA'S INSPECTORS OF STRUCTURES, USHERING IN A TRANSFORMATIVE NEW ERA OF INSPECTION STANDARDS. WITH THE 2024 CODES ROLLING OUT ACROSS THE STATE, INSPECTORS ARE STEPPING INTO A PIVOTAL MOMENT THAT WILL REDEFINE HOW SAFETY, EFFICIENCY, AND BUILDING PERFORMANCE ARE EVALUATED.

Nevada's Inspectors of Structures are entering a period of significant transition as jurisdictions across the state begin adopting the 2024 editions of the International Building Code, International Residential Code, and the International Energy Conservation Code. These updates represent one of the most comprehensive sets of revisions in recent years and will influence how inspections are conducted, documented, and communicated. As local governments implement the new standards on varying timelines, inspectors must be prepared to adjust their practices and stay informed about which codes apply in each jurisdiction.

A central feature of the 2024 code updates is the increased emphasis on building performance and energy efficiency. Inspectors will see expanded requirements related to insulation, building ventilation, air sealing, and envelope integrity—areas that have traditionally complemented, but not dominated, structural inspections. As Nevada continues promoting high-efficiency building practices, the inspector's role is evolving from a focus solely on structural soundness to a broader evaluation of how a home or building performs in everyday living conditions. This shift reinforces the importance of a solid understanding of building science in conjunction with traditional inspection skills

Environmental resiliency is also becoming a more prominent consideration. Nevada's diverse climate, coupled with seismic risks in many regions of the state, makes proper construction and system performance critical to long-term safety and durability. Inspectors of Structures may increasingly encounter questions and expectations involving foundation design, drainage issues, ventilation adequacy, and protection from extreme temperature fluctuations. As the built environment adapts to these concerns, inspectors provide a vital safeguard in ensuring that construction remains compliant, safe, and durable for Nevada residents.

With the new codes taking effect and local amendments evolving, staying current is essential. The Nevada Real Estate Division encourages all Inspectors of Structures to invest in continuing education, review updated code materials, and remain engaged with professional networks. These changes present an opportunity for inspectors to expand their expertise and reinforce their value as trusted professionals in the real estate and construction ecosystem. By staying informed and adaptable, Nevada's inspectors will continue playing a crucial role in protecting consumers and supporting the state's growing and changing housing landscape.

**“THE 2024 CODE CHANGES AREN'T JUST UPDATES—THEY'RE REDEFINING WHAT IT MEANS TO BE AN INSPECTOR OF STRUCTURES IN NEVADA.”**

The Upgrade is your inside look at what's making the job faster, smarter, and just plain better. From new tools in the field to game-changing ways of getting things done, this segment highlights what's helping appraisers, inspectors, and energy auditors level up. If it saves time, sharpens your work, or keeps you ahead of the curve—you'll find it here.

# THE UPGRADE



## **THE FUTURE IS NOW: THE EXPANDING ROLE OF ARTIFICIAL INTELLIGENCE IN NEVADA'S APPRAISAL INDUSTRY**

The real estate appraisal profession in Nevada is entering a period of rapid transformation, driven largely by advancements in artificial intelligence (AI). While appraisal has historically relied on human expertise, market knowledge, and professional judgement, emerging technologies are reshaping how valuations

are developed, analyzed, and delivered. For appraisers across Nevada—from urban centers like Las Vegas to rural markets—understanding the growing role of AI is no longer optional; it is essential for maintaining relevance, compliance, and professional excellence.

Artificial intelligence, in its simplest form, refers to systems capable of analyzing large datasets, identifying patterns, and making predictions. Within the real estate sector, AI is already being used to evaluate market trends, assess property characteristics, and generate valuation estimates in a fraction of the time required by traditional methods. These tools can process vast amounts of information—including comparable sales, neighborhood data, and economic indicators—almost instantly, enabling faster and more data-driven decision-making.

### **AI AS A TOOL—NOT A REPLACEMENT**

Despite growing concerns, AI is not poised to replace professional appraisers. Instead, it is evolving as a powerful tool that enhances the appraiser's role. Automated Valuation Models (AVMs), machine learning algorithms, and image recognition technologies can assist with data collection and preliminary analysis, but they cannot replicate the nuanced judgment required in complex or unique assignments.

Human appraisers remain legally and ethically responsible for valuation conclusions, and current regulatory frameworks continue to require a licensed professional to sign off on appraisal reports. This reinforces a critical point: AI may inform the process, but it does not replace accountability. In fact, the integration of AI elevates the importance of professional judgment, as appraisers must now interpret and validate outputs generated by increasingly sophisticated systems.

In practice, this means the future appraiser will function as both an analyst and a reviewer of AI-driven insights. The ability to question data sources, identify anomalies, and apply local market knowledge will become even more valuable as reliance on automated tools increases.

### **EFFICIENCY, ACCURACY, AND THE MODERN WORKFLOW**

One of the most immediate benefits of AI in appraisal is improved efficiency. Tasks that once required hours—such as gathering comparable sales, verifying property data, and analyzing market trends—can now be completed in minutes. AI-driven systems streamline workflows by automating repetitive processes, allowing appraisers to focus on higher-level analysis and client communication.



# THE UPGRADE

Additionally, AI has the potential to improve accuracy and consistency across the profession. By analyzing large datasets and continuously updating models with real-time market information, AI tools can reduce human error and variability in valuations. This is particularly relevant as the industry moves toward more standardized and data-driven reporting formats.

However, increased efficiency also brings new expectations. Clients, lenders, and regulatory agencies are beginning to expect faster turnaround times and more detailed data analysis. Appraisers who adopt AI tools will be better positioned to meet these demands while maintaining quality and compliance.

## **REGULATORY SHIFTS AND DATA STANDARDIZATION**

The integration of AI into appraisal practice is occurring alongside significant regulatory and technological changes. One of the most notable developments is the transition to structured data reporting formats, such as the upcoming Uniform Appraisal Dataset (UAD) 3.6. This shift emphasizes machine-readable data and standardized reporting, creating an environment where AI can operate more effectively.

Industry organizations, including the Appraisal Institute, are actively exploring how AI will influence appraisal standards and professional responsibilities. Discussions at the national level indicate that artificial intelligence will play a growing role in appraisal reporting, with new guidance and best practices expected in the near future.

In Nevada, broader real estate regulatory changes are also reinforcing the importance of documentation, transparency, and compliance. As technology becomes more integrated into professional practice, appraisers must ensure that their use of AI aligns with existing laws, ethical standards, and data privacy requirements.

## **ADDRESSING BIAS AND ETHICAL CONSIDERATIONS**

While AI offers many advantages, it also introduces new challenges—particularly in the area of bias and fairness. Because AI systems rely on historical data, they can inadvertently perpetuate existing inequalities if those datasets contain biased information. In the context of real estate appraisal, this raises concerns about fair housing compliance and equitable valuation practices.

Appraisers play a critical role in mitigating these risks. By applying professional judgment and critically evaluating AI-generated outputs, appraisers can help ensure that valuations remain fair, accurate, and compliant with anti-discrimination laws. This human oversight is essential to maintaining public trust in the appraisal process.

As regulatory scrutiny increases, appraisers who understand both the capabilities and limitations of AI will be better equipped to navigate these ethical considerations and protect the integrity of their work.



# THE UPGRADE

## **THE EVOLVING SKILL SET OF THE NEVADA APPRAISER**

As AI becomes more integrated into appraisal practice, the skill set required for success is evolving. Traditional competencies—such as market analysis, report writing, and property inspection—remain foundational. However, appraisers must now also develop proficiency in data analysis, technology platforms, and digital tools.

Continuing education will play a vital role in this transition. Courses focused on AI, data analytics, and emerging technologies are becoming increasingly important for maintaining competency in a rapidly changing industry. Appraisers who invest in these skills will not only enhance their efficiency but also position themselves as leaders in the profession.

Moreover, the ability to communicate complex, data-driven insights to clients will become a key differentiator. As AI provides more detailed and sophisticated analysis, appraisers must be able to translate that information into clear, actionable conclusions.

## **LOOKING AHEAD: OPPORTUNITY AND ADAPTATION**

The future of appraisal in Nevada will be defined by the successful integration of technology and human expertise. AI will continue to reshape workflows, improve efficiency, and enhance data analysis, but it will not replace the core value that appraisers provide. Instead, it will amplify the importance of professional judgment, ethical standards, and local market knowledge.

For Nevada's appraisal community, this moment represents both a challenge and an opportunity. Those who embrace AI as a tool—while remaining committed to the principles of accuracy, independence, and compliance—will be well-positioned to thrive in the years ahead.

In many ways, the profession is returning to its foundational purpose: delivering credible, well-supported opinions of value. The difference is that today's appraiser has access to more data, more tools, and more insight than ever before. By leveraging these resources responsibly, Nevada appraisers can continue to provide essential services in an increasingly complex and technology-driven real estate market.

## **CONCLUSION**

Artificial intelligence is not the future of appraisal—it is the present. Its influence is already being felt across Nevada and the broader real estate industry. As technology continues to evolve, appraisers must adapt by embracing innovation, pursuing ongoing education, and maintaining a strong commitment to ethical practice.

The path forward is clear: AI will not replace appraisers, but appraisers who use AI effectively will lead the profession into its next chapter.

# GETTING TO KNOW YOU

Ever wonder who's working behind the scenes to keep the Nevada Real Estate Division running like a well-oiled machine? In Getting to Know You, we'll shine a spotlight on the people who make it all happen—sharing the stories, roles, and personalities of the dedicated team members you don't always see, but definitely rely on every day.

This month's spotlight features **Amy Reveyrand**. Let's get to know her a bit better, from her role at the Division, to the things she enjoys most.



Amy Reveyrand

## **In your own words, what do you do for the Division and how does your role keep things running smoothly?**

*“Great question. I am the Real Estate Commission Coordinator. I have been in this role for less than a year and have learned so much, with more to go. My experience in real estate licensing has been a great help to me in this new role. I would say I am the the string that connects the commissioners, Division, Deputy Attorney generals, Respondent's and public together for our commission meetings four times a year. I may not have all of the answers yet, but I will find the answer or direct you to someone who will be able to help.”*

## **Why is your role meaningful to you, and how does your work contribute to the Division's success in ways others may not realize?**

*“My role is meaningful to me because I take pride in supporting the team in steady, dependable ways. A lot of what I do is not front facing, but it helps keep our processes consistent and prevents small issues from becoming bigger ones. I know my part is just one piece of a much larger effort, but I try to make sure that piece is solid.”*

## **What do you like to do outside of work - any hobbies, weekend favorites, or fun traditions?**

*“Time and motivation allowing, I love to craft, bike, play cards and board games. I like a challenge, so puzzles are a calming activity. Most important, Music must be playing.”*

## **What is one thing your coworkers might be surprised to learn about you?**

*“A “few” years ago, when I was in my senior year of high school, a good friend of mine and I were asked to sing the national anthem at the varsity basketball playoff games. We were the first in the school's history to sing the anthem live and the tradition lives on to this day.”*

“MY ROLE IS  
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# STRAIGHT TALK

## KEY TAKEAWAYS FROM THE COMMISSION MEETING

COULDN'T TUNE IN? WE'VE GOT YOU COVERED WITH  
A CLEAR BREAKDOWN OF WHAT WAS DISCUSSED

At the January 2026 meeting, the Commission reviewed and discussed several routine reports related to regulatory oversight and program operations. Staff presented the disciplinary report, which summarized recent enforcement actions, case resolutions, and disciplinary outcomes involving licensed appraisers. The compliance caseload report was also presented, providing commissioners with an overview of complaint activity, the number of open and pending investigations, and general trends related to enforcement and compliance matters. In addition, the Administrator's report provided updates on administrative activities, staffing, program operations, and other ongoing initiatives affecting the Commission and its licensees. Commissioners discussed these reports and asked questions regarding enforcement processes and caseload management.

The Commission also welcomed a guest speaker from the The Appraisal Foundation. Peter Fontana, Chair, delivered a presentation regarding the work of the State Harmonization Task Force. He discussed the task force's efforts to improve coordination and consistency between federal appraisal oversight and state regulatory programs, as well as its role in identifying regulatory challenges and developing recommendations to support greater alignment among jurisdictions. Commissioners were given the opportunity to ask questions and engage in discussion regarding the task force's initiatives and how these efforts may influence appraisal regulation and policy development at the state level.

During public comment, a proposal was presented suggesting that continuing education (CE) requirements for licensed and certified appraisers be reduced for individuals who have maintained licensure in Nevada in good standing for 30 years or more. The proposal referenced similar reasoning used in previously approved CE changes for real estate licensees under LCB File No. R060-20 and recommended that qualifying appraisers be permitted to complete a reduced total of 15 hours of CE per renewal cycle, consisting of the 7-Hour USPAP Update course and 8 additional hours of approved CE coursework. The comment also proposed allowing certain professional service activities to count toward CE credit, including participation on County or State Boards of Equalization, appraisal review committees, service on the Appraisal Commission, and involvement with organizations associated with The Appraisal Foundation such as the AF, ASC, or ASB. Under the proposal, these activities could be credited up to a maximum of six CE hours per two-year license period.

## Disciplinary Cases

### Case # 2024-645: Howard, Glenn J.

The Division received a complaint on July 9, 2024, alleging that an appraiser made misrepresentations, significant errors, and unsupported opinions of value in two appraisal reports prepared in 2020 and 2022 for a property in Las Vegas, Nevada. During the investigation, the Division requested the respondent's work file and supporting documentation to determine compliance with the Uniform Standards of Professional Appraisal Practice (USPAP); however, the respondent failed to provide the requested materials despite multiple requests and extensions, preventing the Division from completing a Standard 3 appraisal review. The investigation also noted the respondent's prior disciplinary history and a currently suspended license due to unpaid administrative fines.

#### Violations:

NRS 645C.480

#### Discipline:

Respondent was ordered to pay a fine and all licenses and permits issued by Nevada Real Estate Division have been revoked for a period of 10 years.

### Case # 2021-512: Corn, Bradley W.

This case reached a settlement agreement during the April 2024 meeting of the Nevada Real Estate Appraisal Commission. As part of the agreement, the Respondent consented to the revocation of their license and agreed to pay an administrative fine. Following the Commission's action, the Respondent subsequently submitted a petition requesting clarification regarding the specific duration and terms associated with the revocation of their license. The request sought further guidance from the Commission to ensure a clear understanding of the conditions and timeframe related to the revocation imposed under the settlement agreement.

#### Violations:

USPAP Standards Rule 1-1(b)  
USPAP Standards Rule 1-1(c)  
USPAP Standards Rule 1-2(e)  
USPAP Standards Rule 1-2(f)  
USPAP Standards Rule 1-3(a)  
USPAP Standards Rule 1-4(a)  
USPAP Standards Rule 1-4(b)  
USPAP Standards Rule 1-6(a)  
USPAP Standards Rule 1-6(b)

USPAP Standards Rule 2-1(a)  
USPAP Standards Rule 2-1(b)  
USPAP Standards Rule 2-1(c)  
USPAP Standards Rule 2-2(a)(x)(2)  
USPAP Standards Rule 2-2(a)(xiii)  
NRS 645C.460(1)(a)  
NRS 645C.480(1)(a)

#### Discipline:

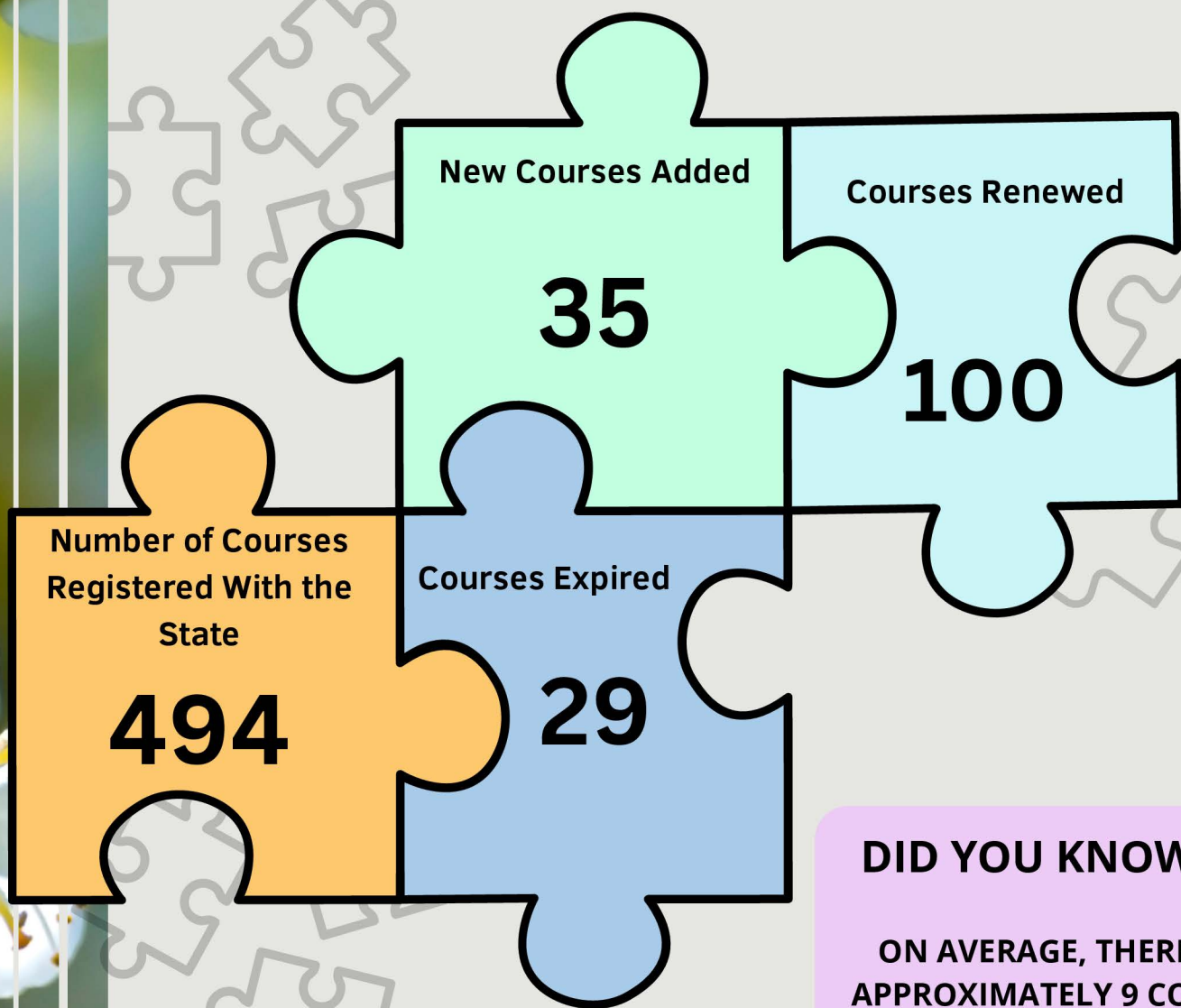
Respondent's license was voluntarily surrendered for a period of 1 year from the effective date of the order.

# QUARTERLY EDUCATION PROGRAM HIGHLIGHTS

# LEARNING CURVE



Last quarter's education numbers are in! We're taking a look at how many programs were approved, denied, or expired across the appraisal, inspection, and energy auditing fields.

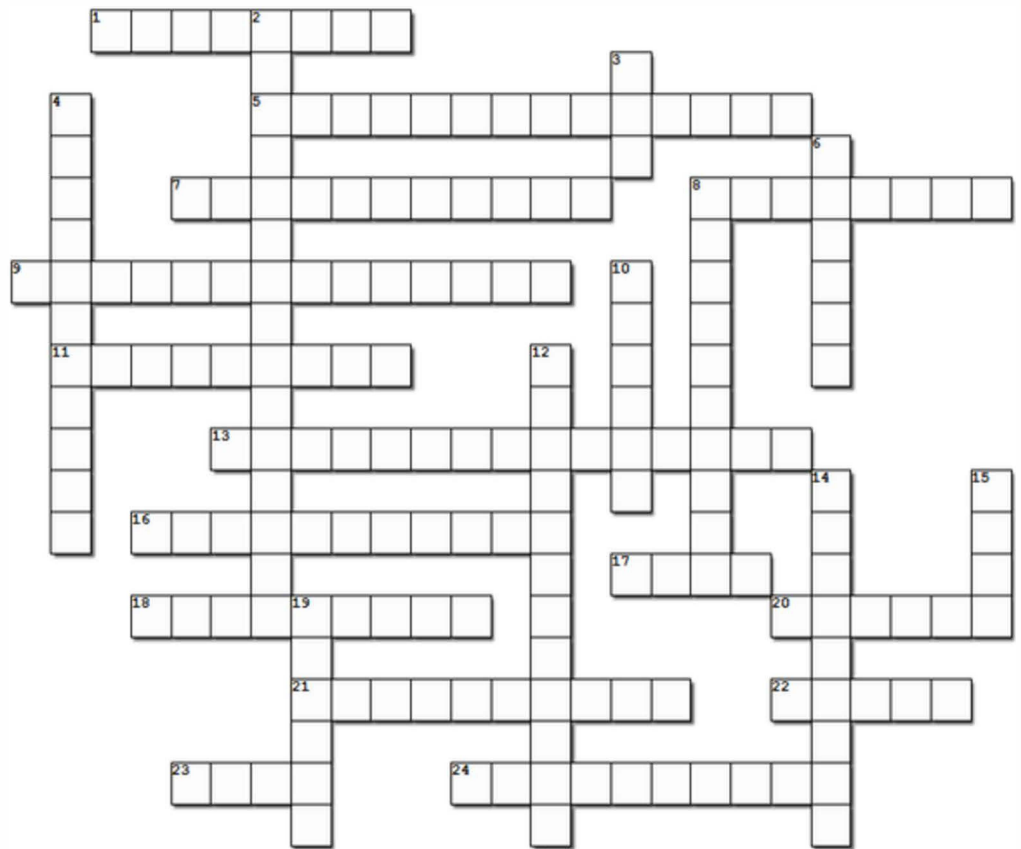


## DID YOU KNOW.....?

ON AVERAGE, THERE ARE APPROXIMATELY 9 COURSES PER MONTH THAT EXPIRE DUE TO NON-RENEWAL

# TAKE 10

It's time to Take 10 – your quick break from industry talk to test your logic, word skills, and maybe even your patience (in the best way).



Created using the Crossword Maker on TheTeachersCorner.net

### Across

1. Thermal image technology
5. Attic barrier against heat
7. Energy use over time
8. Outside property boundary limit
9. Appraisal step combining approaches
11. Opinion of property worth
13. Comparison method using recent sales
16. Visual-only inspection style
17. Home energy certification score
18. Governing professional rules
20. Inspector's written summary
21. Structural base of a house
22. Standard governing appraisers nationwide
23. Heating and cooling system
24. Leakage test using a fan

### Down

2. Air movement through a home
3. Nevada law abbreviation
4. Market-based property worth
6. Documented inspection findings
8. Certification program for efficiency
10. Affecting occupant safety
12. Reduction in property value
14. Professional authorization
15. System distributing conditioned air
19. Hidden issue needing repair



If you would like to submit ideas for future newsletters or be a featured guest for a segment, please send your ideas / correspondence to:

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