



The Inspector

Quarterly Newsletter

2012 Board Meeting Dates

- **March 2, 2012**
- **June 8, 2012**
- **September 7, 2012**
- **December 7, 2012**

All LSBHI Board meetings will commence at 9am unless otherwise noted. Special meetings, when needed, will be broadcasted. All meetings will be held at 4664 Jamestown Ave Suite 220, Baton

"Act as if what you do makes a difference. It does."

-William James

Points of Interest

- Your LSBHI license# must be on all reports, advertisement materials and or websites.
- Preferred vendor programs are strictly prohibited!
- Monthly reporting dues are due to be post marked 15th of the following month.



2012 First Quarter

The LSBHI's 1st quarter Board meeting was held March 2, 2012 in Baton Rouge. Three complaints were heard before the Board.(page 2) The Board also discussed and approved the proposed changes for continuing education and pre-licensing requirements in the Standards of Practice. A copy of the Notice of Intent filed is expected to be published with the Office of the State Register and will be sent to all Home Inspectors and the public will have 30 days to contact the LSBHI office for comments or to object to the changes. Two pre-licensing schools were approved by the Board: Donaldson Educational Services for classroom only and Internachi as an online school. The Board also took the time to thank two of its Board Members, Terry Hardouin and Mike LeBas for their dedication and hard work as their six year term ended.

No. of LHI By District

District 1— 97	District 2— 36
District 3— 36	District 4— 58
District 5— 51	District 6— 90
District 7— 51	*Active and Inactive

LREC Update

The LSBHI has been working with the Louisiana Real Estate Commission to help educate real estate agents on the con's of report sharing. Below is a copy of what was published in the LREC monthly newsletter.

http://www.lrec.state.la.us/pdf_files/newsletters/Newsletter_2012_February.pdf

"A Letter from the Home Inspectors Board"

In a typical transaction, a Licensed Home Inspector prepares a written report for the client (buyer), and this report may reveal defects and/or deficiencies in the property. The buyer might then share this report with their agent, who might then share it with the seller's agent. If the sale falls through, and the licensee (realtor) retains the report, they should be careful not to share it with another po-tential buyer for a later transaction.

The report was prepared for that specific buyer and the report may be "stale" and the defects/deficiencies may no longer exist. Any future potential buyer should not have that report to rely on in determining the condition of the property. Having the report and using it for later transac-tions involving this property could lead to potential problems and liability on the part of the licensee (realtor)." The above letter is a positive first step in educating the real estate community as to the proper handling of home inspector reports.

Continuing Education News

March 2, 2012 the Board voted to increase the number of required CE hours needed each year to renew your Home Inspectors license from 20 hours to 24 hours by a Board approved CE provider. The change will be posted in the State Register in April. The Board will then set up a grace period for the changes to go into affect at the June Board meeting. The continuing education change was voted on and passed with a 4-2 vote in favor of the increase. Stay tuned for further updates.....

Complaints

C-11-025 Hussey v. Maxcy – The Board dismissed the following alleged violations: LAS46XL501.A and 501B.5,7,11, and 12. The following alleged violations are under advisement pending further investigation: LA46XL.501.B.6 & 8; LA46XL309C.6&7. The finding will be heard at the June 8, 2012 Quarterly Board meeting.

C-11-028 LSBHI v. Paradela– The Board found Mr. Paradela in violation of LA46XL.135.D. Emails advertisements were sent out without a license number. A fine of \$100.00 plus 30 days to make changes to the advertisement and submit to the Board office.

C-12-001 LSBHI v. Moyer– The Board found Mr. Moyer in violation of LA46XL.115, inspecting with an expired license. Mr. Moyer continued to pay monthly fees, insurance was current and he brought the violation to the attention of the Board. The Board felt there was no intent by Mr. Moyer to defraud the public. Fine was set at \$100.00



Louisiana State Board of Home Inspectors

1st Congressional District
Terry Hardouin

2nd Congressional District
Roy Burst III

3rd Congressional District
Cal Grevemberg

4th Congressional District
Foxe Smothers

5th Congressional District
Mike Burroughs

6th Congressional District
Michael LeBas P.E.

7th Congressional District
Ceil Fuselier

Chief Operating Officer
Morgan Spinosa

Legal Council
Albert Nicaud



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