



The Inspector

Quarterly Newsletter

VOLUME 4, ISSUE 2

MARCH 2013

2013 First Quarter

SPECIAL POINTS OF INTEREST:

- **Train the Trainer mandatory meeting June 7 following the Board meeting.**
- **All renewal applications that are past due will be fined a \$100 late fee.**
- **Monthly reporting fees are \$5 per inspection due by the 15th of the following month.**

2013 MEETING DATES

- **March 1, 2013**
- **June 7, 2013**
- **September 6, 2013**
- **December 6, 2013**

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 Rouge LA 70808

The LSBHI's 1st Quarter Board meeting was held March 1, 2013 in Baton Rouge. The Board had one complaint on this meeting's agenda and the Board dismissed the complaint. (see page 2)

Mr. Kevin Dinkel spoke to the board to get some clarity on exclusive marketing. Board Attorney, Albert Nicaud, stated that the program cannot be limited to one individual or company. The program must be open to all inspectors. A Home Inspector can also sponsor events as long as everyone is allowed to sponsor.

Mr. Jimmy Sitter addressed the Board on

the recurring issue of Summary reports. The Board concluded that adding a summary to a home inspection report was neither mandated nor prohibited by the Rules. It is up to each individual inspector whether or not they want to include a summary report. However, it is not good practice to send out summary reports without having it included with the actual home inspection report.

Mr. Mike Burroughs briefed the Board on his general findings of his report reviews. Mr. Burroughs stated that a large number of reports that are being reviewed are out of compliance. When submitting a report

for renewal it must meet our Standards as well as include a copy of the pre-inspection contract with the LHI's number located on the report.

Mr. Roy Burst briefly spoke about relocation companies being out of compliance. The Board C.O.O. will issue a letter to all relocation companies requesting two reports for the Board to review to assure they are in compliance.

The Board scheduled a mandatory train the trainer meeting for all infield trainers to attend following the June 7th Board meeting.

The Board meeting was adjourned by Mr. Cal Grevemberg at 11:30am.

Home Inspection and Real Estate Licensee

No person licensed pursuant to the Louisiana Home Inspectors Licensing Law, R.S. 37:1471 et seq., shall engage in or be financially compensated for any home inspection in a transaction in which that person received a fee, commission, or other valuable consideration while acting as a licensee under the Louisiana Real Estate License Law, R.S. 37:1430 et seq., in connection with the same transaction.

Complaints

C-12-008 Brown v. Morgan Wood LHI# 10419– The complaint was dismissed. The complainant failed to appear before the board and did not request a continuance.

Written Reports

A licensed home inspector shall provide a written report of the home inspection to each person for whom the inspector performs a home inspection for compensation within five calendar days from the date of the inspection.

Solicitation Prohibited

Home inspectors shall not solicit to perform repair services on any system or component of the home which the inspector noted as deficient, significantly deficient or unsafe in his home inspection report, for a period of one year from the date of the inspection

Generator Use

The use of generators in home inspection is prohibited by the Standards of Practice, unless the LHI is a licensed electrician (and even then, it would not be practical). Both, the National Electric Code (Article 700) and Entergy’s Customer Installation Standards (Section 12) require that, in order to hook a generator to the main electrical panel of a home, a transfer switch must be installed onto the panel to prevent the current from back-feeding through the neutral to the power lines. Such an event could electrocute a lineman working on a line, create a power surge on a neighbor’s home, start a fire and a host of other perils. A transfer switch cannot be installed on a home without first obtaining a permit from the local permitting authority. Unless the person installing the transfer switch is a licensed electrician, he will not be granted a permit. Even if he was licensed, the installation of a transfer switch just to inspect a home would not be practical.

The LHBHI has jurisdiction over this practice pursuant to section 309C(1) which states the a home inspector “shall not offer to perform any act or service contrary to law”. Since the NEC is adopted by all jurisdictions in the state, to perform services in violation of the NEC would be “contrary to law”. Also, under our ethical standards, Section 501B(9), the LHI “shall perform services and express opinions based upon genuine conviction and only within his areas of education, training or experience.” The LHI who is not a licensed electrician does not have the education, training or experience to act as a licensed contractor.

“You only live once, but if you do it right, once is enough.”

-Mae West



Statistics Corner

Monthly	Reporting Totals	
	<u>2012</u>	<u>2013</u>
January	1890	2242
February	2292	2440
March	2791	N/A
April	2806	N/A
May	2935	N/A
June	2679	N/A
July	2715	N/A
August	2468	N/A
September	2026	N/A
October	2596	N/A
November	2017	N/A
December	1741	N/A
Totals	<u>2011</u> 24519	<u>2012</u> 28956

The Louisiana State Board of Home Inspectors would like to recognize our newest Licensed Home Inspector's for 2013. These inspectors were licensed in the 1st quarter of 2013:

10806 James Bellard
10807 Kelly Morrison
10808 David Ruppert
10809 Ty Tillman
10810 Joe Mann
10811 Matthew Marshall
10812 Robert McCubbins
10813 Paul Collucci
10814 Billy Badeaux

Louisiana State Board of Home Inspectors

Governor
Bobby Jindal

1st Congressional District
Friedrich Gurtler P.E.

2nd Congressional District
Roy Burst III

3rd Congressional District
Cal Grevemberg

4th Congressional District
Darren Montgomery

5th Congressional District
Mike Burroughs

6th Congressional District
Kevin Dinkel

7th Congressional District
Keith Blanchard

Chief Operating Officer
Morgan Spinosa



Legal Counsel
Albert Nicaud

