



The Inspector

Quarterly Newsletter

VOLUME 6, ISSUE 2

MARCH 2015

SPECIAL POINTS OF INTEREST:

- **Home Inspectors should report substantial and willful violations of our Standards and Codes to the LSBHI.**
- **Monthly Reports are due by the 15th of the following month.**
- **Your report should not reference the Standards of Practice of other entities.**

2015 MEETING DATES

- **March 6, 2015**
- **June 5, 2015**
- **September 11, 2015**
- **December 4, 2015**

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

2015 First Quarter

The Louisiana State Board of Home Inspector's 1st quarter Board meeting was held March 6, 2015 in Baton Rouge.

The meeting was promptly called to order at 9 a.m. by Board Chairman, Fritz Gurtler P.E.

There was one complaint on the Agenda. (see page 2)

The Board reviewed and revised the pre-inspection agreement that will be available on the website. Mike Burroughs motioned to accept the changes as written and Keith Blanchard seconded. The motion was carried by a unanimous vote. Once the changes have been updated the Board C.O.O., Morgan Spinosa will broadcast to all Home Inspectors via email.

The Board then reviewed the

proposed changes to the In-field training rules and guidelines. After making a few changes to the proposal the Board adopted the changes as amended.

Joe Cook then spoke to the Board about seeing some changes to the National Home Inspectors Exam (NHIE) or possibly having a state specific exam. Chairman, Fritz Gurtler suggested the Board form a committee to research the details of possibly creating a state specific exam. There was a motion by Mike Burroughs for the Board create a committee. Kevin Dinkel seconded the motion and the motion was carried.

The Board then discussed the renewal process for Home Inspectors whose license has been expired more than three

years. This was tabled from the previous Board meeting. A motion was made to decrease the requirements for reinstatement of a lapsed Home Inspector license. The motion died.

Next, the Board discussed the proper handling of inspections performed by insurance companies such as Millennium Insurance and Louisiana Citizens Insurance. Mike Burroughs motioned the Board send a letter to Millennium Insurance quoting our laws and state that all home inspections should be performed by a licensed Home Inspector. The motioned was carried with a 4-1 vote.

The meeting was later adjourned at 12:08p.m. by Chairman, Fritz Gurtler.

*"We cannot solve our problems with the same thinking we used when we created them."
-Albert Einstein*





Validity of Arbitration Provision in Pre-Inspection Contract

The 4th Circuit Court of Appeal rendered a decision holding that the arbitration provision in the board sample pre inspection agreement is valid. The plaintiff argued that it was invalid because it required the arbitrator to be a licensed home inspector. In upholding the agreement, the court reasoned that there was no evidence produced showing that a licensed home inspector could not serve as a neutral decision maker.

– Albert J. Nicaud

ATTENTION: Are Your Monthly Reports Late?

All monthly reporting should be filed by the 15th of the following month. This means it must be postmarked by the 15th. Anything post marked on the 16th or beyond will be fined accordingly. A complaint will be filed for any Home Inspector who is more than 30 days late.



Complaint

C-15-015 Boudoin v. Blanchard LHI# 10752– Both parties were present, as well as Mr. Blanchard’s attorney, Mrs. Sheri Morris. The Board reviewed the proposed settlement offer. After much discussion Darren Montgomery motioned to accept the settlement offer and Kevin Dinkel seconded. The motion was denied by a 3-2 vote with Keith Blanchard abstaining. The complaint will be scheduled for a hearing during the June 5, 2015 Board meeting.



June 5, 2015

The Louisiana State Board of Home Inspectors will host its second quarter Board meeting.

The meeting will begin promptly at 9am.

All meetings are open to the public.

You can receive up to 4 CEU credits a year for attending Board meetings.

Mold Information Fact Sheet

According to Louisiana laws regulating home inspections (Title 46, Part XL, Chapter 3 §309.A.7.), licensed home inspectors are not required to inspect or report on the presence or absence of any suspected or actual adverse environmental condition or hazardous substance, including but not limited to mold. This is due to the fact that mold cannot be definitively identified without being properly sampled and tested by a qualified laboratory. While these services are available for an additional charge, sampling and testing are not performed as part of a routine home inspection. However, in 2014 the state legislature passed the following law:

A licensed home inspector shall include in his written report of the home inspection the presence of suspected mold growth if during the course of inspecting the systems and components of the structure in accordance with the provisions of this Chapter and board rules and regulations, the licensed home inspector discovers visually observable evidence of suspected mold growth on the inside of the structure.

As a result of this law, this information is being provided to you during your home inspection process. This information is being provided as a general guideline, and is not to be considered complete information on mold and suspected mold growth. Please consult with your physician, appropriate mold professional and provided reference sources for additional information regarding any concerns that you may have regarding this house.

According to the EPA, Mold spores are ubiquitous; they are found both indoors and outdoors. This means that mold is everywhere, and that all houses (including this one) have mold present inside of the structure. Mold spores cannot be eliminated from indoor environments. Some mold spores will be found floating through the air and in settled dust; however, they will not grow if moisture is not present. Mold is not usually a problem indoors—unless mold spores land on a wet or damp spot and begin growing. As molds grow they digest whatever they are growing on. Unchecked mold growth can damage buildings and furnishings; molds can rot wood, damage drywall, and eventually cause structural damage to buildings. Mold can cause cosmetic damage, such as stains, to furnishings. The potential human health effects of mold are also a concern. It is important, therefore, to prevent mold from growing indoors. Standards for judging what is an acceptable, tolerable or normal quantities of mold have not been established by any governmental or health organizations. There are no EPA or other federal standards for airborne mold or mold spores, so sampling cannot be used to check a building's compliance with federal mold standards, as there are none.

Mold can grow very quickly. The spores of some varieties can begin to germinate in as little as 4 to 12 hours, if the environmental conditions are favorable. It can be assumed that when building materials get wet, mold growth is likely to start immediately. In wet porous materials, mold can become extensive within 24 to 48 hours. ***Due to this fact, the home inspector cannot be held liable for any mold growth that is discovered in the home after the home inspection has been completed.*** If you see any suspected mold growth in the home during the inspection process, it is your responsibility to alert the home inspector of your suspicions so that the information may be included in your inspection report. A standard home inspection is not a mold inspection, and home inspectors are not inspecting the house with the express goal of discovering suspected mold growth. Any discoveries will be noted in the report, but the inspector is performing a general home inspection, not a mold inspection

Resource List

EPA Mold Homepage - links to EPA mold documents and non-EPA resources <http://www.epa.gov/mold/index.html>
 EPA Resource: A Brief Guide to Mold, Moisture, and Your Home www.epa.gov/mold/moldguide.html
 Biological Contaminants www.epa.gov/iaq/biologic.html
 Fact Sheet: Flood Cleanup - Avoiding Indoor Air Quality Problems <http://www.epa.gov/iaq/pdfs/floods.pdf>
 EPA Hurricane Information <http://www.epa.gov/hurricanes/>
 Indoor Air Quality (IAQ) Home Page www.epa.gov/iaq
 Indoor Air Quality Building Education and Assessment Model (I-BEAM) <http://www.epa.gov/iaq/largebldgs/i-beam/index.html>
 IAQ in Large Buildings/Commercial Buildings <http://www.epa.gov/iaq/largebldgs/index.html>
 IAQ Tools for Schools www.epa.gov/iaq/schools
 Mold Remediation in Schools and Commercial Buildings http://www.epa.gov/mold/mold_remediation.html
 Regulating Antimicrobial Pesticides www.epa.gov/oppad001





Statistics

Monthly Reporting Totals

	<u>2014</u>	<u>2015</u>
January	2166	2577
February	2577	2767
March	3005	—
April	3549	—
May	3514	—
June	3416	—
July	3473	—
August	3017	—
September	2883	—
October	2898	—
November	2338	—
December	2167	—

The Louisiana State Board of Home Inspectors would like to recognize our newest Licensed Home Inspectors for 2015. These inspectors were licensed during the 1st quarter of 2015:

- **Michael Shepperson** #10896
- **Ben Fortenberry** #10897
- **David Powell** #10898
- **Paul Fortmayer** #10899
- **Jeff Childress** #10900
- **Zack Thibodeaux** #10901
- **Terry Farmer** #10902
- **Marcus Dempsey** #10903

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
James Yaeger

4th Congressional District
Paul Collucci

5th Congressional District
Mike Burroughs

6th Congressional District
Kevin Dinkel

7th Congressional District
Keith Blanchard

Chief Operating Officer
Morgan Spinosa



Legal Counsel
Albert Nicaud





Law Changes Went Into Effect August 1, 2014

***When the updated version of Title 46 Professional and Occupational Standards Part XL is updated– the Board will broadcast*

§1478. Written reports; solicitation prohibited

A. 2. A licensed home inspector shall include in his written report of the home inspection the presence of suspected mold growth if during the course of inspecting the systems and components of the structure in accordance with the provisions of this Chapter and board rules and regulations, the licensed home inspector discovers visually observable evidence of suspected mold growth on the inside of the structure.

Definition: Visually Observable Evidence of Suspected Mold Growth- Visually observable discoloration of the interior components within the climate controlled living space apparently arising from moisture that may be indicative of mold or microbial growth discovered without employing specialized moisture, environmental or other testing method.

Recently Approved Minutes

Board Meeting December 5, 2014

http://lsbhi.state.la.us/documents/minutes_2014-12-05.pdf

