



The Inspector

Quarterly Newsletter

VOLUME 3, ISSUE 3

JULY 2012

2012 Second Quarter

SPECIAL POINTS OF INTEREST:

- **Renewal applications must be completed and sent in with all renewal documents.**
- **Preferred vendor programs are strictly prohibited.**
- **Monthly reporting fees are considered late if post marked after the 15th.**

2012 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 Rouge LA 70808

The LSBHI's 2nd Quarter Board meeting was held June 8, 2012 in Baton Rouge. Four complaints were on the Agenda of which two were dismissed and one was tabled to the next Board meeting. (see page 2) The Board also reviewed two education applications. Mr. Fritz Gurtler was approved by the Board as a Continuing Education provider and Pillar to Post was approved as a pre-licensing provider for both classroom courses and online courses.

The Board later discussed the nominating process for open Board seats. There are four nominating entities.

Louisiana Home Builders Association, Louisiana Mortgage Lenders Association, LA-ASHI & Louisiana Realtors Association. A Home Inspector who is interested in being on the Board should approach one of the nominating entities and complete an application. The nominating entity will submit the application with a letter of recommendation to the Board and Commissions director at the Governors Office. At that time the Governor will appoint a new member. <http://www.gov.louisiana.gov/index.cfm?md=pagebuilder&tmp=home&navID=36&cpID=5&cfmID=0&catID=0>

The Board then elected Mr. Roy Burst III as the new Board Chairman following Foxe Smothers resignation as Board Chairman and District 4 Representative. Mr. Smothers made this announcement in early June. The Board then elected Mr. Cal Grevemberg as the new Vice Chairman of the Board for 2012. Congratulations Mr. Burst and Mr. Grevemberg.



Special Meeting & Continuing Ed

A special Board meeting was held May 29, 2012. The purpose of the meeting was to hear comments from the public regarding the Notice of Intent published at the request of the LSBHI in the Louisiana Register on April 20, 2012. Specifically, public comment

was requested regarding changes to LAC 46:XL.121A which increased the number of required annual continuing education hours from 20 to 24. Mr. Nicaud explained the Administrative Rule making process, the purpose of the

special meeting and the procedure for supporting or opposing the Notice of Intent. Mr. LeBas read 5 emails received by the Board. Four of the LHI's were opposed to the increase and one did not comment one way or the other. LHI, Morgan Wood,

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Complaints

C-11-025 Hussey v. Maxcy– The following alleged violations were under advisement pending further investigation: LA46XL.501.B.6 & 8; LA46XL309C.6&7. The SIE reported that there were no violations and the complaint was dismissed.

C-12-003 Kelting v. Nolen– This complaint was dismissed by the Board due to lack of evidence.

C-12-004 LSBHI v. Hamilton– The Board found Mr. Hamilton in violation of LA46XL.111 Performing Inspections without a license. The Board voted in favor (4-1) of a fine set at \$1000.

C-12-004 LSBHI v. Grevemberg– The Board tabled this complaint pending further investigation.



“ Do not follow where the path may lead. Go instead where there is no path and leave a trail.”

-Harold McAlindon

How Long Should You Keep Your Reports On File?

It shall be the responsibility of the licensed home inspector to maintain adequate records at all times in compliance with the provisions of the board's rules. Records shall be made available, upon reasonable request, to the board's representatives during normal business hours. The licensee shall have the right for a board production request to be made in writing on board

stationery. The failure of a licensee to maintain adequate records or the failure to furnish copies of such records within 72 hours notice shall constitute a violation of the rules. Records shall be kept for three years from the day the inspection report was provided to the client. Any report questioned by the board or any legal entity shall be retained for a period of five years from

the date the inquiry was received by the licensee.

For more information about our laws and rules you can visit: <http://www.lsbhi.state.la.us/>



Insurance

Each licensee must file with the board a certificate of coverage showing compliance with the required terms and conditions of insurance coverage by the inspectors annual license renewal date.

Insurance coverage requirements are as follows:
1. 300,000 in errors and omissions insurance per

year; maximum deductible of \$5000. 2. \$300,000 in General liability insurance per year with a maximum deductible of \$5000. Every licensee shall provide to his clients or the board's representatives proof of all insurance in force upon request. Upon cancellation of any insurance where a gap in coverage may occur, the licensee shall

immediately inform the board. When replacement coverage is obtained, evidence shall be immediately transmitted to the board. Failure to maintain insurance is grounds for license revocation, non-renewal or other disciplinary action.





Statistics Corner

No. of LHI By District

District 1— 97 District 2— 36
 District 3— 37 District 4— 59
 District 5— 51 District 6— 91
 District 7— 51 *Active and Inactive

Monthly Reporting Totals

	<u>2011</u>	<u>2012</u>
January	1543	1875
February	1734	2279
March	2105	2740
April	2434	2764
May	2372	2917
June	2462	N/A
July	2300	N/A
August	2411	N/A
September	1890	N/A
October	1876	N/A
November	1837	N/A
December	1555	N/A

The Louisiana State Board of Home Inspectors would like to recognize our newest Licensed Home Inspector's for 2012:

- I0779 David Myers**
- I0780 Daniel Young**
- I0781 Joseph Althage**
- I0782 Sidney Broussard**
- I0783 Jimmy McLemore**
- I0784 Sam Bergeron**
- I0785 Alan Harris**
- I0786 Doug Lowery**
- I0787 Scott Tetlow**
- I0788 Trevor Brady**
- I0789 Bryan Hamner**

....Continued Special Meeting

read a three page letter to the board which outlined his opposition to the increase. Mr. Wood essentially argued that receiving “quality” CE’s were more important than the “quantity” received. Mr. Wood’s sentiments were echoed by 4 other LHIs in attendance. No one in attendance spoke in favor of the increase in required CE hours. Joe Cook commented, but

abstained from supporting or opposing the increase since he is an approved CE provider. Mr. LeBas then motioned that the increase in required annual CE hours from 20 to 24 be removed from the Notice of Intent and that the Notice of Intent be resubmitted without the increase. Ms. Fuselier seconded the motion. After further discussion

the matter was called to a vote. Mr. LeBas’ motion passed 4-1, with Mr. Burroughs opposing the motion. The Notice of Intent will be re-filed without reference to increasing the required number of CE hours. For more information you can visit <http://www.lsbhi.state.la.us/minutes.php>

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
Vacant

5th Congressional District
Mike Burroughs

6th Congressional District
Michael LeBas P.E.

7th Congressional District
Ceil Fuselier

Chief Operating Officer
Morgan Spinoso

Legal Council
Albert Nicaud