



The Inspector

Quarterly Newsletter

VOLUME 3, ISSUE 4

OCTOBER 2012

2012 Third Quarter

SPECIAL POINTS OF INTEREST:

- **Renewal applications must be completed and sent in with all renewal documents.**
- **The use of LSBHI is not longer accepted when displaying a license number.**
- **LHI or Licensed Home Inspector must be used on all documents plus the number.**

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 3rd Quarter Board meeting was held September 7, 2012 in Baton Rouge. This was the first Board meeting with our newly appointed Board Members. District 1 Friedrich Gurtler; District 4 Darren Montgomery; District 6 Kevin Dinkel and District 7 Keith Blanchard.

The Board had three complaints on the Agenda. Two of which were dismissed (see page 2). The Board attorney also

discussed the ACT 276 rule changes for military applicants. Albert also stated that we will be amending our rules to be in compliance with these changes.

Mr. Joe Cook suggested some changes to the NHIE exam to make it more state specific and possibly putting together a committee to see what all is involved with making changes to a national Exam. The Board was open to the suggestion and Mr. Mike Burroughs volunteered

to contact the NHIE to see what all the LSBHI would need to do.

The C.O.O., Morgan Spinosa also briefed the Board on the Fiscal year State budget.

The meeting was adjourned by Mr. Cal Grevemberg at 12:59pm



Relocation Companies and Licensed Home Inspectors

June 8, 2012, the Board confirmed that all inspections performed for relocation companies must be performed by Louisiana licensed home inspectors. Because two or more systems of a resale residential structure are being inspected, the inspection meets the legal definition of a home inspection and must be performed by a LHI in accordance with the Standards of Practice and Code of Ethics.

The Board recommends that the Home Inspector develop disclaimer language which requires that the RELO company hold harmless, defend and indemnify the LHI regarding any changes, summaries, or modifications to the report made by the RELO company or any other third party for which it is responsible. The Board also reminds you that pursuant to Section 305B, you should have a written agreement limiting the scope of your inspection to those systems and components agreed upon.

If you have any questions regarding the above, please contact me at 225-248-1334 or Morgan@lsbhi.la.gov

Complaints

C-12-004 LSBHI v. Grevenberg– The Board reviewed a letter from the publisher admitting that they published the ad without allowing Mr. Grevenberg to review and make the proper changes which would have been to add his LHI number. This complaint was self reported by Mr. Grevenberg. The Board dismissed the complaint based on the findings.

C-12-006 Fontenot v. Lottinger- The Board dismissed the allegations against Mr. Lottinger for LA46XL311 A2, C1&4 and 305B1d. The Board did find Mr. Lottinger in violation of the following: LA46XL311B6&7, failure to describe and 311C2, failure to state why he was limited from inspecting. The Board voted on a penalty totaling \$200.00. He must also attend the next available Standards of Practice seminar in addition the Board requested the three randomly selected reports be pulled for review over the next three months to assure that his reports are in compliance.

C-12-007 American Insurance Co. v. Schiro– This complaint was dismissed. The SIE on the complaint found that a hearing was not warranted based on the information provided.

“To be yourself in a world that is constantly trying to make you something else is the greatest accomplishment.”

-Ralph Waldo Emerson

Licensed Home Inspectors Prohibited Acts & Penalties

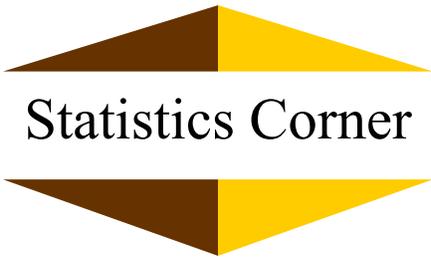
The board may suspend or revoke any license, or censure, fine, or impose probationary or other restrictions on any licensee for good cause shown which shall include but not be limited to the following:

- Conviction of a felony or the entering of a plea of guilty or no contest to a felony charge under the laws of the United States.
- Deceit or misrepresentation in obtaining a license.
- Providing false testimony before the board.
- Efforts to deceive or defraud the public.
- Professional incompetence or gross negligence.
- Rendering, submitting, subscribing, or verifying false, deceptive, misleading, or unfounded opinions or reports.
- Violating any rule or regulation adopted by the board or any provision of this Chapter.
- Aiding or abetting a person to evade the provisions of this Chapter or knowingly combining or conspiring with an unlicensed person with the intent to evade the provisions of this Chapter.
- Violating any standard of conduct adopted by the board.

The board may fine any applicant, any other person holding themselves out as a home inspector, or any member of the public for good cause shown, which shall include but not be limited to the following:

- Aiding or abetting a person to evade the provisions of this Chapter or knowingly combining or conspiring with an unlicensed person with the intent to evade the provisions of this Chapter.
- Engaging in conduct or advertising or holding oneself out as engaging in or conducting the business or acting in the capacity of a home inspector without possessing a valid license.





Statistics Corner

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	2656
July	2300	2702
August	2411	2244
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. These inspectors were licensed in the 3rd quarter of 2012:

I0790 Jonathon Powers

I0791 James Hunt

I0792 Jeffrey Fischer

I0793 Paul Moran

I0794 Joe LaGars

I0795 Terry Stephenson

I0796 Robert Smith

I0797 Kiel Harton

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 Council
Albert Nicaud