



The Inspector

Quarterly Newsletter

VOLUME 5, ISSUE 4

SEPTEMBER 2014

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.

2014 MEETING DATES

- March 7, 2014
- June 6, 2014
- September 5, 2014
- December 5, 2014

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

2014 Third Quarter

The LSBHI's 3rd Quarter Board meeting was held September 5, 2014 in Baton Rouge. There were a total of three complaints that were heard before the Board during the third quarter and three that were dismissed. (see below; Complaints page 6)

The Board reviewed and approved the application submitted by Kevin Dinkel as a Board approved Continuing Education provider. The Board also reviewed and approved the application submitted by Ashley Van der Meulen as a Board approved In-Field Trainer.

Mr. Mike Burroughs briefed the Board on issues being brought up with online Pre-Licensing education providers. Mr. Burroughs stated that the Board is currently investigating one online school in particular for being out of compliance. The Board will work on doing further investigating

on this issue and resolve the problem.

Mike Burroughs then updated the Board on Report Reviews. Mr. Burroughs noted that many Home Inspectors refuse to submit "full" inspection reports due to confidentiality. When the Board requests a "full" report the Home Inspectors must comply. If a Home Inspector fails to submit a "full" report when renewing his/her license then the C.O.O. should file a complaint on the Home Inspector for being out of Compliance. Mike Burroughs then motioned to change the rule and applications to state that a "full" inspection report be submitted including the pre-inspection agreement and Standards of Practice. Mr. Grevemberg seconded and the motion was carried.

The Board also discussed contracting out Special Investigators (SIE) for

complaints. Mr. Fritz Gurtler recommended contracting out Private Investigators and SIEs for complaints. Mr. Gurtler motioned that the Board advertise for proposals for interested parties in becoming a Private Investigator or SIE on a contract and as needed basis. Mr. Kevin Dinkel seconded and the motion passed.

The Board meeting was adjourned by Chairman, Cal Grevemberg at 12:36 P.M.

"I've learned that people will forget what you said, people will forget what you did, but people will never forget how you made them feel." –Maya Angelou



Upcoming Board Approved Continuing Education Opportunities



December 5, 2014

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

The meeting will begin promptly at 9am.

All meetings are open to the public.

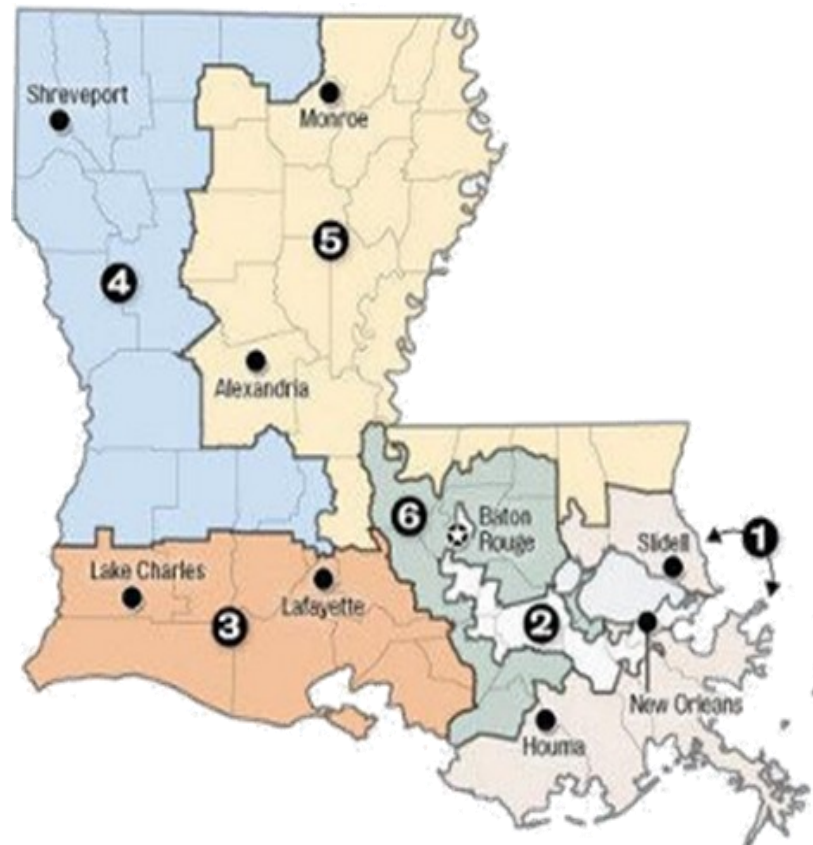
You can receive up to 4 CEU credits a year for attending Board meetings.

Board Members Term Expiring

December 2014 two Board members terms will be expiring. **District 3** and **District 4**. There are several steps that are involved with becoming a Board Member. The board shall be composed of one member from each congressional district appointed by the governor from a list of names submitted by the board of directors of the [Louisiana Chapter of the American Society of Home Inspectors](#), the [Louisiana Realtors Association](#), the [Louisiana Homebuilders Association](#), and the [Louisiana Mortgage Lenders Association](#). Each member of the board shall be a United States citizen and a resident of the state, and shall have been actively engaged in the home inspection business on a full-time basis for one year preceding the appointment. The initial board members shall be required to obtain a license in accordance with the provisions of this Chapter. Thereafter, each member of the board shall be a licensed home inspector. Each member appointed by the governor shall be confirmed by the Senate. Each member of the board shall receive a certificate or commission from the governor.

In order for the Governor to accept the nomination an application must be completed. See below:

JUST A LITTLE
Reminder



Apply for appointment to the Board:

[http://www.gov.louisiana.gov/index.cfm?
md=pagebuilder&tmp=home&cpid=63](http://www.gov.louisiana.gov/index.cfm?md=pagebuilder&tmp=home&cpid=63)



Statistics Corner

The Louisiana State Board of Home Inspectors would like to recognize our newest Licensed Home Inspectors for 2014. These inspectors were licensed during the 3rd quarter of 2014:

Monthly	Reporting Totals	
	2013	2014
January	2242	2166
February	2440	2577
March	2997	2955
April	3399	3549
May	3357	3505
June	3038	3410
July	3093	3469
August	2912	2876
September	2448	—
October	2632	—
November	2128	—
December	1841	—

- Carsten Menn #10871
- Jeremy Farque #10872
- David Raffray #10294
- Marvin Daniel #10873
- Stewart Becnel #10874
- Corey Cavalier #10875
- Dustin Landry #10876
- Jay Guidroz #10877
- Clayton Weeks #10878
- Bruce Williams #10879
- Ian Ferguson #10880
- Larry Menard #10881
- Anthony Kouzoukas #10882

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



Complaints

C-14-001 Zea v. Kelting – Both parties were present, as well as Mr. Kelting’s attorney, Mr. Michael Carbo. Both parties briefed the Board in regards to the issues in the complaint. The Board found Mr. Kelting in violation of LAC46XL.501B.10– overstating the significance of observed conditions- with a fine of \$300.00. The Board also found Mr. Kelting in violation of LAC46XL305B.3d – Failure to have his license number on the report- with a fine of \$100.00. Total fine: \$400.00

C-14-006 Simpson v. Harton-This complaint was dismissed. The SIE determined that there was no probable cause.

C-14-008 Lawson v. Kouzoukas– This complaint was dismissed. The SIE determined that there was no probable cause.

C-14-009 Maricelli v. Atwell– This complaint was withdrawn by the complainant prior to the Board meeting.

C-14-011 Gregory v. Burroughs– This complaint was dismissed. The SIE determined that there was no probable cause.

C-14-012 Culotta v. Hebert— Both parties were present. Each party briefed the Board. The Board found Mr. Hebert in violation of LAC46XL.305B.2 & 3b, 321A.5 and 501B.8. The Board ordered a fine of \$150.00 each for violation LAC46XL.305B.2 and 3b; a fine of \$50.00 for violation of LAC46XL.321A.5; and a fine of \$300.00 for violation of LAC46XL.501B.8. In addition Mr. Hebert must attend the next Standards of Practice and Report Writing seminar. Mr. Keith Blanchard abstained from voting. The Board found no probable cause and dismissed the following: LAC46XL.311A.1 &3, 321A.1,2,3, 324A.1 &B2 and 329A.1. Total fine \$650.00

Filing Monthly Reports

Each home inspection performed by an inspector under LAC46XL is subject to a \$5 state inspection fee per home inspection. This fee is to be made payable to the LSBHI and is to be remitted monthly in the following manner.

1. A reporting form, approved by the board, must be filed by the fifteenth day of the month following the inspection. The form shall list the inspections performed and total fees due.
2. Payment must be made by the fifteenth day of each month following the inspection. Payment is considered current if post marked by the fifteenth day. When the fifteenth day of any month falls on a legal holiday, reports are due on the next business day. Reports are timely if they bear a United States Post Office mark or cancellation. Reports bearing the postal mark received on the next business day after that time may be deemed timely filed only if evidenced by a return receipt or proof of mailing bearing the due date.
3. Failure to report and/or pay inspection report fees, if fees are due, can result in suspension of license, fine, or both.



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 June 6, 2014

http://lsbhi.state.la.us/documents/minutes_2014-06-06.pdf

Special Board Meeting June 30, 2014

http://lsbhi.state.la.us/documents/minutes_2014-06-30.pdf