



The Inspector

Quarterly Newsletter

VOLUME 6, ISSUE 1

JANUARY 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

2014 Fourth Quarter

The LSBHI's 4th Quarter Board meeting was held December 5, 2014 in Baton Rouge.

The meeting began with Chairman, Cal Grevemberg recognizing many individuals in the room by extending his gratitude for what they have done over the years.

There were three complaints on the agenda. The Board addressed each complaint individually. (see page 4)

The Board then approved Precision School of Inspection as a Pre-licensing school, and Mr. Paul Young as a Board approved In-field Trainer.

Joe Cook then briefed the Board on corrugated stainless steel tubing (CSST) and suggested possibly adding a change to our current SOP

requiring HI's to inspect the bonding on gas lines. It was agreed by the Board that Sidney Chaisson and Joe Cook would do more research on the topic and will discuss at the next Board meeting.

Next, Marc LeBlanc proposed a rule change that would prohibit HI's from doing cost estimates. After much discussion amongst the Board and the audience, it was noted that the Board cannot prohibit HI's from giving cost estimates. However, he or she is running a risk by doing so. (reference LAC46XL501B.9)

The Board then discussed the possibility of contracting out SIE's for complaints. Fritz Gurtler suggested the Board send a notice to the Attorney Generals office to find out what our limits are before we

put out a request for public bid.

The Board later composed a committee of four individuals, Roy Burst III, Fritz Gurtler, Joe Cook and Mike Burroughs. This committee was established to make an appointment with Louisiana Citizens insurance to discuss the conduct of insurance inspections.

The Board took a moment to recognize two Board members whose term expired December 2014. Mr. Cal Grevemberg (served 6 years) and Darren Montgomery (served 2 years). We THANK you guys for your hard work and dedication to the Board!! Following the recognition, the Board opened nominations for new officers and then voted for the 2015 Officers.

Congratulations!! 2015 Officers

Board Chairman– Friedrich Gurtler, P.E.

Vice Chairman– Michael Burroughs



Mold Insurance Coverage

Should the Louisiana State Board of Home Inspectors require Home Inspectors to add mold insurance coverage on their policy?

- As a Board we cannot require Home Inspectors to carry mold coverage. Although, it would be advantageous for the Home Inspector to include it on their policy.

Electronic Signatures

Can Home Inspectors use Electronic signatures?

-LSR R.S. 9:2601, et seq, provide for the use of electronic signatures and electronic transactions. In terms of electronically signing a home inspection report, any LHI may do so, but must place a statement in his or her Pre-inspection agreement whereby the client agrees to conduct the transaction by electronic means. If an LHI chooses to use only electronic delivery of reports with electronic signatures, he must have the consent of the client. This consent may be via electronic means as well. —Albert Nicaud



2015 Fiscal Year Budget Approved

The Board reviewed the budget for the 2015 fiscal year. This budget was prepared and presented by the Chief Operating Officer, Morgan Spinosa and was adopted by a unanimous vote. The comprehensive budget is completed annually in compliance with the Louisiana Revised Statutes (R.S.) 39:1331 through 1342. The information will be used to prepare the Legislative Auditor's annual report on boards and commissions. You can view the Louisiana State Board of Home Inspectors State budget at: <http://wwwprd.doa.louisiana.gov/boardsandcommissions/selectBoard.cfm>



March 6, 2015

The Louisiana State Board of Home Inspectors will host its first 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.

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 4th quarter of 2014:

Monthly	Reporting Totals	
	2013	2014
January	2242	2166
February	2440	2577
March	2997	3005
April	3399	3549
May	3357	3509
June	3038	3410
July	3093	3469
August	2912	3017
September	2448	2883
October	2632	2898
November	2128	2336
December	1841	2100

- 10883 Christopher Sharplin
- 10884 Larry Pryor
- 10885 Edward Gassiott
- 10886 Scott Denslow
- 10887 Joseph Bonfanti
- 10888 David Wells Jr.
- 10889 Larry Huguet
- 10890 Dave Holt
- 10891 Louis Schneider
- 10892 David Kevorkian
- 10893 Shawn Demeritt
- 10894 Jessica Bertinot
- 10895 Frederick Williams

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-14-010 Creekmore v. Joyner– Both parties were present, as well as Mr. Joyner’s attorney, Mrs. Sheri Morris. Both parties briefed the Board in regards to the issues in the complaint. The Board found Mr. Joyner in violation of LAC46XL.305B.1– failure to provide the client with a pre-inspection agreement contract- with a fine of \$250.00. Total fine: \$250.00 plus Mr. Joyner must attend the next Standards of Practice and Report Writing seminar. The Board dismissed the following alleged violations. LAC46XL.315.A1-5; 317A.2; 325A.1; 325A.5; 325B.2; 327A.3; 501B.1; and 501B.4

C-14-013 LSBHI v. Donaldson Eduction-This complaint was dismissed- no probable cause.

C-14-014 Maclauchlan v. Kouzoukas– This complaint was withdrawn by the complainant prior to the Board meeting.

Delinquent Renewals

Any licensee who fails to timely renew his license may thereafter renew by paying the appropriate renewal and delinquent fees, filing a renewal application, and completing all continuing education requirements accruing during the period of delinquency. The period for delinquent renewal of an expired license shall be limited to the twelve-month period immediately following the expiration date of the active license. Failure to renew an expired license during such twelve-month period shall require the licensee to pass the board approved licensing examination in addition to paying the appropriate renewal and delinquent fees, filing a renewal application, and completing all continuing education requirements accruing during the period of delinquency. Failure to renew an expired license within the thirty-six-month period immediately following the expiration date of the active license shall, in addition to the above requirements, require the licensee to retake and pass ninety hours of classroom education as set forth in the rules and regulations of the board and to take a standards of practice and code of ethics report writing seminar offered by the board or an education provider approved by the board.



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 September 5, 2014

http://lsbhi.state.la.us/documents/minutes_2014-09-05.pdf