

**MINUTES OF THE BOARD MEETING**  
of  
**LOUISIANA STATE BOARD OF HOME INSPECTORS**

Friday, March 4, 2011  
9:00 AM  
Office of the LSBHI  
4664 Jamestown Ave., Suite 220, Baton Rouge

Board Members in Attendance:

District 1 – Terry Hardouin  
District 2 – Roy E Burst III  
District 3 – Cal Grevemberg

District 4 –  
District 5 – Michael Burroughs  
District 6 – Michael LeBas, P.E.  
District 7 – Ceil Fuselier

**I**

Those members being in attendance, Chairman Mike Burroughs called the meeting to order at 9:03 AM followed by the Pledge of Allegiance.

The Board reviewed the minutes from the previous Board Meeting and Special Board meeting. Mr. Cal Grevemberg motioned to approve the minutes as written. Mr. Michael LeBas seconded and the motion carried unanimously.

**II**

C-10-021 LSBHI v. Wallace LHI#10370- A pre-hearing resolution of a \$100.00 fine plus adding the LSBHI license number on all advertising materials was agreed to for violating LAC 46 XL.135. Mr. Lebas motioned to accept this pre-hearing resolution and Mr. Hardouin seconded the motion and the motion was carried.

C-11-001 LSBHI v. DiLeo LHI#10222- Mr. DiLeo was performing Home Inspections with an expired license from July 2010- September 2010 and also failed to file his monthly reporting for those months. Mr. DiLeo explained to the Board that he did turn in his renewal on time but learned that his online CEU credits were not accepted. Mr. Grevemberg motioned that the Board fine Mr. DiLeo for performing inspections with an expired license and failing to pay his monthly reporting. The Board asked Mr. DiLeo why he was so late paying his monthly reporting fees. Mr. DiLeo stated that he had some family issues and admitted that that was no excuse for being late. In regards to the his expired license, Mr. DiLeo never had a lapse in insurance coverage and was short 5 CEU credits after learning his online courses were not accepted. Mr. DiLeo noted that the website does not state that AHIT's online continuing education is not approved. The Board agreed that there is a misunderstanding and suggested the C.O.O. make the appropriated changes to the website to make this clear. To this date Mr. DiLeo has paid all the appropriate late fees and fines associated with past due or lack of reporting as well as late fees associated with his past due renewal. After further discussion between the Board members Mr. Grevemberg withdrew his motion. Mr. LeBas motion to accept all the penalties that were already paid. Mr. LeBas also noted that Mr. DiLeo's license is now current and no further action is required. Mrs. Fuselier seconded the motion and the motion was carried.

C-11-003 LSBHI v. Battley LHI#10688- Mr. Battley failed to file monthly reporting for the months of April, July, August, October and December 2010. A pre-hearing resolution was agreed upon with a fine of \$135.00 and all fines have been paid. Mr. LeBas motioned to accept the pre-hearing resolution. Mr. Hardouin seconded and the motion was carried.

C-11-004 LSBHI v. Bernard LHI#10606- Mr. Bernard failed to file monthly reporting for the months of November and December 2010. A pre-hearing resolution of \$60.00 was agreed upon subject to Board approval. Mr. Lebas motioned to accept the pre-hearing resolution. Mrs. Fuselier seconded and the motion as carried.

C-11-009 Kelting v. Darbonne LHI#10429- Both Mr. Kelting and Mr. Darbonne were present. Mr. Kelting briefed the Board on the happenings during his in-field training. Mr. Kelting informed the Board that he was being trained on both a “live” and “dead” inspection at the same time and was requested not to let the Board know. Mr. Kelting also pointed out they there were 5 trainees on the live inspection. LSBHI administrative rule states there should be a 2:1 ratio on live training not 5:1. Lastly, Mr. Kelting noted that each trainee was given 10 hours of training when only 4 hours of training was given. Mr. Darbonne then spoke before the Board admitting to violating LAC 46 XL.119. Mr. Darbonne also briefed the Board on the happenings during his training. The Board questioned whether the other four Home Inspectors or soon to be Home Inspectors trained under Mr. Darbonne had completed the full requirement of in-field training. The Board requested that the COO issue Cease and Desist of each of the four home inspectors until they provide proof of completing 10 complete hours of live training. After long discussions on the matter the Board pointed out three major issues: 1) Mr. Darbonne trained his trainees on both “live” and “dead” training at the same time, 2)Mr. Darbonne trained his trainees on “live” training with a student teacher ratio of 5:1 when administrative rule states it must be 2:1, 3) Mr. Darbonne gave his trainees 10 hours of training when they only completed 4 hours with all intents to defraud the Board. Mr. LeBas pointed out that the Louisiana State Board of Home Inspectors is a self regulating industry and we have an obligation to up hold the Laws of this State and these laws should never be challenged.

Mr. Cal Grevemberg then motioned to revoke Mr. Darbonne’s license as both an In-field trainer and a Home Inspector. Mr. Lebas seconded and the motion was carried. The Board requested that the Board COO send out written notification as soon as possible.

### III

Review Education and CE applications for the following:

*UL Lafayette – Pre-Licensing (classroom)-approved*

*World Inspection Network International- Pre licensing (classroom)-approved*

The Board reviewed course materials on each school and verified that all schools met the LSBHI requirements. Mrs. Fuselier motioned to accept UL Lafayette as a pre-licensing provider and Mr. Hardouin seconded the motion and the motion was carried. Next, Mr. LeBas motioned to accept World Inspection Network International as a pre-licensing provider and Mrs. Fuselier seconded and the motion was carried.

### IV

Jim Russell with GREI came before the Board to brief the Board on Law suits filed in Louisiana and why the suits were filed. Mr. Russell pointed out that of the 11 law suits filed last year with his company 9 were from Louisiana. He gave a few suggestions to help eliminate the suits. 1. Always be sure the client attends the inspection and 2. Take time to set expectations with your client.

### V

The Board discussed having the Standards of Practice and Report Writing Seminar in North Louisiana. The Board also discussed allowing CE providers to teach the Standards of Practice as well. Mike Lebas motioned to allow CE provider to teach the Standards of Practice seminar. However, the CE provider must complete Cal Grevemberg’s current SOP seminar prior to teaching it on their own. Mr. Grevemberg

amended the motion adding that the SOP seminar is classroom only. Ceil Fuselier seconded this motion and the motion was carried.

Mr Grevemberg then motioned to allow the Standards of Practice to be taught in North Louisiana by Mr. Mike Burroughs. Mr. Hardouin seconded the motion and the motion was carried.

## **VI**

Mr. Barry Landry addressed the Board in regards to the CE recommendations and to receive clarity on the prescriptive period. Mr. Landry requested for some clarity on the pressure sensitive reverse on garage doors. He wanted to know why you have to identify but not test. Mike Burroughs stated that the new SOP states that a Home Inspector must report if a pressure sensitive reverse is present and then state whether or not it was tested. It is clearly stated in Standards of Practice how to report on the pressure sensitive reverse of garage doors LAC 46 XL.313B. Next, Mr. Landry wanted to know where he could access the Prescription Statute. The Board asked the COO to publish the Prescriptive Statute on the website so that it can be accessed by anyone. Lastly, Mr. Landry stated that he wants to see more training and he would like to make it clear to all Home Inspectors that they should all go into attics. Mr. Landry stated that he was told by other Home Inspectors that they were told at the Standard of Practice seminar that they did not have to enter the attic space. Mr. Grevemberg pointed out that he has never told his students that they do not have to enter the attic. He stated that he tells his students that he personally does not completely enter the attic space unless it is decked.

## **VII**

The Board then discussed signatures on LSBHI checks. The checks require two signatures one by the COO and one by the Chairman. At this time the Board has decided to keep the signatures the same as stated in the Law.

## **VIII**

Mr. Mike Lebas motioned to table the discussion of the report review program till further notice. Ceil Fuselier seconded the motion and the motion was carried.

## **IX**

The Board moved on to discuss issues with the website. The Zip Code feature has been down on the site and the web designer is requesting the Board pay for a program to fix the issue. The Board did not agree with that request, stating the original contract stated that the web designer would have this feature on our site and it was in the original quote. The web designer must cover the cost to fix their problem on the zip code feature. The Board also discussed bringing more clarity to site by changing the names of tabs and adding more information in regards to Laws and Rules.

## **X**

Board C.O.O., Morgan Dampier briefed the Board on the fiscal year budget.

Mike LeBas motion to move into executive session and Ceil Fuselier seconded and the motion was carried.

**Executive Session 11:33 A.M.**

**Open Session 12:50 P.M.**

**Meeting Adjourned 12:52 P.M.**

Mr. LeBas motioned to adjourn, Mrs. Fuselier seconded and the motion was carried.

Other attendees: Albert Nicaud, Board Attorney; Morgan Dampier, COO; Joe Cook; Dick Chance; Paul Dileo; Keith Darbonne; Don North; Grant Harrod; Keith Blanchard; Nathan Brenner; Thomas Kelting; Spencer Maxcy; Sidney Chaisson; Barry Landry; David Hartmann; Morgan Wood

Minutes recorded by: COO