

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

Monday, June 30, 2014  
9:00 AM  
Office of the LSBHI  
4664 Jamestown Ave., Suite 220, Baton Rouge

Board Members in Attendance:

District 1 – Friedrich Gurtler, P.E.	District 4 –
District 2 – Roy E Burst III	District 5 – Mike Burroughs
District 3 – Cal Grevemberg	District 6 – Kevin Dinkel
	District 7 – Keith Blanchard

**I**

Those members being in attendance, Chairman Cal Grevemberg called the meeting to order at 9:01 AM followed by the Pledge of Allegiance.

**II**

The Board discussed and revised the Professional and Occupational Standards to comply with the law change that resulted from Senate Bill 66 which will go into effect August 1, 2014. The Board listened to all of the public’s input and suggestions and made the appropriate changes to Title 46 Professional and Occupational Standards Part XL. Home Inspectors.

**Chapter 17-A Louisiana Home Inspector Licensing Law**  
**(Effective August 1, 2014)**

**§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.

Mr. Fritz Gurtler motioned to accept the definition for “visually observable evidence of suspected mold growth” Mr. Cal Grevemberg seconded the motion and the motion was carried.

The Board then made the appropriate changes to the Standards of Practice in to comply with the new law which will go into effect August 1, 2014:  
Specifically: LA46XL

### §309. General Exclusions

- A. Home inspectors are not required to inspect or report on:
1. life expectancy of any component or system;
  2. the causes of any condition or deficiency;
  3. the methods, materials, and costs of corrections;
  4. the suitability of the property for any specialized use;
  5. compliance or non-compliance with codes, ordinances, statutes, regulatory requirements, special utility, insurance or restrictions;
  6. any component or system that was not inspected and so stated in the home inspection report or pre-inspection agreement;
  7. the presence or absence of any suspected or actual adverse environmental condition or hazardous substance, including but not limited to asbestos, radon lead, mold, contaminated **drywall materials or building components**, carcinogens, noise, or contaminants, whether in the building or in soil, water, or air, **unless, during the course of inspecting the systems and components of the structure in accordance with the provisions of the Law and these Rules, the home inspector discovers visually observable evidence of suspected mold or microbial growth;**
  8. decorative or cosmetic items, underground items, or items not permanently installed;
  9. hidden, concealed or latent defects;
  10. items not visible for inspection including the condition of systems or components which are not readily accessible; or
  11. future conditions, including but not limited to, the likelihood of failure or the expected life of systems and components.

### §325. Interior System

- A. The home inspector shall inspect:
1. walls, ceiling, and floors;
  2. steps, stairways, balconies, and railings;
  3. countertops and a representative number of cabinets and drawers; and
  4. all doors; and
  5. all readily accessible windows.
- B. The home inspector shall:
1. operate a representative number of windows and interior doors; ~~and~~
  2. report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components; ~~and~~
  3. **report the presence of suspected mold or microbial growth if, during the course of inspecting the systems and components of the structure in accordance with the Home Inspector Licensing Law and these rules, the licensed home inspector discovers visually observable evidence of suspected mold or microbial growth.**

Mr. Gurtler motioned to accept the changes as shown above and Mr. Burroughs seconded. The motion was carried.

The Board also reviewed the current Standards of Practice and Mr. Gurtler motioned that the Board correct any grammatical errors and file with the State register. Mike Burroughs seconded the motion and the motion was carried.

**Meeting Adjourned 11:54 A.M.**

Mr. Roy Burst motioned to adjourn, Mr. Gurtler seconded and the motion was carried.

Other attendees: Albert Nicaud, Board Attorney; Morgan Spinosa, COO; Brian Alvarez, Michael Kendrick, Carl Heck, Scott Hearne, Sidney Chaisson, Brian Gauthier, Paul Dileo, Joe Cook, Douglas Frickey, Adam Gurtler, Ronnie Barrilleaux, John Hoskins, Charlie Carew, Paul Brunet, Norris Hebert, Gordon Atwell, Barbara Tetlow, Shane Honore', Cynthia Shockey, Todd David, David Blumenstock, Tom Axelrad, Roland LeBlanc, Cary Morrell

Minutes recorded by: C.O.O. Spinosa