



The Inspector

Quarterly Newsletter

VOLUME 12, ISSUE 1

JANUARY 2021

Points of Interest

- The LSBHI office is open and accepting visitors by appointment only. Please contact the board office to schedule an appointment at lsbhi@lsbhi.la.gov
- Stay up to date with coronavirus updates. Click below.

CORONAVIRUS Information

2021

MEETING DATES

- **March 5, 2021**
- **June 4, 2021**
- **September 10, 2021**
- **December 3, 2021**

All LSBHI Board meetings will commence at 9am unless otherwise noted. Special meetings, when needed, will be broadcasted. All meetings will be held at 5211 Essen Lane Suite 9, Baton Rouge LA 70809.

2020 Fourth Quarterly Board Meeting

The Louisiana State Board of Home Inspector's fourth quarter Board meeting was held December 4, 2020 at the Board office in Baton Rouge. The meeting was also streamed via ZOOM.

The meeting was called to order by Vice Chairman, Gordon Atwell at 9:00 a.m.

The Board began the meeting with the Pledge of Allegiance followed by the Board members reviewing and approving the minutes of the previous Board meeting.

The Board reviewed and approved education provider applications for the following: Eddie Mille (infield trainer); ATI (live streaming CE); Ashley van der Meulen (live streaming CE); and Mike Roberts (CE).

There were five complaints on the agenda, three of which

were withdrawn by the complainant(s) prior to the hearing. The board did hear C-20-010LSBHI v. Burns and C-20-013 LSBHI v. Dempsey. (see page 2)

Ashley van der Meulen pro-



posed to extend the LSBHI's PSA campaign. The campaign will continue to promote LSBHI awareness and home inspection education to the public. The Board voted in favor of extending the PSA

campaign for another 12 months.

The Board then reviewed the budget for the 2021 fiscal year. This budget was prepared and presented by 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 by [clicking here](#).

The Board meeting was later adjourned by Chairman, Gordon Atwell at 1 p.m.

Congratulations 2021 Officers

Chairman ✦ Gordon Atwell

Vice Chairman ✦ Ashley van der Meulen

Disciplinary Actions from December 4, 2020

C-20-008 Jones v. Kelting LHI#10755– withdrawn by complainant

C-20-009 Thomas v. Unsworth LHI#10503– withdrawn by complainant

C-20-010 LSBHI v. Burns LHI#10213– Mr. Burns was present and sworn in by Vice Chairman, Gordan Atwell. The complainant alleged that Mr. Burns violated LAC46XL.115D (performing inspections with an expired license). The complainant stated that Mr. Burns performed 118 inspections while holding an expired home inspectors license. Mr. Burns' license was expired for three and half months and was not renewed until after the complaint was filed by the board office. Mr. Burns testified that he had mailed all documents to the LSBHI office on or about April 7, 2020 and since he had not heard from the LSBHI office and with COVID 19 he assumed all was fine with the processing of his renewal but assumed his renewal badges would possibly be delayed. He also stated that he has been a licensed home inspector for 18 years and has never been brought before the board for any type of complaint. The Board acknowledged that Mr. Burns had been in good standings with the Board and had never been before the Board for any type of complaint for 18 years prior to 2020. However, the Board found that Mr. Burns should have taken the appropriate steps to follow up on the renewal application that he submitted via USPS to assure that his application was received. By a vote of 5 to 1 Mr. Burns was found guilty of violating LAC46XL.115D. The Respondent was ordered to pay a fine of \$164.70 which included administrative cost.

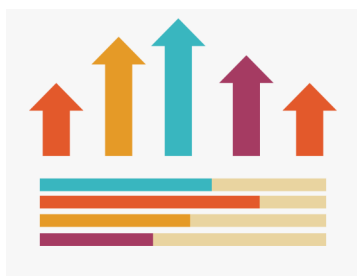
C-20-011 Zanoni v. Burnside LHI#11012– withdrawn by complainant

C-20-013 LSBHI v. Dempsey LHI#10903– Mr. Dempsey was present and sworn in by Vice Chairman, Gordan Atwell. The complainant alleged that Mr. Dempsey violated LAC46XL.117B.1 (failing to report inspections and submit inspection fees). The complainant stated that Mr. Dempsey failed to cooperate with the LSBHI's request to file late or missing monthly reports as well as pay late fees for reports that have been filed after the due date. The complainant stated that Mr. Dempsey does not respond to emails or regular mail and the issue is ongoing and consistently getting worse. The Board found that Mr. Dempsey failed to file monthly reports in a timely manner with the Board and failed to pay reporting fees as required in the Board rules. The Board concluded that Mr. Dempsey did violate LAC46XL.117B.1. By a vote of 6 to 0. Mr. Dempsey was found guilty of violating LAC46XL.117B.1. Mr. Dempsey was ordered to pay a fine of \$3000.00 based on the number of inspections he failed to report and pay for, which included administrative cost. In addition, the Board ruled that Mr. Dempsey shall be suspended as a continuing education provider for the 2021 calendar year.



Save the Date
March 12 • 13 • 20, 2021

For more information click image above.
Board CE live streaming rules apply-see page 4



Monthly Reporting Totals

	<u>2019</u>	<u>2020</u>
January	2918	3431
February	3483	3756
March	3996	4290
April	4687	3192
May	4662	4711
June	4301	5733
July	4242	5642
August	4173	5277
September	3582	4895
October	3718	4595
November	3111	4193
December	2695	3857

2020 Total Inspections: 53572
 2019 Total Inspections: 45596
 2018 Total Inspections: 42697
 2017 Total Inspections: 41044

The Louisiana State Board of Home Inspectors would like to recognize our newest Licensed Home Inspectors for 2020. These inspectors were licensed during the fourth-quarter of 2020:

♦ Steven Dale	#11177
♦ James Leger Jr.	#11178
♦ Dean Coates	#11179
♦ Anthony Simon	#11180
♦ Jeffrey McCleney	#11181
♦ Kent Simon	#11182
♦ Jase Ellis	#11183
♦ Benjamin Caldwell	#11184
♦ Dennis Clark	#11185
♦ Cody Thurman	#11186
♦ Terry Clement	#11187
♦ Nicholas Pearson	#11188
♦ Milton Saba	#11189
♦ Gregory Clark	#11190
♦ Brandon Mier	#11191
♦ Norman Stewart	#11192
♦ Ryan McNabb	#10297
♦ David Rabalais	#11193
♦ Bradly Aldridge	#11194
♦ Randy Hardouin	#11195
♦ Elise Zepeda	#11196
♦ Barry Witmer	#11197

Louisiana State Board of Home Inspectors

Governor
John Bel Edwards

1st Congressional District
Ashley van der Meulen

2nd Congressional District
William B. Harris Jr.

3rd Congressional District
James Yaeger

4th Congressional District
Paul Collucci

5th Congressional District
Mike Roberts

6th Congressional District
Gordon Atwell

At Large Member
Scott Hearne

Chief Operating Officer
Morgan Spinosa



Legal Counsel
Albert Nicaud





Live Streaming Update

The Board unanimously voted to allow home inspectors to receive continuing education credit for attending LIVE Streaming CE and have it count as “In-Class” credit throughout the COVID 19 recovery. **This change has been extended until June 2021.** At that time, the Board will reassess the situation to determine if it should be extended or not.

List of Board Approved LIVE STREAMING CE Providers

American Inspection Academy

ASHI

Ashley van der Meulen

LA HOUSE

Monroe Infrared Technology (limited to 8 hours pursuant to LAC46XL.121B.5**)

Mike Burroughs

TREET

LIVE Streaming Rules:

Class size is limited to 25 participants

Each participant must use video (no blank screens allowed) and must participate

Each class is limited to 2-hour blocks with a maximum of 6 hours per day.

LIVE streaming should not be confused with online CE. Online CE* is still limited to 10 hours of CE per licensing period.

All LIVE streaming courses will be broadcast by the LSBHI as well as listed on the calendar which can be found on our website.

**LAC46XL.121B.8*

8. The licensee may receive up to a maximum of 10 hours of continuing education credit per licensing period for any combination of the following types of classes as set forth in Paragraphs 5-7 of this Subsection:

a. online courses;

b. streaming video courses; (temporarily counts as “in-class” CE until December 4, 2020)

c. courses given by an unapproved instructor and courses which are outside the scope of the standards of practice but deals with the construction industry.

***LAC46XL.121B.5*

5. The licensee may receive up to eight hours of continuing education credit per licensing period for courses taught by a board-certified continuing education provider, dealing with the construction industry, but outside the scope of the standards of practice.

If you have any questions regarding LIVE Streaming, please email us at lsbhi@lsbhi.la.gov

LSBHI Launched A New Website

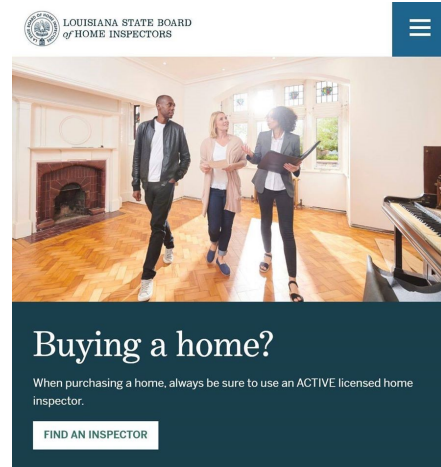
The Louisiana State Board of Home Inspectors is happy to announce the launch of their new website. The site is not only user friendly but ADA compliant.

During the transition some information reverted back to some inspectors old contact info. We would like to request that you take a minute to review your listing. If any corrections need to be made please use the attached form. All corrections must be submitted on the form or it will not be accepted.

We appreciate your patience during this process as we still have a few kinks that are being worked out.

[Website Update Form](#)

Click Here
For the new site



The LSBHI website provides up to date information regarding upcoming continuing education courses.

Click below to view the calendar that is updated daily.





[Third Quarter Board Meeting Minutes](#)

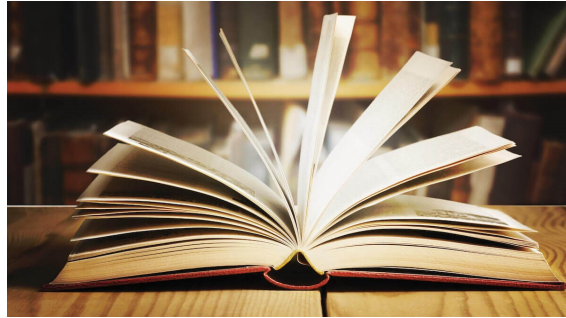
[Pre-Inspection Agreement](#)—updated 12/9/2020

[Change of Address Form](#)

[Title 46 Professional and Occupational Standards Part XL. Home Inspectors](#)

Are you looking for continuing education? Visit our website for a list of Board approved providers.

[CLICK HERE](#)



Filing Monthly Reports Online

The LSBHI prefers for monthly reporting to be filed online. This service is available to all Home Inspectors. The online service is only available for filing monthly reports.

All ACTIVE inspectors must file a report every month regardless of the number of inspections performed. Be sure the that “report month” matching the month the inspections were performed.

Instructions for filing online [click here](#)

Create an account: [click here](#)

**Start
Report**



Board Members Term Soon to Expire

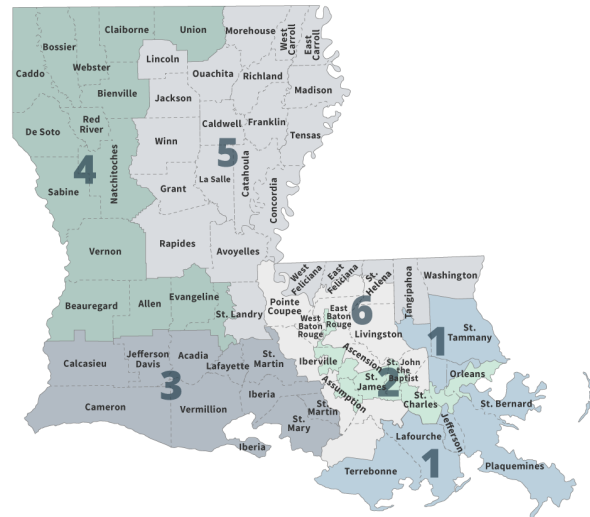
The term for the board members representing **congressional district no. 3 and no. 4** will expire **March 2021**. The board shall be composed of one member from each of the six congressional districts and one at-large board member that can be drawn from any of the congressional districts. Each member is appointed by the governor from a list of nominees submitted by the board of directors of the [Louisiana Chapter of the American Society of Home Inspectors](#), the [Louisiana Realtors Association](#), and the [Louisiana Homebuilders Association](#). Each member of the board shall serve a four year term. Each member shall have been actively engaged in the home inspection business on a full-time basis for three years preceding the appointment.

In order for the Governor to accept a nomination from the organizations mentioned above, an application must be submitted. Click below to complete the application.

Apply now



A NON-PROFIT TRADE ASSOCIATION FOR THE
HOME BUILDING INDUSTRY





**Louisiana State Board of Home Inspectors
5211 Essen Lane Suite 9
Baton Rouge LA 70809**

**225-248-1334 Fax 225-248-1335
lsbhi@lsbhi.la.gov**



NOTICE: LA RS 37:23.2: Each applicant or licensee may submit complaints about actions or procedures of the Board to the Board (5211 Essen Lane Suite 9, Baton Rouge LA 70809, 225-248-1334, LSBHI@lsbhi.la.gov) or directly to the House and Governmental Affairs Committee (P.O. Box 944486, Baton Rouge, LA 70804, 225-342-2403, h&ga@legis.la.gov) or to the Senate and Governmental Affairs Committee (P.O. Box 94183, Baton Rouge, LA 70804, 225-342-9845, s&g@legis.la.gov).