



# The Inspector

Quarterly Newsletter

VOLUME 12, ISSUE 4

OCTOBER 2021

## Points of Interest

- All fees must be paid and reporting up to date in order for annual renewals to be processed.
- Renewal applications, fees, CE hours and the certificate of insurance must be mailed! The LSBHI will accept the submission of the annual report via email.



### 2021

#### MEETING DATES

- **March 5, 2021**
- **June 4, 2021**
- **October 15, 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.

## 2021 Third Quarterly Board Meeting

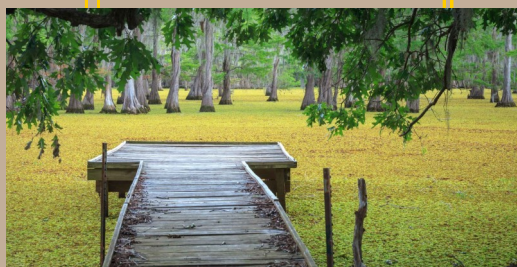
The Louisiana State Board of Home Inspector's third quarter Board meeting was held October 15, 2021, at the Board office in Baton Rouge.

The meeting was called to order by Chairman, Gordon Atwell at 9:01 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: Bertrand Hasselbeck (infield trainer); TJ Johnston (infield trainer); Jason Pepitone (infield trainer); Elmer Morros (infield trainer); and Amelia Yates (infield trainer).

There were three complaints on the agenda. One of which was tabled to the next board meeting due to a scheduling conflict. (see page 2)



The board voted in favor to adding time limits to LAC46XL.113A.3 which would require a potential licensee to complete the licensing process within 36 months of commencement. After 36 months the applicant will have to start the education process over.

Mr. Joe Cook Jr. took the floor to discuss the proposed changes to the rules and standards made by the Laws

and Rules Committee. The topics covered were: Review previously approved rule changes; New proposed rule changes; New ideas discussed by the committee. The Board re-approved several changes relating to the rules as well as tabled a few changes. The Board did approve a few website changes which will be made by Morgan Spinosa. The Board motioned not to hear the proposed changes to the continuing education rules. This motion passed with a 6-1 vote.

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



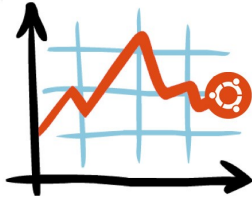
## **Disciplinary Actions from October 15, 2021**

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**C-21-004 Wood v. Harris LHI#10383–** Both parties were present and sworn in. The Complainant alleged that the Respondent violated LAC46XL.311A.1(LHI shall inspect structural components including the foundation) and 501B.8 (LHI shall act in good faith toward each client and other interested parties). The Complainant presented evidence he had as well as gave testimony on why he felt the SIE’s recommendation was incorrect. The respondent also provided testimony on his behalf, stating that he offered to return the inspection fee as stated in his pre-inspection agreement. After much discussion, the Board rendered its decision based upon the exhibits entered into evidence and the testimony of the complainant and respondent. The Board determined that the Respondent did not willfully and substantially violate LAC46XL.311A.1 or 501B.8 as Mr. Harris was providing an additional service (level survey) that was agreed upon by the client and inspector prior to the inspection. The Louisiana State Board of Home Inspectors has no authority on added services. By a vote of 6 to 0, the Board motioned to uphold the Special Investigative Entity’s recommendation of no probable cause for hearing. Complaint Dismissed.

**C-21-005 Foto v. Dinkel LHI#10050–** Tabled to the next quarterly board meeting due to a scheduling conflict.

**C-21-006 Soileau v. McLaughlin LHI#11103-** Both parties were present and sworn in. The Complainant alleged that the Respondent violated LAC46XL.309A.7(if during the course of inspecting the systems and components of the building in accordance with the law and these rules, the home inspector discovers visually observable evidence of suspected mold or microbial growth, he shall report it); 325A.5 (LHI shall inspect all readily accessible windows) and 501B.10 (LHI shall not knowingly understate or overstate the significance of observed conditions) Both the complainant and the respondent gave testimony regarding whether evidence of mold was in the home at the time of the inspection. Based on the evidence, it could not be confirmed or denied whether there was a presence of mold at the time of the inspection. The Board rendered its decision based upon the exhibits entered into evidence and the testimony of the complainant and respondent. By a vote of 6 to 0, the Respondent was found not guilty of violating LAC46XL.309A.7. There was no evidence that the powdered substance found around the window was indeed mold. Both the complainant and the respondent gave testimony regarding the windows. The complainant stated that the bedroom window was completely rotten and was not noted in the inspection report. The respondent stated that he always operates all windows during an inspection but does not state that in his report. He stated that he only reports on the windows if there is a problem. The complainant introduced additional pictures into evidence of the rotten window. There was no evidence in the report that the respondent inspected all readily accessible windows. The Board rendered its decision based upon the exhibits entered into evidence and the testimony of the complainant and the respondent. By a vote of 5 to 1, the Respondent was found guilty of violating LAC46XL.325A.5 for failing to inspect all readily accessible windows. The complainant stated that it was her understanding from reading the code of ethics, the substance, be it mold or not, was very clearly visible on the sides of the window and it wasn't something that was just very subtle and should have been noted in the report. The Board renders its decision based upon the testimony given. The Board does not believe that the respondent “knowingly” understated the significance of observed conditions. By a vote of 6 to 0, the Respondent was found not guilty of violating LAC46XL.501B.10. The complainant requested the board to waive the fine associated with the violation of LAC46XL.309A.7 with hopes that Mr. McLaughlin learned from the mistake. The Board honored her request and ordered that the Respondent pay \$173.46 in administrative cost.



### Monthly Reporting Totals

	<u>2020</u>	<u>2021</u>
January	3431	4195
February	3756	4618
March	4290	6173
April	3192	6302
May	4711	5954
June	5733	6159
July	5642	5890
August	5277	5237
September	4898	4156
October	4627	4655
November	4211	-
December	3887	-

2020 Total Inspections: 53700  
 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 2021. These inspectors were licensed during the third-quarter of 2021:

♦ Devon Jacobs	#I 1222	Michael Claus	#I 1246
♦ Clayton Smith	#I 1223	Byron Kern	#I 1247
♦ Ryan Romero	#I 1224	Andrew Haddican	#I 1248
♦ Drex Gomes	#I 1225	Michael Chauncy	#I 1249
♦ Brad Courville	#I 1226	Clifton Gill	#I 1250
♦ Jerry Mayfield	#I 1227	James Jinks	#I 1251
♦ Brandon Pursifull	#I 1228	Dwayne Thomas	#I 1252
♦ Tedrick Fisher	#I 1229	Trent Didier	#I 1253
♦ Lamar Moller	#I 1230		
♦ Caleb Dixon	#I 1231		
♦ Russell Langhetee	#I 1232		
♦ Robert Ogden	#I 1233		
♦ Winfred Denson	#I 1234		
♦ Lee Hamilton	#I 1235		
♦ Kenneth Hurst	#I 1236		
♦ Alton Buhler	#I 1237		
♦ John Roy	#I 1238		
♦ Jason Broom	#I 1239		
♦ David Perkins	#I 1240		
♦ Chad Hamilton	#I 1241		
♦ John Lee	#I 1242		
♦ Randall Lord	#I 1243		
♦ Victor Daigle	#I 1244		
♦ Ben LeBlanc	#I 1245		

## 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*  
**Paul Brunet**

*4th Congressional District*  
**Fredrick Williams**

*5th Congressional District*  
**Mike Roberts**

*6th Congressional District*  
**Gordon Atwell**

*At Large Member*  
**Scott Hearne**

*Chief Operating Officer*  
**Morgan Spinosa**



*Legal Counsel*  
**Albert Nicaud**





[Second Quarter 2021 Board Meeting Minutes](#)

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

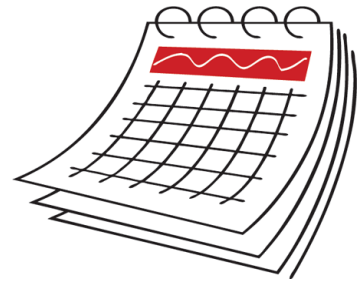
[Change of Address Form](#)

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

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Are you looking for continuing education? Visit our website for a list of Board approved providers. You can also click the calendar for a live look at any CE already scheduled.

[CLICK HERE](#)



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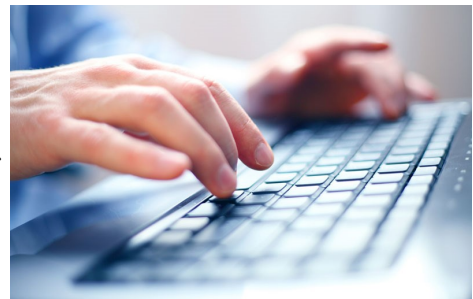
## **Filing Monthly Reports Online**

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. 1, no. 2, no. 6, and the at large seat will expire July 2022**. 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](mailto: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](mailto: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](mailto: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](mailto:s&g@legis.la.gov)).