



The Inspector

Quarterly Newsletter

VOLUME 15, ISSUE 2

APRIL 2024

2024 First Quarterly Board Meeting

2024

MEETING DATES

- March 1, 2024
- June 7, 2024
- September 6, 2024
- December 6, 2024

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.

The Louisiana State Board of Home Inspector's first quarter Board meeting was held March 1, 2024 in Baton Rouge.

The meeting was promptly called to order by Chairman, Fred Williams at 9:03 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.

There was only one complaint heard during the first quarter board meeting. (see page 2)

The Board then reviewed and approved In-field Trainer applications for: Erik Harton and Brandon Mier. The Board also ap-



proved Continuing Education providers: Brandon Mier and AHIT(Online).

The Board reviewed the CE provider checklist that was drafted to serve as a guide for anyone who performs a CE provider audit. The form was reviewed and approved by a 7-0 vote.

The Board then reviewed the proposed mission statement drafted by the Board Chairman. The Board voted 7-0 to approved the proposed mission statement and it will serve as the Board's official mission statement.

Lastly, Mr. Albert Nicaud gave a quick update on the status of the current rule changes. We hope to have the first set of changes published prior to the next board meeting.

The Board meeting was later adjourned by Chairman, Fred Williams at 10:02 a.m.

Mission Statement



The Louisiana State Board of Home Inspectors is dedicated to ensuring the highest standard of integrity, expertise, and professionalism in the home inspection industry. Our mission is to require qualifying criteria in a professional field in which unqualified individuals may injure or mislead the public. We strive to protect and serve the public interest by promoting the safety, quality, and satisfaction of residential dwellings in accordance with Louisiana law and administrative rules.



Disciplinary Actions from March 1, 2024

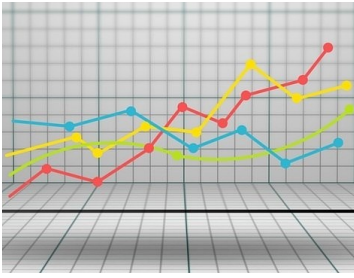
C-23-009 LSBHI v. Burroughs LHI#10044: Mr. Burroughs was present and sworn in by the board chairman. Mr. Allen Graves was also present serving as the prosecuting attorney. It was alleged that the Respondent violated LAC46XL.139A.4 and La R.S. 37: 1485(4), (attempting to deceive or defraud the public); 501B.8(LHI shall act in good faith toward each client and other interested parties); 501B.12 (LHI shall avoid activities that may harm the public, discredit him or reduce public confidence in the profession). Mr. Graves briefed the board on the complaint filed, stating the Respondent's billing practices charge the clients a "state filing fee" ranging from \$7.50-\$10.00 per report based on the attachments provided within the complaint and additional evidence introduced during the hearing. Pursuant to La. R.S. 37:1477B(7), the maximum state fee per inspection report allowed by law is \$5.00. Mr. Graves argued that these billing practices constitute an attempt to deceive or defraud under section 139 and LA. R.S. 37 1485A(4). As well as violate LAC46XL.501B.8 and 12. Mr. Graves requested that Mr. Burroughs review all documents introduced and Mr. Burroughs confirmed that these were his documents but were not reflective of the actual documents provided to his clients rather they are altered documents found on his website.

The Respondent testified that the invoices in question did not have enough space to properly break down his cost and that it was more or less a software issue. He states he charges additional fees for report production and posting reports on his website. He stated those fees are in addition to the \$5 state fee, however on his invoice, he described all charges as a "state fee." Mr. Burroughs stated that he has since changed the line items on his invoice to eliminate confusion for his clients. He also stated that all his fees are discussed verbally with his clients and the \$5 state fee is explicitly explained in his contract.

The Board rendered its decision based on all exhibits entered into evidence as well as testimony. The Board determined that, despite there being plenty of room on the invoice to break down fees properly, Mr. Burroughs was not maliciously trying to defraud the public. The Board ruled Mr. Burroughs was not in violation of LAC46XL.139A.4 or La R.S. 37 1477B(7) (6-0 vote). The Board then determined that Mr. Burroughs was in violation LAC46XL.501B.8 (6-0 vote) and LAC46XL.501B.12.by failing to act in good faith towards his clients and reducing public confidence in the profession by representing to his clients on his invoices that the line-item charges were only for the State Fee. Mr. Burroughs failed to properly itemize the costs he claimed to be included in what he represented as a State Fee.

The Respondent was ordered to pay a fine of \$1000.00 for violating LAC46XL.501B.8. and \$1000.00 for violating LAC46XL.501B.12. In addition, the Respondent was ordered to pay \$842.44 in administrative costs. The total fine amount is \$2842.44. In addition to the monetary fine, the Respondent must attend the next available Standards of Practice and Report Writing Seminar without receiving continuing education credit.

Mr. Burroughs was previously brought before the board in response to a complaint filed alleging that Mr. Burroughs violated LAC46XL.501B.8 and 501B.12. On December 9, 2022 the board found him guilty of LAC46XL501B.8 and 501B.12 and he was placed on probation. As a condition of probation, if he were to be found guilty of a violation of any provision of the Licensing Law or administrative rules his ability to act as a continuing education provider would be suspended. Because the actions of Mr. Burroughs in the above captioned complaint occurred within his probationary period, the board suspended Mr. Burroughs from his role as a continuing education provider.



The Louisiana State Board of Home Inspectors would like to recognize our newest Licensed Home Inspectors for 2024. These inspectors were licensed during the first-quarter of 2024:

Monthly Reporting Totals

	<u>2023</u>	<u>2024</u>
January	3168	2870
February	3321	3255
March	4466	-
April	3972	-
May	4553	-
June	4220	-
July	3666	-
August	3887	-
September	3042	-
October	2873	-
November	2559	-
December	2327	-

- ◆ Brandon Erwin LHI#I 1379
- ◆ Larry Legania LHI#I 1380
- ◆ Jared Bolden LHI#I 1381
- ◆ Jacob Hurwitz LHI#I 1382
- ◆ Kacy Kolb LHI#I 1383
- ◆ Al Spitale LHI#I 1384
- ◆ Pierce Scribner LHI#I 1385
- ◆ Ron Trahan LHI#I 1386
- ◆ Daniel Karisny LHI#I 1387
- ◆ Clay Sanders LHI#I 1388
- ◆ Brad Cisek LHI#I 1389

2023 Total Inspections: 42054
 2022 Total Inspections: 53290
 2021 Total Inspections: 62566
 2020 Total Inspections: 53758
 2019 Total Inspections: 45611

Louisiana State Board of Home Inspectors

Governor
Jeff Landry

1st Congressional District
William “Billy” Paternoster

2nd Congressional District
David Holt

3rd Congressional District
Paul Brunet

4th Congressional District
Fredrick Williams

5th Congressional District
Robert Smith

6th Congressional District
John “Danny” McLaughlin

At Large Member
Jean Picou Jr.

Chief Operating Officer
Morgan Spinosa



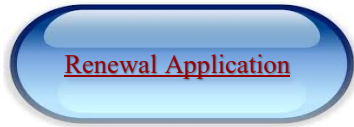
Legal Counsel
Albert Nicaud



Submission of Annual Reports

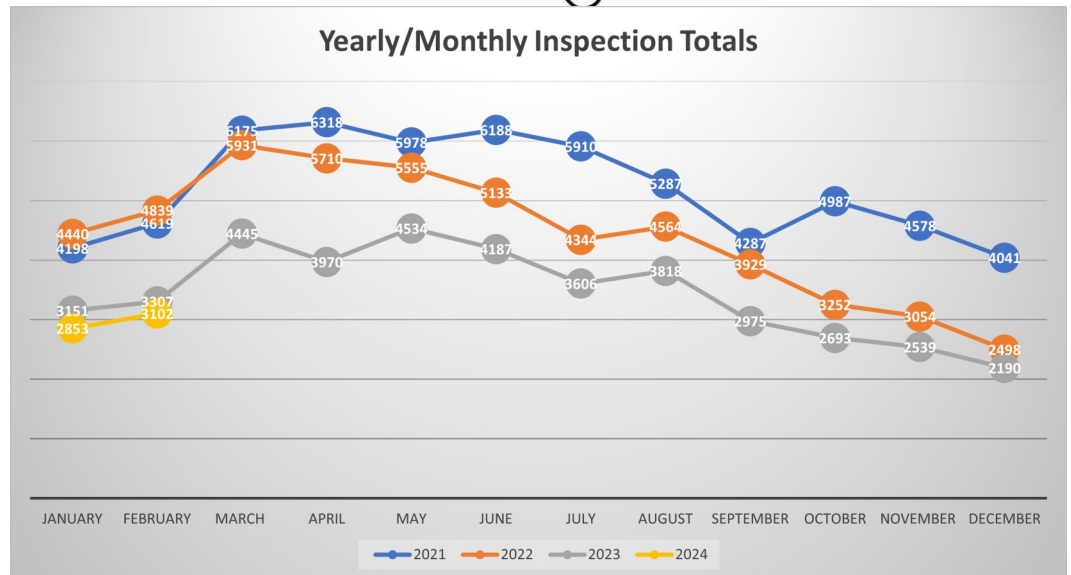
Is it time for your annual license renewal? If so, we would like to request that you submit your report via email. The report must be a recent report performed for a client and must include the signed pre-inspection agreement as well as the Standards of Practice provided to the client. Sending your report via email will help expedite the “Report Review” process. It is not mandatory but highly encouraged. You can email the report to LSBHI@lsbhi.la.gov

All other **renewal documents** **must be mailed** along with the renewal application and fee. You can find a copy of the renewal of the application below.



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 12/4/2023

[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 highly recommends 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 that the “report month” matches the month the inspections were performed.

Instructions for filing online [click here](#)

Create an account: [click here](#)



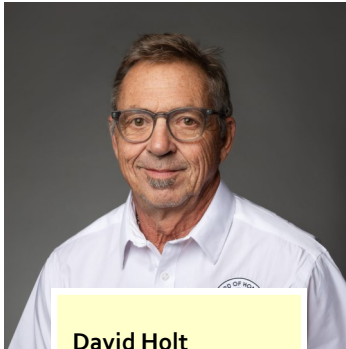
**Start
Report**

Board Members and Staff



Billy Paternoster

1st Congressional District



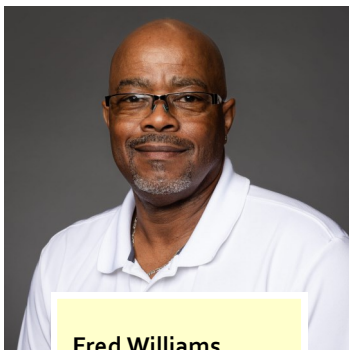
David Holt

2nd Congressional District



Paul Brunet

3rd Congressional District



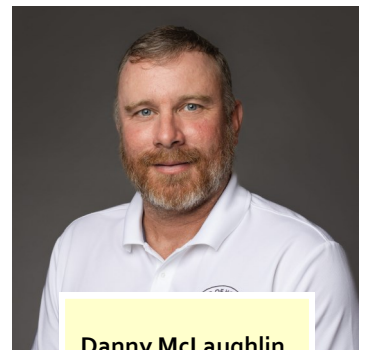
Fred Williams

4th Congressional District



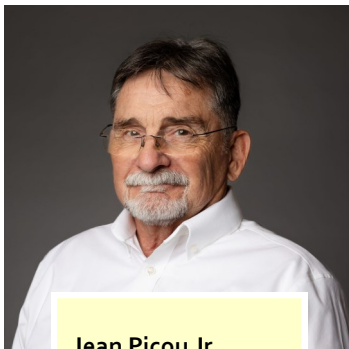
Robert Smith

5th Congressional District



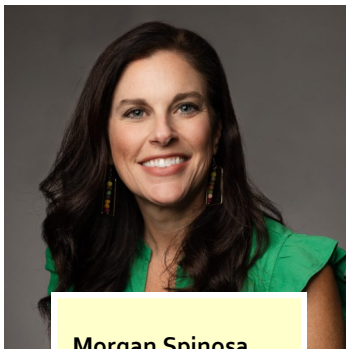
Danny McLaughlin

6th Congressional District



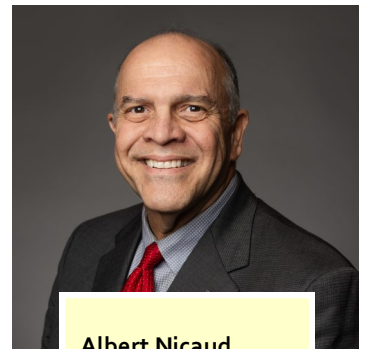
Jean Picou Jr.

At Large Member



Morgan Spinosa

Chief Operating Officer



Albert Nicaud

Legal Counsel



**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).