

**BEFORE THE MISSISSIPPI REAL ESTATE COMMISSION**

**MISSISSIPPI REAL ESTATE COMMISSION**

**COMPLAINANT**

**VS.**

**NO. 02-2001**

**JOHN P. RHODES, HOME INSPECTOR**

**RESPONDENT**

**AGREED ORDER**

This cause came before the Mississippi Real Estate Commission, hereinafter referred to as "Commission," pursuant to authority of M. C. A. §§73-60-1, et seq., on a formal Complaint brought against John P. Rhodes, Home Inspector, sometimes hereinafter "Respondent" or "Rhodes." Prior to this matter being set for hearing before the Commission, the parties announced instead their agreement as to the disciplinary action. By entering this Agreed Order, Respondent Rhodes waives his right to a hearing with full due process and the right to appeal any adverse decision resulting from that hearing. Having reached an agreement on this matter, the Commission issues its Findings of Fact and Disciplinary Order as follows:

**FINDINGS OF FACT**

**I.**

Respondent John P. Rhodes is an adult resident citizen of Miss. whose address of record with the Commission is now 8065 McDonald Rd., Pass Christian, MS. Respondent Rhodes is the holder of a Home Inspector's license, No. 0512, issued by the Commission pursuant to Miss. Code Ann. §§73-60-1, et seq., and, as such, he is subject to all the provisions, rules, regulations and statutes governing the practice of home inspections under Mississippi law.

## **II.**

The Commission received information that Respondent Rhodes had performed at least one or more home inspections on new construction without the new home (NH) license certification required for performing such new construction inspections under Mississippi law. Thereafter, the Commission opened its investigation and contacted Respondent Rhodes for a response.

## **III.**

Respondent Rhodes cooperated with the Commission investigation and admitted that he had performed at least one home inspection on new construction without the new home (NH) license certification required by state law.

## **CONCLUSIONS OF LAW**

## **IV.**

The above and foregoing described acts of the Respondent John P. Rhodes constitute a violation of Miss. Code Ann. §73-60-27, which states in relevant part:

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(4) After October 1, 2001, no person licensed under this chapter shall offer to perform or perform inspection services on new construction for a fee without having first obtained a residential home builders license from the Mississippi Board of Contractors and certification by the Southern Building Code Congress or any other national professional code organization.

**DISCIPLINARY ORDER**

**THEREFORE**, by agreement and consent, the Commission **ORDERS** discipline as follows:

1. The license of Respondent John P. Rhodes shall be suspended for thirty (30) days, beginning April 01, 2020. The Respondent is also ordered to pay a \$ 500.00 fine by April 30, 2020.
2. Following this 30-day period of license suspension, the license of Respondent Rhodes shall be placed on probation for a period of five (5) months.
3. Prior to May 01, 2020, Respondent Rhodes shall complete an ethics course for home inspectors. The course shall be approved by the Commission and this mandatory ethics course shall be completed in addition to those continuing education hours required for renewal of Respondent Rhodes's home inspector license.

SO ORDERED, THIS THE 10<sup>th</sup> DAY OF MARCH, 2020.

**MISSISSIPPI REAL ESTATE COMMISSION**



By: \_\_\_\_\_

Robert E. Praytor, Administrator

Agreed: \_\_\_\_\_

John P. Rhodes, Respondent

date: 3-2-2020