



JPOIG Overview

Evaluation of Third-Party Inspections #2023-0009

August 4, 2026

Why We Did This Evaluation

The purpose of this evaluation was to assess if the Department of Building Permits (DOBP) and third-party inspectors complied with applicable laws and regulations and whether third-party inspection reports provide sufficient documentation to validate third-party inspector conducted inspection on site.

The scope included a random sample of 94 third-party residential building and trade inspections dated 02/01/2025 to 06/30/2025 and third-party inspectors' registrations and credentials in same scope period.

What We Recommend

The DOBP should:

- Develop written policies and procedures for receipt, recordation, and processing of third-party inspection records to ensure compliance with state law and Parish code.
- Require date of inspection report, affirmations, and attestations on "Third-Party Inspection Record."
- Require inspectors acknowledge and attest that all information contained on "Third-Party Inspection Record" is true and accurate.
- Reassess the use and reliance on MPN.
- Require third-party inspectors submit valid credentials with inspection.

What We Found

The Department of Building Permits is responsible for enforcing building codes and overseeing building inspections. While Parish inspections are included in the purchase of a permit, contractors and owners may also use certified third-party providers to conduct inspections for building code. The Parish can accept third-party inspection services. **Third-party inspectors conducted almost half of the residential inspections in unincorporated Jefferson Parish between 2020 and 2023.**

The JPOIG found that:

- ❖ DOBP failed to obtain required documentation of third-party inspectors as required by state law and Parish ordinance: 19 inspections did not have attached photos. 28 did not have geotagged photos with date of inspection. 1 included photos of a different property. 70 inspections changed form. Record reports were modified from the Department provided form, changing 'Inspection Date' to 'Inspection Report Date.'
- ❖ DOBP accepted inspections from inspectors who did not meet prerequisite conditions upon submission of inspection, i.e. final building inspection was done before construction elevation certificate and/or survey approval.
- ❖ DOBP accepted inspections from unregistered inspectors and inspectors who did not present credentials upon presentation of inspection. Parish ordinance requires third-party inspector "credentials shall be valid, current, and presented" to DOBP at time of inspection report.
- ❖ DOBP improperly registered and failed to maintain accurate registry of qualified inspectors, i.e. active third-party inspectors were registered for certifications they did not hold.

The JPOIG observed:

- ❖ DOBP did not obtain documentation to demonstrate that third-party inspectors were on-site for inspections.

Response

On 06/17/2026, the JPOIG provided a copy of the report to the Parish President and Director of Department of Building Permits for response as required by Parish ordinance. They had **44 days to respond**. No response was received.

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