

**BEFORE THE MISSISSIPPI REAL ESTATE COMMISSION**

**MISSISSIPPI REAL ESTATE COMMISSION**

**COMPLAINANT**

**vs.**

**NO. 01-2102**

**RUPERT JOEY INGRAM, III, 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 Rupert Joey Ingram, III, Home Inspector, sometimes hereinafter "Respondent" or "Ingram." 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 Ingram waives his right to a hearing with full due process and the right to appeal any adverse decision resulting from that hearing. Respondent acknowledges and agrees that should the Commission reject approval of this Agreed Order, Respondent will retain his right to proceed to an administrative hearing before the Commission with full due process. Having reached an agreement on this matter, the Commission issues its Findings of Fact and Disciplinary Order as follows:

**I.**

Respondent, Rupert Joey Ingram, III (hereinafter "Respondent Ingram"), is an adult resident citizen of MS whose last known address of record with the Commission is 4525 Manilla Dr., Jackson, MS 39206. Respondent Ingram holds a home inspector's license, No. 0387, issued by the Commission pursuant to Miss. Code Ann. §73-60-1, et seq., and so he is subject to the rules, regulations and statutes governing the practice of home inspections under Mississippi law.

## II.

The Commission received information that Respondent Ingram had performed at least one or more home inspections on new construction without the new home (NH) certification required for performing such new construction inspections. Upon this information, the Commission opened an investigation.

## III.

Upon investigation, the Commission received evidence that Respondent Ingram had performed an inspection on new construction property during 2020 at 116 Cypress Bend Blvd., Terry, MS, and 1402 Victoria Lane, Brandon, MS without the new home (NH) certification required by Mississippi law. Further, upon questioning about this matter, Respondent Ingram acknowledged having done this inspection.

## IV.

The Commission alleges that Respondent Ingram knowingly and willfully performed the above referenced home inspection on new construction without holding the new home (NH) designation and certification required by Mississippi law.

### CONCLUSIONS OF LAW

The above and foregoing described acts of the Respondent Rupert Joey Ingram, III 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 Rupert Joey Ingram, III shall be suspended for thirty (30) days, beginning September 15, 2021. The Respondent is further ordered to pay a fine of \$ 500.00 during that that 30-day period of suspension.
2. Following the 30-day period of suspension, the license of Respondent Ingram shall be placed on probation for a period of eleven (11) consecutive months.
3. Prior to the expiration of the period of license suspension, Respondent Ingram 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 Ingram's home inspector license.

SO ORDERED, THIS THE 14<sup>TH</sup> DAY OF SEPTEMBER, 2021.

**MISSISSIPPI REAL ESTATE COMMISSION**



Robert E. Praytor  
Robert E. Praytor, Administrator

date: 09/14/2021

Agreed: Rupert Joey Ingram, III  
Rupert Joey Ingram, III, Respondent

date: 9-2-21