



The Inspector

Quarterly Newsletter

2011 Third Quarter

The LSBHI's 3rd quarter Board meeting was held September 9, 2011. Five complaints were on the agenda, 3 of which had pre-hearing resolutions. C-11-014 Rodney- Fine set at \$310.00 for failing to file monthly reporting on time. C-11-015 Reddoch-Fine set at \$160.00 for failing to file monthly reporting on time. C-11-022 LSBHI v. Kelting- pre-hearing resolution was agreed on for failing to have LHI number on his website. A \$100 dollar fine was agreed upon plus adding the LHI number to the site. C-11-020 Denoux v. Swain was continued at the request of Mr. Swain. The Board will address this complaint at the December Board meeting. C-11-023 Cross v. Donaldson was continued by a motion made by Mr. LeBas and seconded by Mr. Grevemberg in order for the Board to do more investigating. The Board approved Robert Cross as a Pre-licensing education provider, InterNACHI as an online CE provider, William Wallace and Gordon Atwell as Infield Trainers. The Board also voted to consider Massachusetts invitation in gaining reciprocity. The LSBHI will move forward with this request and more information will follow.

No. of LHI By District

District 1— 95	District 2— 33
District 3— 35	District 4— 56
District 5— 47	District 6— 88
District 7— 49	*Active and Inactive

2011 Board Meeting Dates

- **March 4, 2011**
- **June 3, 2011**
- **September 9, 2011**
- **December 2, 2011**

All LSBHI Board meetings will commence at 9am unless otherwise noted. Special meetings, when needed, will be broadcasted. All meetings will be held at 4664 Jamestown Ave Suite 220, Baton Rouge LA 70808.



Points of Interest

- Your licensed home inspector # must be on all reports, advertisement materials and or websites.
- Use of the LSBHI logo is strictly prohibited.
- Each LHI must carry **both** Errors and Omission and General Liability insurance.
- New CE rules are available on the LSBHI website.

“Celebrate what you have accomplished, but raise the bar a little higher each time you succeed.”

-Mia Hamm

LREC Meeting

The LSBHI formed a committee that met with the Louisiana Real Estate Commission to discuss the re-use of Home Inspection reports by realtors. The committee members will be putting together a letter and broadcasting to both Home Inspectors and Real Estate Agents educating them on the Laws and Rules in regards to re-using Home Inspection reports. The letter will be sent out in the next couple weeks and will be hitting your inbox.....keep an eye out.



Online Continuing Education

August 2011 the rules on Continuing Education were changed allowing the use of online sources that are approved by the Board. As stated in LAC46XL.121B8&9 a Home Inspector can only receive a maximum of 8 continuing education hours per year from an online source. It also states that a Home Inspector can also only receive a maximum of 8 hours for any combination of online, streaming, or courses given by unapproved instructors who give courses that are outside of the scope of the standards of practice. All of the rules and laws are listed on our website at www.lsbhi.state.la.us and you are encouraged to read over them and become familiar with the changes.

Insurance Requirements

As a reminder to ALL Home Inspectors, you must carry a minimum of 300,000 of General Liability **AND** 300,000 of Errors and Omissions. Failing to be in compliance with these rules may result in a Cease and Desist and disciplinary action.

Welcome New Inspectors

Please welcome our new inspectors who were licensed this quarter.(July-Sept.)

Ventress Roussel #10763

Travis Soileau #10764

Ronald Hitchcock #10765

Paul Dowden #10766

Continuing Education Rules

§ 121. Continuing Education

A. As a condition of license renewal, an inspector must certify completion of at least 20 hours of continuing education during the previous licensing period, in courses approved by the board. No more than 10 hours of continuing education credit may be carried over into the following year. Board-approved continuing education instructors may be given continuing education credit for course preparation and other activities as set forth in Paragraph F.3, below.

B. Continuing Education Courses

1. The same continuing education course may be taken only once for continuing education credit during any two year period, unless otherwise approved by the board.
2. For each license period the board may specify mandatory subject matter for one course, such course to be not less than two or more than four credit hours. The remaining courses shall be elective courses covering subject matter to be chosen by the licensee and meeting all other criteria specified in this Chapter.
3. Each course shall last at least one hour and comprise of at least one credit hour.
4. In order to receive credit for completing a continuing education course, a licensee must attend at least 90 percent of the scheduled classroom hours for the course, regardless of the length of the course.
5. The board may approve only up to two hours of credit per licensing period for courses dealing with the construction industry, but outside the scope of the standards of practice.
6. The board may approve up to four hours of credit per licensing period for attending a quarterly or special board meeting or for serving on a committee appointed by the board.
7. The board may approve up to two hours of credit per licensing period for each class taken which is taught by a non approved instructor and only upon approval of the chief operating officer prior to the LHI's participation in the course.
8. The board may approve up to eight hours of continuing education credit per licensing period for online and/or streaming video courses.
9. The board may approve up to eight hours of continuing education credit per licensing period for any combination of online courses, streaming video courses, courses given by an unapproved instructor and courses which are outside the scope of the standards of practice.



Insurance Requirements

§ 127. Insurance

A. All active, practicing licensed home inspectors shall carry errors and omissions insurance as well as general liability insurance.

1. The LSBHI will establish and/or approve an association or associations for the purposes of availing its Licensees to the benefits of group insurance rates. The Board shall establish the terms and conditions of coverage, including but not limited to the permissible deductibles and permissible exemptions. Licensees shall have the option of obtaining insurance independently of the approved association or associations that complies with the coverage requirements established by the Board.

2. Each licensee shall be notified of the required terms and conditions of coverage for the annual policy at least 30 days prior to the annual renewal date. If the required terms and conditions have not been modified from the previous year's policy, the terms and conditions for the previous year shall apply and the licensee shall not be so notified.

B. Each licensee who chooses not to participate in the group insurance association approved by the Board shall file with the Board a certificate of coverage showing compliance with the required terms and conditions of insurance coverage by the annual license renewal date. The certificate, notice of cancellation, renewal or suspension shall be provided to the Board directly by the insurance company.

C. Insurance coverage requirements are as follows:

1. errors and omissions insurance:
 - a. minimum coverage \$300,000 per year;
 - b. maximum deductible \$5,000;
2. general liability insurance:
 - a. minimum coverage \$300,000 per year;
 - b. maximum deductible \$5,000.

D. Every licensee shall provide to his clients or the Board's representatives proof of all insurance in force upon request.

E. Upon cancellation of any insurance where a gap in coverage may occur, the licensee shall immediately inform the Board. When replacement coverage is obtained, evidence shall be immediately transmitted to the Board.

F. Failure to maintain insurance is grounds for license revocation, non-renewal or other disciplinary action.

