

**Title 46 PROFESSIONAL AND
OCCUPATIONAL STANDARDS**

Part XL. Home Inspectors

Chapter 1. General Provisions

§113. Qualifications for Licensure and Application A. Applicants must have:

1. - 7. ...

8. applied to the Louisiana State Police for a criminal background check, pay all costs associated therewith and submit the results to the board. Background checks shall expire 365 days after the date of issuance.

§115. Licensing Applications; Forms; Terms; Renewals; Inactive Status

A. ...

B. Upon renewal of a license, the licensee shall submit a copy of a completed inspection report form from the previous licensing period. Client information, including name, phone number, email and inspection fee amount, may be deleted from the form. Reports must comply with §123 of this Chapter.

C. - E.

§121. Continuing Education; Instructors

A.1. - A.2. ...

B. Continuing Education Courses 1. - 7. ...

8. The licensee may receive up to a maximum of 10 hours of continuing education credit per licensing period for any combination of the following types of classes as set forth in Paragraphs 5-8 of this Subsection:

a. - c. ...

d. courses designated for pre-licensing education as set forth in §119.C.1 of this Chapter.

9. Continuing education courses must be taught by continuing education providers who meet the criteria set forth in §121.F.1. Qualified guest lecturers may teach courses on behalf of continuing education provider instructors. The continuing education provider shall be responsible for confirming the qualifications of the guest lecturer.

10. Any remaining balance of continuing education hours must be obtained by participation in live presentation CE classes taught by a board-certified education provider.

11. All licensees must attend a board-approved report writing and standards of practice seminar at least once every three years.

C.1. - F.3. ...

4.a. A certified continuing education provider shall be authorized to offer any continuing education courses that teach items specifically covered within the standards of practice, without applying for prior approval of the chief operating officer and/or board. The continuing education provider shall be responsible for verifying that the course work falls within the scope of the standards of practice or building construction field. b. a certified continuing education provider wishing to offer the report writing seminar must be approved by the board prior. The provider must notify the board of their intent and provide the board with an outline of their classroom presentation. The presentation must cover all the items included in the board-approved report writing seminar outline. c. all certified continuing education

providers approved by the board to offer the report writing seminar must attend a board-approved report writing instructor train the trainer seminar at least once every three years.

5. - 6. ...

7. The names and contact information for all approved continuing education providers will be posted on the board's official website. 8. All continuing education classes to be attended by three or more students must be reported to the LSBHI at least 10 days prior to the date the class will be held. 9. All certified continuing education providers shall offer a minimum of eight in-person hours of home inspection industry offerings each year in order to retain board approval to provide continuing education.

§123. Home Inspection Reports; Consumer Protection

A. All home inspection reports shall comply with all requirements as set forth in the standards of practice, these rules and the home inspector licensing law. Home inspection reports shall specify the municipal address of the home inspected, the client(s) for whom the home was inspected and the date of the inspection. Home inspection reports shall not be resold for any reason.

B. - D. ...

§139. Prohibited Acts: Penalties and Costs

A. - F. ...

G. The board may suspend or revoke any certification or license, or censure, fine, or impose probationary or other restrictions on any education provider who violates any provisions of these rules or the Home Inspector Licensing law.

Chapter 3. Standards of Practice

§305. Purpose and Scope A. ...

B. Home inspectors shall:

1. provide the client with a written pre-inspection contract, whenever possible, which shall: a. - b. ...

c. state that the inspection is limited to only those systems or components, as set forth in these standards of practice, as agreed upon by the client and the inspector or expressly excluded in writing; d. contain copies of the standards of practice and Code of Ethics; and B.1.e. - C.4. ...

Public Comments

Interested persons may submit written comments, via United States Postal Service or other mail carrier, or in the alternative by personal delivery to Morgan Spinoso, Chief Operating Officer, at the office of the Louisiana State Board of Home Inspectors, 5211 Essen Lane, Suite 9, Baton Rouge, LA 70809. She is responsible for responding to inquiries regarding the proposed Rule amendment. 225-248- 1334.

Public Hearing

A public hearing to solicit comments and testimony on the proposed Rule changes is scheduled for August 5, 2022, at 9 am, at the office of the Louisiana State Board of Home Inspectors, 5211 Essen Lane, Suite 9, Baton Rouge, LA 70809. During the hearing, all interested persons will be afforded an opportunity to submit data, views, or arguments, either orally or in writing. The deadline for the receipt of all comments is 12 p.m. noon that same day. To request reasonable accommodations for persons with disabilities, please call the board office at 225.248-1334.

Morgan Spinoso

Chief Operating Officer