



## SPECIAL POINTS OF INTEREST

The LHI shall not inspect properties for compensation in which he has or expects to have, a financial interest.

All correspondence, inspection reports and advertisements shall identify the licensee with the term *licensed home inspector* or the acronym "LHI" along with the license number of the inspector.

### 2023

#### MEETING DATES

- **March 10, 2023**
- **June 2, 2023**
- **September 8, 2023**
- **December 1, 2023**

All LSBHI Board meetings will commence at 9am unless otherwise noted. Special meetings, when needed, will be broadcasted. All meetings will be held at 5211 Essen Lane Suite 9, Baton Rouge LA 70809.

# The Inspector

Quarterly Newsletter

VOLUME 14, ISSUE 2

APRIL 2023

## 2023 First Quarterly Board Meeting

The Louisiana State Board of Home Inspector's first quarter Board meeting was held March 10, 2023 in Baton Rouge.

The meeting was promptly called to order by Chairman, Fred Williams at 9:00a.m.

The Board began the meeting with the Pledge of Allegiance followed by the Board members reviewing and approving the minutes of the previous Board meeting.

There were three complaints on the agenda. Of the three, one was dismissed as the SIE found no

probable cause for a hearing. The Board then heard the two other complaints on the agenda. (see page 2)

Ron Comarota, with the LA Insurance Commission

CE providers at the next Board meeting. After discussion, the Board will review a detailed plan on how to accomplish audits/reviews of approved

Attorney Albert Nicaud updated the Board on the proposed law changed for

the 2023 Legislative session. Representative Polly Thomas will sponsor our bill during the 2023 session. For more detailed information see link. [HB 74](#)

The Board meeting was later adjourned by Chairman, Fred Williams at 11:50 a.m.



spoke to the Board about [Fortified Roofing](#) and its advantages as well as an opportunity for current Home Inspectors. For more information contact Mr. Comarota at [ron.camarota@lsi.la.gov](mailto:ron.camarota@lsi.la.gov).

Chairman, Fred Williams discussed developing a pro-

*Welcome*

New Board Members

Mr. William Paternoster- District 1

Mr. John McLaughlin- District 6

## **Disciplinary Actions from March 10, 2023**

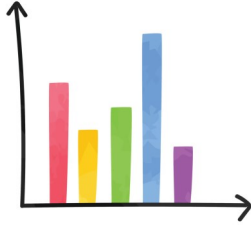
**C-22-008 Bishop v. Scerbo LHI#11256**– Both parties were present and sworn in. The Complainant alleged that the Respondent violated LAC46XL.315A.5 (shall inspect signs of leakage or abnormal condensation on building components); LAC46XL.117B.2 (shall describe vent piping). The complainant requested a hearing on Sections LAC46XL.311B.2; 325A.4; 329A.1&4 which the SIE found no probable cause for a hearing. The Board stated the complainant did not provide any additional evidence therefore denied the request and dismissed the allegations pertaining to LAC46XL.311B.2; 325A.4; 329A.1&4. Both the Complainant and Respondent provided testimony. After much discussion the Board determined that the Respondent did not report on the roof in his report. The Respondent should have reported whether or not any deficiencies were found with the roof. By a vote of 6 to 0, the Respondent was found guilty of violating LAC46XL.315A.5. The Board determined that the Respondent did not properly describe vent piping in the bathrooms. By a vote of 5 to 1 (Gordon Atwell), the Respondent was found guilty of violating LAC46XL.317B.2. The Respondent was ordered to pay a fine of \$100.00 for violating LAC46XL.315A.; \$500.00 for violating LAC46XL.B.2 plus administrative costs (190.44). In addition to the monetary fine, the board ordered that Mr. Scerbo attend the next available Standards of Practice and Report Writing seminar without receiving CE credit. Total Fine \$790.44.

**C-22-010 James v. Watts LHI#10965**– Both parties were present and sworn in. This complaint was being heard after a request for a hearing from the Complainant in response to the SIE report. the Board motioned to dismiss the hearing as recommended by the Special Investigative Entity due to no new evidence provided with the request of a hearing by the Complainant. It Is, therefore, ordered that the motion to dismiss was granted and the above-captioned case was hereby dismissed by a 5-1(Mike Roberts) vote.

**C-23-001 Pitts v. Root LHI#11214**— SIE found no probable cause, complaint was dismissed.

# Everything You Need to Know About Louisiana Licensed Home Inspectors





### Monthly Reporting Totals

	<u>2022</u>	<u>2023</u>
January	4440	3083
February	4839	3188
March	5931	4288
April	5710	
May	5555	
June	5133	
July	4344	
August	4564	
September	3900	
October	3251	
November	3009	
December	2466	

2022 Total Inspections: 53153  
 2021 Total Inspections: 62566  
 2020 Total Inspections: 53758  
 2019 Total Inspections: 45611

The Louisiana State Board of Home Inspectors would like to recognize our newest Licensed Home Inspectors for 2023. These inspectors were licensed during the first-quarter of 2023:

♦ Luke Hidalgo LHI#11338  
 ♦ Robert Reed LHI#11339

## Louisiana State Board of Home Inspectors

*Governor*  
**John Bel Edwards**

*1st Congressional District*  
**William Paternoster**

*2nd Congressional District*  
**David Holt**

*3rd Congressional District*  
**Paul Brunet**

*4th Congressional District*  
**Fredrick Williams**

*5th Congressional District*  
**Mike Roberts**

*6th Congressional District*  
**John McLaughlin**

*At Large Member*  
**Jean Picou Jr.**

*Chief Operating Officer*  
**Morgan Spinosa**

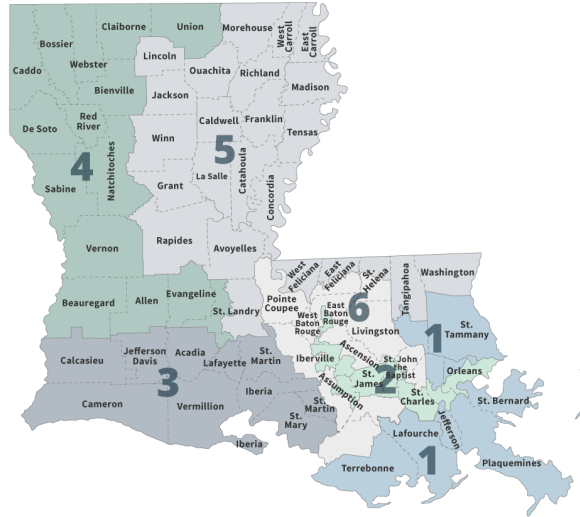


*Legal Counsel*  
**Albert Nicaud**



## Board Member Term Expired

The term for the board member representing **congressional district expired March 2023**. The board shall be composed of one member from each of the six congressional districts and one at-large board member that can be drawn from any of the congressional districts. Each member is appointed by the governor from a list of nominees submitted by the board of directors of the [Louisiana Chapter of the American Society of Home Inspectors](#), the [Louisiana Realtors Association](#), and the [Louisiana Homebuilders Association](#). Each member of the board shall serve a four year term. Each member shall have been



## Smoke & Carbon Monoxide Detectors

Effective January 1, 2023, Act 458 of the 2022 Regular Session of the Louisiana Legislature (“Act”) changes the fire and life safety requirements of one or two-family residential homes, relating to the presence of carbon monoxide (CO) detectors. In addition, the Louisiana Uniform Construction Code Council amended the International Residential Building Code (“IRC”) with those changes also becoming effective on Jan. 1, 2023.

This Guidance Notice means to notify you of the Act 458 requirements and further provides fire and life safety industry best practice recommendations, relating to the presence of CO detectors in one or two-family dwellings.

### ACT 458 REQUIREMENT

Every one or two-family house/dwelling sold and/or leased after January 1, 2023 shall have at least one operable, life-long, sealed battery carbon monoxide (CO) detector.

The LSBHI voted to add verbiage to our current rule LAC46XL.319D which would state the following:

### §319. Electrical System

D. The home inspector shall report on the presence or absence of smoke detectors and carbon monoxide alarms.

The LSBHI rules will fall in line with ASHI and other national organizations. This change will not require the LHI to test the alarm.

For more information on ACT 458 please visit the notice linked below.

[http://www.lasfm.org/doc/press/pr\\_2022-33a.pdf](http://www.lasfm.org/doc/press/pr_2022-33a.pdf)



## Submission of Annual Reports

Is it time for your annual license renewal? If so, we would like to request that you submit your report via email. The report must be a recent report performed for a client and must include the signed pre-inspection agreement as well as the Standards of Practice provided to the client. Sending your report via email will help expedite the “Report Review” process. It is not mandatory but highly encouraged. You can email the report to [LSBHI@lsbhi.la.gov](mailto:LSBHI@lsbhi.la.gov)

All other renewal documents must be mailed along with the renewal application and fee. You can find a copy of the renewal of the application below.

[Renewal Application](#)

FOLLOW YOUR *dreams*  
LET YOUR HEART *believe*  
FEEL YOUR SPIRIT *soar*  
*imagine* WHAT CAN BE

The LSBHI website provides up to date information regarding upcoming continuing education courses.

Click below to view the calendar that is updated daily.



## 2023 Board Meeting Dates

March 10, 2023  
June 2, 2023  
September 8, 2023  
December 1, 2023



## Useful Links

[Fourth Quarter Board Meeting Minutes](#)

[Pre-Inspection Agreement-updated 10/27/2022](#)

[Change of Address Form](#)

[Title 46 Professional and Occupational Standards Part XL. Home Inspectors](#)

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**continuing  
education**

Are you looking for continuing education?  
Visit our website for a list of Board ap-  
proved providers.

[CLICK HERE](#)

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## **Filing Monthly Reports Online**

The LSBHI prefers for monthly reporting to be filed online. This service is available to all Home Inspectors. The online service is only available for filing monthly reports.

All ACTIVE inspectors must file a report every month regardless of the number of inspections performed. Be sure the that “report month” matching the month the inspections were performed.

Instructions for filing online [click here](#)



**Start  
Report**





**Louisiana State Board of Home Inspectors  
5211 Essen Lane Suite 9  
Baton Rouge LA 70809**

**225-248-1334 Fax 225-248-1335  
[lsbhi@lsbhi.la.gov](mailto:lsbhi@lsbhi.la.gov)**



NOTICE: LA RS 37:23.2: Each applicant or licensee may submit complaints about actions or procedures of the Board to the Board (5211 Essen Lane Suite 9, Baton Rouge LA 70809, 225-248-1334, [LSBHI@lsbhi.la.gov](mailto:LSBHI@lsbhi.la.gov)) or directly to the House and Governmental Affairs Committee (P.O. Box 944486, Baton Rouge, LA 70804, 225-342-2403, [h&ga@legis.la.gov](mailto:h&ga@legis.la.gov)) or to the Senate and Governmental Affairs Committee (P.O. Box 94183, Baton Rouge, LA 70804, 225-342-9845, [s&g@legis.la.gov](mailto:s&g@legis.la.gov)).