



The Inspector

Quarterly Newsletter

VOLUME 14, ISSUE 3

JULY 2023

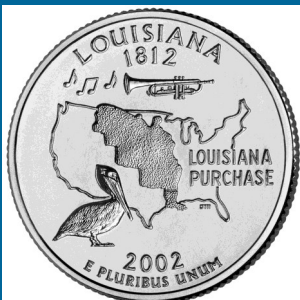
2023 Second Quarterly Board Meeting

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 Louisiana State Board of Home Inspector's second quarter Board meeting was held June 2, 2023 in Baton Rouge.

The meeting was promptly called to order by Chairman, Fred Williams at 9:00 a.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. After a brief message from the Chairman, he recognized the newest board members and thanked both Gordon Atwell and Ashley vanderMeulen for their time served on the board.

There were no complaints heard during the second quarterly board meeting. (see page 2)

The Board then reviewed and approved the continuing education provider application for Mr. Marcus Dempsey.

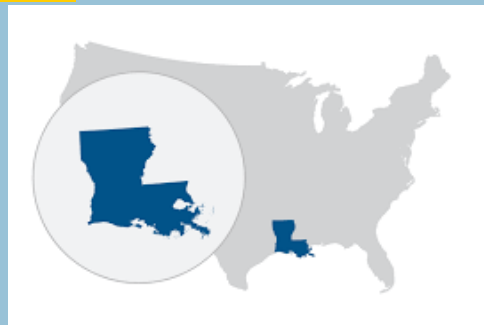
Mr. Jean Picou Jr. proposed a rule change (LAC46XL.121B) that would allow live streaming to count as "in-person" continuing education. A motion was made by Mr. Picou to accept the proposal, seconded by William Paternoster. After much discussion and debate, the motion passed by a 4-3 vote. This rule change will take affect at a much later date and the Board office will broadcast accordingly. Current rules apply until the change has been published. This rule change still limits online CE to 10 hours a year.

Later, Chief Operating Officer, Morgan Spinosa re-

quested approval from the Board to research and/or get bids for online services. William Paternoster motioned to approve the request, it was seconded and the motion passed unanimously. This would allow all LHI's to complete renewals online as opposed to submitting paper copies.

Attorney Albert Nicaud updated the Board on the proposed law changed for the 2023 Legislative session and thanked Representative Polly Thomas for sponsoring the bills. For more detailed information see link. [HB 74](#)

The Board meeting was later adjourned by Chairman, Fred Williams at 12:15 pm.



Disciplinary Actions from June 2, 2023

C-23-005 Murphy v. Cross LHI#10220– Withdrawn by complainant prior to the Board meeting.

Home Inspectors Record Keeping

It shall be the responsibility of the licensed home inspector to maintain adequate records at all times in compliance with the provisions of the board's rules.

Records shall be made available, upon reasonable request, to the board's representatives during normal business hours. The licensee shall have the right for a board production request to be made in writing on board stationery. The failure of a licensee to maintain adequate records or the failure to furnish copies of such records within 72 hours' notice shall constitute a violation of this rule.

Records shall be kept for three years from the day the inspection report was provided to the client. Any report questioned by the board or any legal entity shall be retained for a period of five years from the date the inquiry was received by the licensee.

Fees Charged by LSBHI

Application for license-\$200;

License renewal-\$100;

Delinquent renewal (for home inspectors only)-\$100;

Initial qualifying/pre-licensing and continuing education provider-\$200;

Annual renewal for pre-licensing and continuing education provider-\$200;

Monthly inspection report-\$5





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

Monthly Reporting Totals

	<u>2022</u>	<u>2023</u>
January	4440	3124
February	4839	3301
March	5931	4413
April	5710	3942
May	5555	4470
June	5133	
July	4344	
August	4564	
September	3900	
October	3251	
November	3009	
December	2466	

2022 Total Inspections: 53163

2021 Total Inspections: 62566

2020 Total Inspections: 53758

2019 Total Inspections: 45611

♦ Brittany Falgoust	LHI#11340
♦ Pierre Roberts	LHI#11341
♦ Patrick Rhoden	LHI#11342
♦ Thad Jackson Jr	LHI#11343
♦ Alex Lafargue	LHI#11344
♦ Gary Brown	LHI#11345
♦ Aaron Gouzia	LHI#11346
♦ Alden Meier	LHI#11347
♦ Andrew Demoulette	LHI#11348
♦ Dempty Manuel	LHI#11349
♦ Jason Wolf	LHI#11350
♦ Jammie LeCompte	LHI#11351
♦ Colin Montgomery	LHI#11352
♦ Robert Dixon	LHI#11353
♦ Brandon Fontenot	LHI#11354
♦ Kha Nguyen	LHI#11355

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

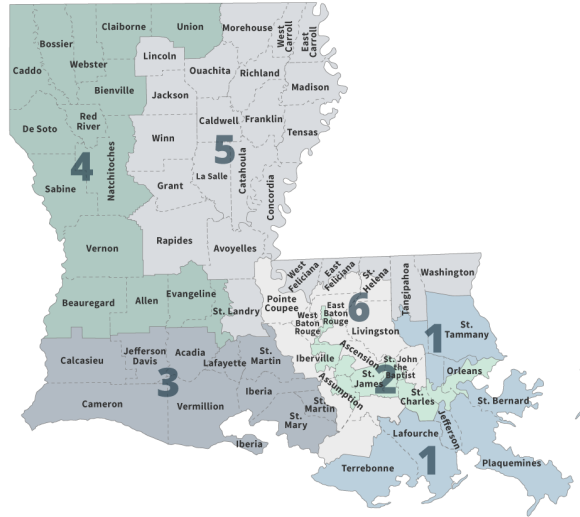


Legal Counsel
Albert Nicaud



Board Member Term Expired

The term for the board member representing **congressional district 5** 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



Law Changes

Effective August 1, 2023, Act 338 of the 2023 Regular Session of the Louisiana Legislature ("Act") changes to R.S. 37:1478(B) and reads as follows:

§1478. Written reports; solicitation prohibited

For a period of one year following the date of a home inspection, neither the home inspector nor any company or firm with which the home inspector is an employee, owner, or independent contractor, shall solicit to repair, replace, or upgrade or repair, replace, or upgrade for compensation any system or component of the home that the home inspector noted in the home inspection report as deficient, in need of repair or replacement, or unsafe.

Effective August 1, 2023, Act 338 of the 2023 Regular Session of the Louisiana Legislature ("Act") changes to R.S. 15:587(A)(1)(a) and reads as follows:

§587. Duty to provide information; processing fees; Louisiana Bureau of Criminal Identification and Information

A.(1)(a) The bureau shall make available upon request, or at other times as the deputy secretary shall designate, to any eligible criminal justice agency and the division of administration, office of technology services, the Louisiana Department of Education, the Louisiana Department of Health, the state fire marshal when reviewing applications for licensure, the Louisiana Manufactured Housing Commission when reviewing applications for licensure, the Department of Children and Family Services, the Department of Insurance, the Louisiana State Racing Commission, the Senate Committee on Senate and Governmental Affairs Committee, the House Committee on House and Governmental Affairs Committee, the secretary of the Louisiana Workforce Commission or his designee, the Board of River Port Pilot Commissioners, [the Louisiana State Board of Home Inspectors](#), the Office of Financial Institutions in the office of the governor, the office of the disciplinary counsel of the Louisiana Attorney Disciplinary Board of the Louisiana State Bar Association; however, as to any licensed attorney this information shall be provided only after the issuance of a formal charge against the attorney, the Louisiana Supreme Court Committee on Bar Admissions, the municipal or parish department or personnel responsible for reviewing applications for alcoholic beverage outlet permits, and the legislative auditor any information contained in the criminal history record and identification files of the bureau. The Department of Children and Family Services may provide information secured pursuant to this Subsection to all federal and state agencies providing child support enforcement services.



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

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](#)

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

Click below to view the calendar that is updated daily.

CLICK HERE



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





[First 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](#)



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

[CLICK HERE](#)

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](#)

Create an account: [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**



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) 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) or to the Senate and Governmental Affairs Committee (P.O. Box 94183, Baton Rouge, LA 70804, 225-342-9845, s&g@legis.la.gov).