

**2024****MEETING DATES**

- March 1, 2024
- June 7, 2024
- September 6, 2024
- December 6, 2024

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 15, ISSUE 4

OCTOBER 2024

2024 Third Quarterly Board Meeting

The Louisiana State Board of Home Inspector's third quarter board meeting was held September 6, 2024 in Baton Rouge.

The meeting was promptly called to order by Chairman, Fred Williams at 9:01 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.

There were no complaints on the docket for the third quarter.

Mr. Albert Nicaud gave a quick update on the status of the current rule changes. The notice of intent was published June 2024 particular to [LAC46:XL.121](#) and

[319](#). These changes were scheduled to be published September 20th 2024, but due to administrative error, there will be a delay. As soon as we are updated on the new publish date we will broadcast.



The Board then reviewed and approved In-field Trainer applications for: Victor Daigle and Nicholas Pearson. The Board also approved Continuing Education Provider applications for Adam Dufour and Adam Watts.

The Board renewed legal contracts for both Albert Nicaud who serves as legal counsel and Allen Graves who serves as the board prosecuting attorney.

Lastly, [Mr. Tom Owen Jr.](#) was introduced to the board

and public. Mr. Owen will serve as the board ethics attorney by providing legal counsel on matters concerning Louisiana State Ethics Laws and ensure compliance by the board.

The Board meeting was later adjourned by Chairman, Fred Williams at 9:45 a.m.

2025 Board Meeting Dates

March 7, 2025
June 6, 2025
September 5, 2025
December 5, 2025

Board Members Term Soon To Expire

The term for the board members representing **congressional districts no. 3 and no. 4 will expire July 2025**. 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 actively engaged in the home inspection business on a full-time basis for three years preceding the appointment.

In order for the Governor to accept a nomination from the organizations mentioned above, an application must be submitted. Click below to complete the application.

Apply now



A NON-PROFIT TRADE ASSOCIATION FOR THE
HOME BUILDING INDUSTRY



The Louisiana State Board of Home Inspectors would like to recognize our newest Licensed Home Inspectors for 2024. These inspectors were licensed during the third-quarter of 2024:

Monthly Reporting Totals

	<u>2023</u>	<u>2024</u>
January	3168	2966
February	3321	3358
March	4466	3863
April	3972	4222
May	4553	4167
June	4220	3641
July	3666	3768
August	3887	3230
September	3042	-
October	2873	-
November	2559	-
December	2327	-

♦ Dennis Woodruff	LHI#11399
♦ Wayne Johnson	LHI#11400
♦ Ronald Lepine	LHI#11401
♦ Colin French	LHI#11402
♦ Kevin Katz	LHI#11403
♦ Jason Koonce	LHI#11404
♦ Paul Bacino	LHI#11405
♦ Jeremy Randazzo	LHI#11406
♦ Stephen Bech	LHI#11407
♦ Robert Bridges	LHI#11408
♦ Walter Davis	LHI#11409

2023 Total Inspections: 42054
 2022 Total Inspections: 53290
 2021 Total Inspections: 62566
 2020 Total Inspections: 53758
 2019 Total Inspections: 45611

Louisiana State Board of Home Inspectors

Governor
Jeff Landry

1st Congressional District
William “Billy” Paternoster

2nd Congressional District
 —

3rd Congressional District
Paul Brunet

4th Congressional District
Fredrick Williams

5th Congressional District
Robert Smith

6th Congressional District
John “Danny” McLaughlin

At Large Member
Jean Picou Jr.

Chief Operating Officer
Morgan Spinosa



Legal Counsel
Albert Nicaud



INSURANCE

The difference Between Prior Acts and Tail Coverage

Prior acts coverage applies to “claims made insurance policies” and is for home inspectors who are currently working and maintaining an active insurance policy. It will cover your previous inspections conducted while maintaining uninterrupted insurance coverage. Interruptions in insurance coverage will likely cause this time period to reset. It is important to renew your coverage in a timely manner in order to maintain your prior act coverage and cover all previous inspections. When switching insurance carriers, the new insurance provider will offer prior acts coverage by verifying you have not had a gap in insurance. Some carriers charge an additional fee for this coverage, other will not.

Tail coverage is for inspectors who are getting out of the business and no longer maintain an active insurance policy. Tail coverage is also referred to as “extended reporting period” as it allows an inspector to submit a claim from an inspection that occurred during the policy period as well as any inspections after the “prior acts” date. Tale coverage is purchased at the end of your expiring policy and is purchased in 1 year increments after you end your inspection activities. This will NOT cover any new inspections you conduct and should only be used to protect your previous work. It is important to consider this coverage as most claims arise 6-12 months after the inspection takes place.

Success is not final
Failure is not fatal
It is the courage to
continue that
counts.

-Winston Churchill

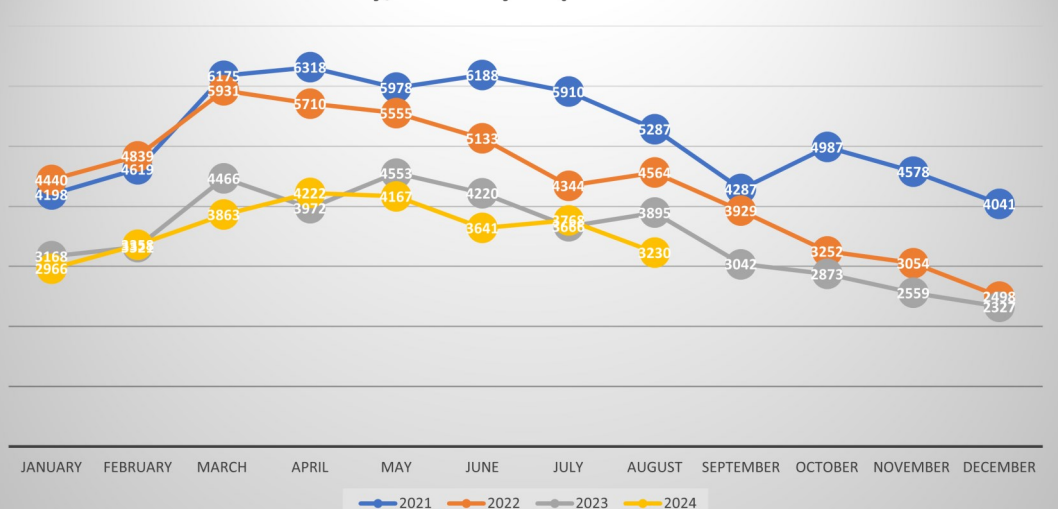
The LSBHI website provides up to date information regarding upcoming continuing education courses.

Click below to view the calendar that is updated daily.

CLICK HERE



Yearly/Monthly Inspection Totals



[Second Quarter Board Meeting Minutes](#)

[Pre-Inspection Agreement-updated 12/4/2023](#)

USEFUL
LINKS



[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 highly recommends 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 that the “report month” matches the month the inspections were performed.

Instructions for filing online [click here](#)

Create an account: [click here](#)

**Start
Report**



Board Members and Staff



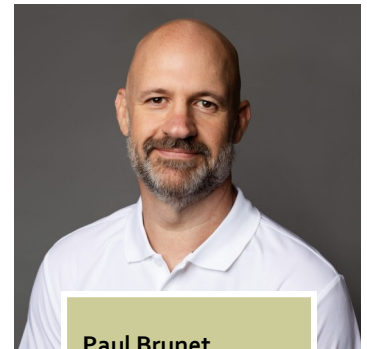
Billy Paternoster

1st Congressional District



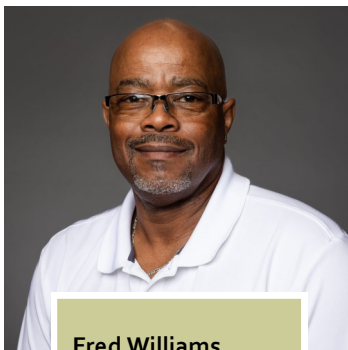
David Holt

2nd Congressional District



Paul Brunet

3rd Congressional District



Fred Williams

4th Congressional District



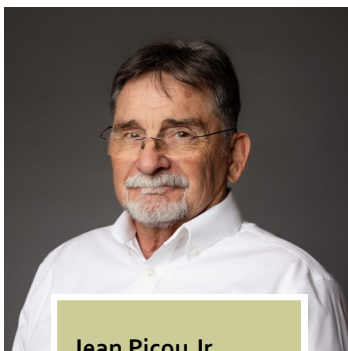
Robert Smith

5th Congressional District



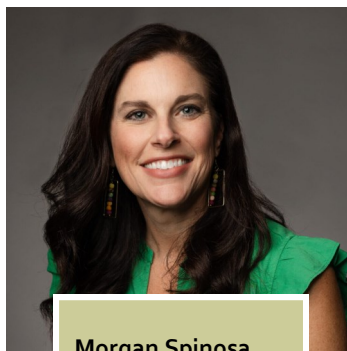
Danny McLaughlin

6th Congressional District



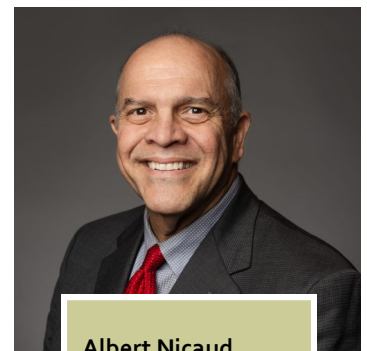
Jean Picou Jr.

At Large Member



Morgan Spinosa

Chief Operating Officer



Albert Nicaud

Legal Counsel



**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).