



The Inspector

Quarterly Newsletter

VOLUME 17, ISSUE 2

APRIL 2026

2026

MEETING DATES

- March 6, 2026
- June 5, 2026
- September 11, 2026
- December 4, 2026

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.

2026 First Quarterly Board Meeting

The Louisiana State Board of Home Inspector's first quarter board meeting was held March 6, 2026 in Baton Rouge.

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

The meeting opened with the Pledge of Allegiance, followed by the review and approval of the minutes from the previous meeting.

There were three complaints on the agenda with one dismissed due to no probable cause. (see page 2 for details).

The Board then reviewed and unanimously approved the In-field Trainer applications for Jordan Small LHI#11206, and Kyle Swart LHI#10905; and Continuing Education Application for Mike Burroughs LHI#10044.

Next, Attorney, Albert Nicaud provided a legislative update. The LSBHI's bill ([HB267](#)) would revise the membership structure of the Louisiana State Board of Home Inspectors, including provisions related to board appointments, member qualifications, term limits, and other related matters. The bill is

scheduled to be heard in the upcoming weeks.

The COO, Morgan Spinosa provided an update on an important status change for the Louisiana State Board of Home Inspectors. Currently, LSBHI is the only occupational licensing board not classified as a state agency. Efforts are underway to correct this, and LSBHI will soon be formally recognized and operated as a state agency.

The Board meeting was later adjourned by Chairman, John McLaughlin at 11:15 a.m.



Disciplinary Actions March 2026

C-25-009 Wright v. Muse LHI#11313– Both Parties were present with legal representation. The Louisiana State Board of Home Inspectors reviewed a complaint alleging that a licensed inspector failed to report suspected mold or microbial growth as required under LAC46XL.325B.3. The complainant reported experiencing musty odors and airflow issues shortly after moving into the home and submitted photographs of alleged moisture-related conditions, including vent staining and deterioration around a bathroom window. The respondent maintained that no visible mold or moisture concerns were present at the time of the April 26, 2025 inspection and noted that several of the photographed areas were not visible during a standard inspection or appeared to have developed after occupancy. After reviewing testimony and evidence, the Board determined that some conditions may have arisen post-inspection and that certain areas fell outside the scope of a standard inspection. Accordingly, the Board concluded that the respondent met the required standards and, by a unanimous 5–0 vote, found no violation.

C-25-010 Downey v. Nash LHI#10096– Mr. Kipp Nash requested a motion that the complaint be dismissed on grounds that the complainant failed to appear at the scheduled administrative hearing regarding the alleged violation of LAC46:XL.311C.3. The motion was granted and the complaint was dismissed by a unanimous vote.

C-26-001 Miller v. Guidry LHI#10905– Dismissed– no probable cause

Mission Statement

The Louisiana State Board of Home Inspectors is dedicated to ensuring the highest standard of integrity, expertise, and professionalism in the home inspection industry. Our mission is to require qualifying criteria in a professional field in which unqualified individuals may injure or mislead the public. We strive to protect and serve the public interest by promoting the safety, quality, and satisfaction of residential dwellings in accordance with Louisiana law and administrative rules.



Board Members Term EXPIRED

The terms for the Board members representing Congressional Districts 3 and 4 expired in July 2025.

The Board is composed of:

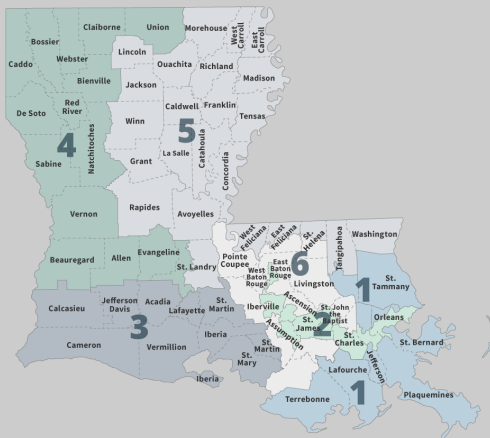
- One member from each of the six congressional districts, and
- One at-large member who may be selected from any district.

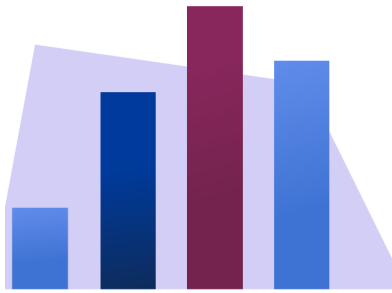
Board members are appointed by the Governor from a list of nominees submitted by:

[The Louisiana Chapter of the American Society of Home Inspectors](#),
[The Louisiana Realtors Association](#), and [The Louisiana Homebuilders Association](#)

Each member serves a four-year term and must have been actively engaged in the home inspection profession on a full-time basis for at least three years prior to appointment.

To be considered for nomination, an application must be submitted for review by the Governor. You should also reach out to each of the nominating entities for consideration.





Monthly

The Louisiana State Board of Home Inspectors would like to recognize our newest Licensed Home Inspectors for 2026. These inspectors were licensed during the first quarter of 2026:

	<u>2025</u>	<u>2026</u>
January	2805	3135
February	3269	3413
March	3781	-
April	4421	-
May	4187	-
June	3984	-
July	4001	-
August	3665	-
September	3812	-
October	3633	-
November	2787	-
December	2587	-

- ◆ Gerald Dupont LHI#20009
- ◆ Darryl Watson LHI#20010
- ◆ Cody Patterson LHI#20011
- ◆ Chase Turner LHI#20012
- ◆ Luis Mendez-Dulcey LHI#20013

*new number sequence: all new license numbers will start in the 20000 due to migration of the new licensee portal. Numbers ending in 'e' are licenses issued by endorsement aka "The Welcome Home Act"

2025 Total Inspections: 43132
 2024 Total Inspections: 41273
 2023 Total Inspections: 42054
 2022 Total Inspections: 53290
 2021 Total Inspections: 62566

Louisiana State Board of Home Inspectors

Governor
Jeff Landry

1st Congressional District
William "Billy" Paternoster

2nd Congressional District
Christopher Thacker

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



Monthly Reporting Portal

To create a new account simply click “log in” then “register new account.”

For instructions on how to properly file monthly reports click below.

[Instructions](#)

[MONTHLY REPORTING PORTAL](#)



Licensee Portal

Sign in to your Licensee Portal to manage your contact information, renew your license, upload continuing education certificates, pay fees, and explore additional services. This portal does not replace the monthly reporting portal. You must continue to submit monthly reports using the portal above.

[LICENSEE PORTAL](#)

[Instructions](#)



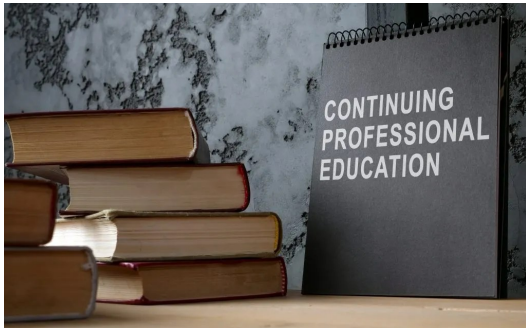


[Fourth Quarter Board Meeting Minutes](#)

[Pre-Inspection Agreement](#)-updated 08/2025

[Change of Address Form](#)

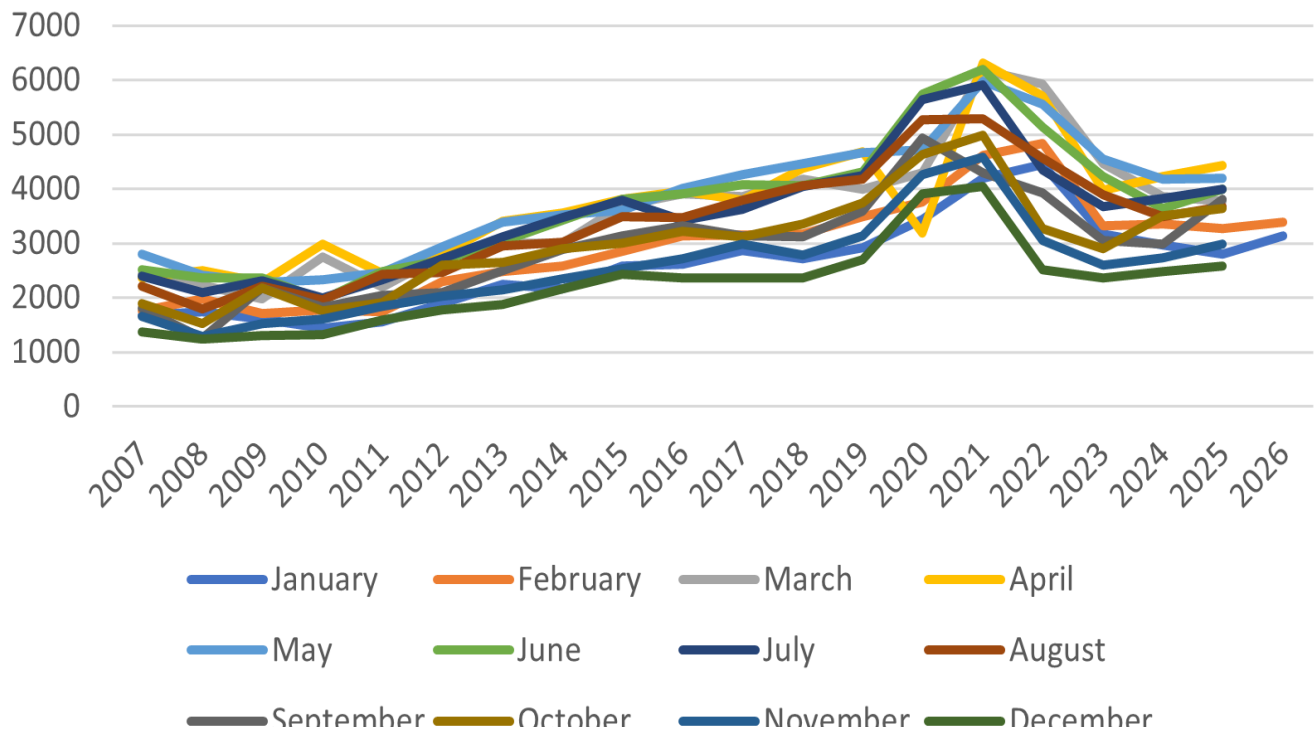
[Title 46 Professional and Occupational Standards Part XL. Home Inspectors](#)



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

[CLICK HERE](#)

Inspections



Board Members and Staff



Billy Paternoster

1st Congressional District



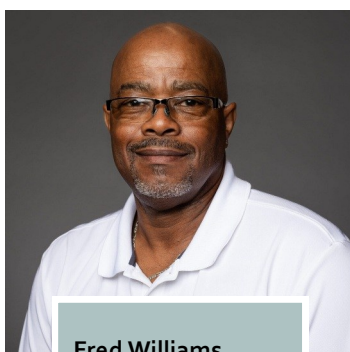
Chris Thacker

2nd Congressional District



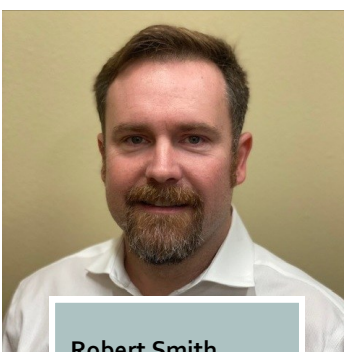
Paul Brunet

3rd Congressional District



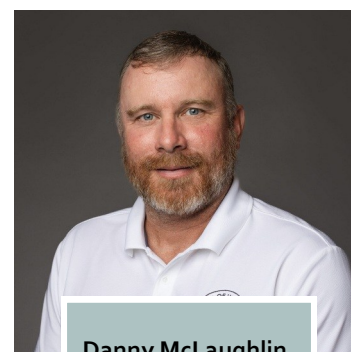
Fred Williams

4th Congressional District



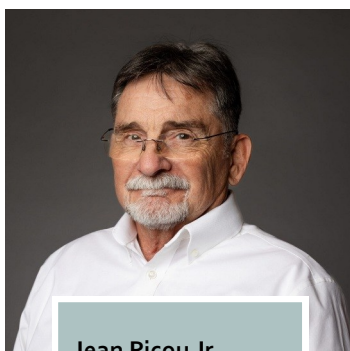
Robert Smith

5th Congressional District



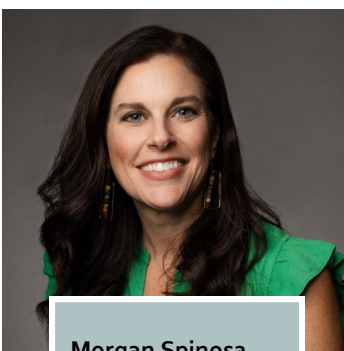
Danny McLaughlin

6th Congressional District



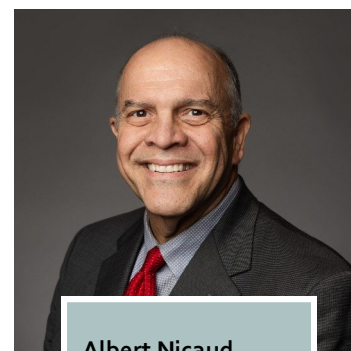
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Legal Counsel



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