

HOME INSPECTION:

# 5 STEPS TO BECOME A HOME INSPECTOR

A Home Inspection eBook from

 **AHIT** | AMERICAN HOME™  
INSPECTORS TRAINING  
By The CE Shop







Home inspectors are among the unsung heroes of the real estate business. With their toolkits in tow, they come to the rescue of eager homebuyers to spend hours learning the ins and outs of a home – and find potential defects – all in the name of safety.

Unlike other careers in the industry, home inspection is a stable business that doesn't experience the extreme ups and downs of the real estate market. It's a job that is always in demand and has unlimited earning potential. Best of all, it's a job with purpose: you get to make sure that the homes people buy are safe for them, and their families.

As always, with great power comes great responsibility. Every state varies in requirements, but there is one sure-fire path to become a home inspector who really knows their stuff.

# 5 Steps to Becoming a Home Inspector

*Here's your road map to your new home inspection career.*

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Find out the requirements in your state.

Enroll in an approved home inspector course and complete your training.

Pass your state-level home inspector exam(s) and the National Home Inspector Exam (NHIE)\*

Apply for your home inspector license.\*

Start your new home inspection business!



With AHIT's online training, you can start today and complete your program in as little as three weeks depending on your state's training requirements.



# Find Out the Requirements to Become a Home Inspector in Your State

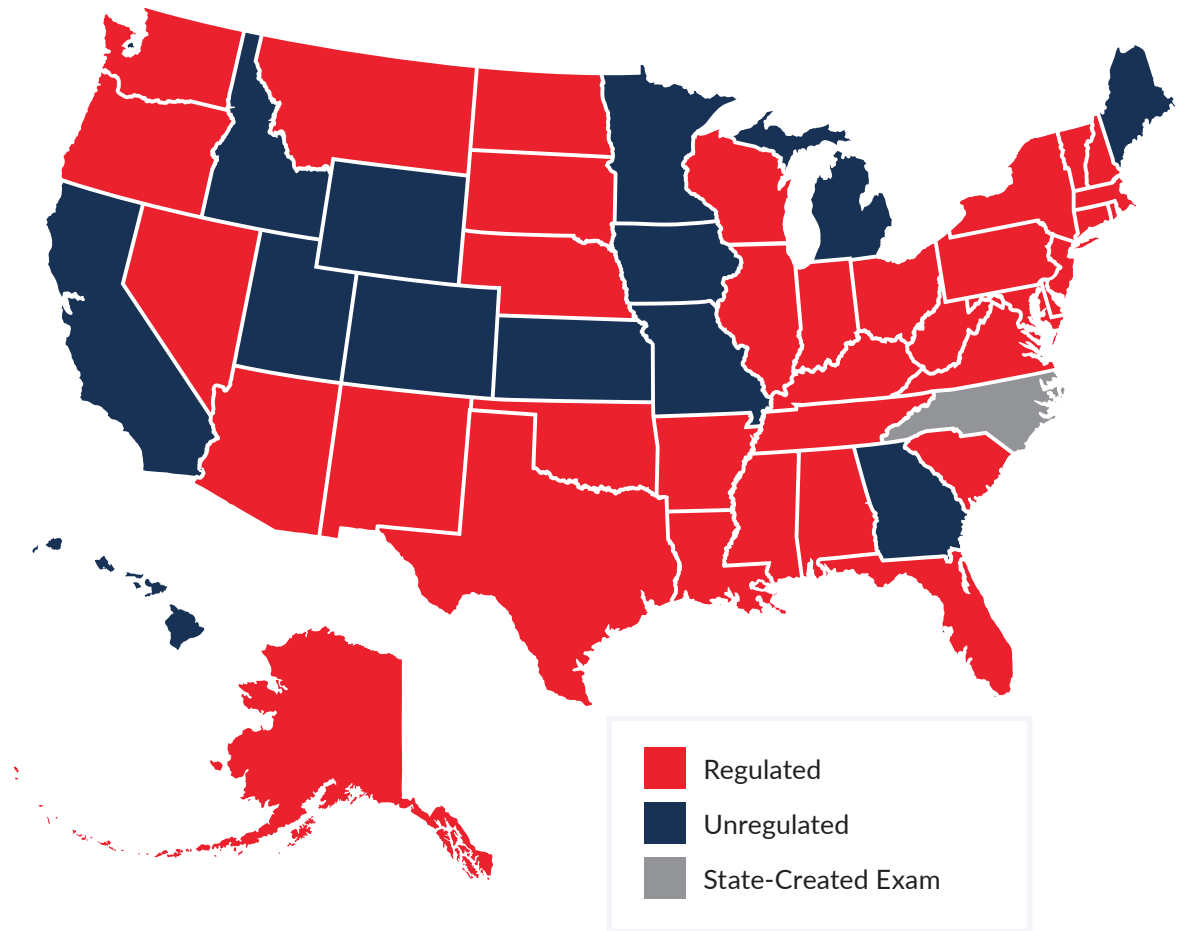
In most states, you'll need to be licensed in order to legally work as a home inspector. This means passing a home inspection pre-licensing course and taking your state's home inspector exam. You might also be required to take the NHIE.

Some states currently don't require any education or licensing – surprisingly.

But even in these states, it's recommended that you complete a home inspection training program to ensure you have basic knowledge of the Standard Operating Procedures and Code of Ethics. You wouldn't hire an unskilled mechanic to fix your truck, would you?

Training also gives you the advantage of vetted expertise you can use to set yourself apart in your marketing.

State Requirements





# Enroll in Home Inspector Training and Complete Your Program

Whether you live in a licensed or unlicensed state, you should complete a home inspection training course to prepare you fully for your new home inspection career. Fortunately, today you can complete your home inspection training conveniently online or in-person.

AHIT offers flexible, self-paced online courses and live classroom courses at 50+ locations. That's more than any other home inspection school in the U.S. Our courses cover everything you need to know and include all the materials you need to be a successful home inspector from day one.

Our courses are taught by instructors who are also successful home inspectors in the field. **Together, they have a combined 100+ years of experience in home inspection.**

[Meet our Instructors](#)

## You'll Learn:



How to inspect the 12 major systems and components of a home



How to work with homebuyers and other clients



Inspection report writing essentials



How to organize, manage, and market your business



How to use inspection report software



How to get referrals



The home inspection Standards of Practice and Code of Ethics



All about home inspector insurance

## Take Your State-Level and National Home Inspector Exams if Required by Your State



After completing your home inspection training, you may be required to take your state's home inspector exam. You might also have to take the NHIE. It all depends on the requirements in your state.

### [Look Up Your State's Exam Requirements](#)

Even if your state doesn't require you to take an exam, many home inspectors decide to take the NHIE. This is a great way to differentiate yourself when marketing your services in your location. You might also be required to take the NHIE as a requirement for membership in certain home inspection associations.





# Apply for Your Home Inspector License in Your State if Required

In licensing states, your next step after passing your exam is to apply for your home inspection license. This process usually requires a few things.

## You'll need to:

- Show proof of your high school diploma or GED certificate
- Get a background check
- Submit documentation showing you completed the required pre-licensing training
- Pay an application fee of around \$250 on average
- Show proof of Errors and Omissions (E&O) and/or general liability insurance if your state requires it

**This process generally takes a few weeks.**

# Congrats! It's Time to Start Your Home Inspection Business

After completing your training and getting your home inspector license, it's time to start your business!

You have a few options as you get started.

## You can:

- Work for yourself as an independent home inspector
- Join an established multi-inspector firm
- Start your own home inspection franchise in your area

The choice is all yours and you're well-qualified for all of them!



## Did You Know?

75% of home inspectors work for themselves part-time or full-time

Joining a multi-inspector firm helps you get experience and find mentorship fast

Starting a home inspection franchise can help you get started quicker and under a recognizable brand name

Home inspectors can also work for insurance companies and government agencies



# Tips to Start Your Business

*Get your business started on the right foot with these tips.*

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## **Work on Your Marketing**

Make a business plan, start your client database, create a website, promote your business with direct mail, become active on social media, and learn your local real estate market – all these things help you get started on the right foot.

## **Network, Network, Network!**

Networking with real estate agents, brokerages, and contractors in your area helps you get your name out there and get referrals.

## **Work Your Own Contacts**

Let your family, friends, and colleagues know you've made a switch into home inspection and you're ready to help whenever they need your services.

## **Set Up Your Home Inspector Insurance**

To protect your business, every home inspector should have E&O and general liability insurance. It may even be required in your state.

## **Join a Home Inspection Association**

These memberships help you stay up to date on industry news, standards of practice, training, conferences, and Continuing Education (CE). You can also get listed (and found easily by clients) in home inspector directories.

## **Get Certified in Additional Services**

Adding certifications – like radon, indoor air quality, mold, termite, HVAC, commercial building inspections, and others – help bring in more dollars per inspection.





# Why Train With AHIT?

*We're here for you from day one through your entire career.*

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You have a lot of options for your home inspection training. We understand that and we know it may feel overwhelming to choose.

At AHIT, we make YOUR success our business. It's why our home inspection training includes extensive business, marketing, and report-writing training from experts who have built successful home inspection businesses from the ground up. Our instructors will be with you every step of the way (even after your training). They're with you for life. If you have a question on one of your home inspections or need some business advice, licensed, expert instructors are here to help.







# Step Into Your Future as a Home Inspector

*With demand growing, there's no better time than now to become a home inspector.*

It's time to step into your future! We'll be by your side from your first day as an AHIT student to your first inspection and through building your successful business. When you train with AHIT, we're here with you every step of the way.

**Start your new home inspection career today!**

Shop AHIT Courses Now

## Have more questions about AHIT home inspection training?

Talk with an AHIT Career Advisor by calling 866.939.6442 or emailing [Training@AHIT.com](mailto:Training@AHIT.com). Our Advisors are available Monday through Friday from 7:30 AM - 5:30 PM CST.



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