

So you want to become a Home Inspector in Virginia

Here's the basics of what what you should know

Virginia licensing requirements

- complete a state-approved 70-hour pre-licensing course (35 hrs classroom + 35 hrs distant, online); and complete 25 home inspections under the direct supervision of a licensed/certified home inspector.
- Passed the NHIE National Home Inspection Exam
- OR
- complete a state-approved 35 hour pre-licensing course; and complete 50 home inspections under the direct supervision of a licensed/certified home inspector.
- Passed the NHIE National Home Inspection Exam

Final Analysis Property Inspections

- 30 days indoctrination
- 12 weeks field and online training
- 6 months to a year apprenticeship

Salary \$48K - \$100K (Income potential is largely determined by the skill-set and productivity of the individual inspector)

Home inspector is a noble profession because you'll be helping people when they need it the most, during real estate purchases. It can be a profitable and rewarding career when done with total commitment. However, there are no shortcut ways of becoming qualified in this complex profession. It's not just a new job, It's a career change to becoming an expert professional authoritative practitioner where people will be making huge decisions based on your expert advice. There's no shortcuts in gaining the education and knowledge and experience needed to succeed. Shortcuts involve risk that can have costly consequences to the inspector and the client. Things will crop up, leaving you asking yourself "how the hell did I miss that?" The best approach is to learn all you can about the property inspection profession before jumping in. If you are "all in" and want to be a successful inspector, the job can be fun, liberating and life rewarding.

Those in the trades with construction experience, DIYers, maintenance people, often see home inspection as an application of what they already know. Home inspecting, however, is a unique discipline, unlike any other. It is a learn-as-you-go business, and no related professions can fully prepare one for competent duty as a property inspector. It is one thing to be a great builder or contractor in the trades, but it is quite another to know building science, the history and evolutionary changes of building construction and system advances over the years. This applies to all newcomers, regardless of construction knowledge, building trade experience or degrees in architecture or structural engineering. You'll come across things that you never heard of, thought of or have ever seen before, that will leave you scratching your head.

Several years of full-time home inspecting are necessary to become truly qualified at defect discovery. Meanwhile, the first several hundred inspection reports issued by a new home inspector may contain incomplete disclosure of significant property defects.

Those who embark on a home inspection career should receive as much training as possible before making their professional debut. In the case of home inspection, a basic foundational knowledge of the practical and business aspects can be gained by enrolling in a qualified home inspection school or engaging in an apprenticeship program with an established company.

To broaden the educational process, new inspectors should become members of an established association, such as ASHI (the American Society of Home Inspectors) or InterNACHI. A primary benefit of association membership is the requirement for continuing education. [InterNACHI](#) has excellent course curriculums and is approved for VA state licensing.

Keep in mind that homebuyers hire home inspectors as consultants prior to making a major financial investment. They want their purchase decision to be an informed one. When the findings of their home inspector are faulty or incomplete, buyers can be financially damaged and may consider their inspector to be liable for those damages. The liability of home inspectors is therefore large and significant. Meeting that demand requires adequate preparation and total commitment to the profession.

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