

COMMONWEALTH OF MASSACHUSETTS

Division of Occupational Licensure

Board of Registration of Home Inspectors

1000 Washington Street, Suite 710, Boston MA 02118

Phone: 617-727-4459 Email: homeinspectorsboard@mass.gov

FAQs IN APPLYING FOR A HOME INSPECTOR LICENSE

Is online course for pre-licensure education acceptable?

*Pre-licensure education may **NOT** be delivered via an online course. All pre-licensure education must be in-person from an approved provider. A list of approved providers may be found [here](#).*

What components are required for the 75 hours of pre-licensure education?

The training requirements for pre-licensure education are set forth in 266 CMR 4.01. The formal coursework must include not less than:

- 6 hours dedicated to the inspection of roofing
- 6 hours dedicated to the inspection of exterior cladding system(s)
- 6 hours dedicated to the inspection of masonry system(s)
- 9 hours dedicated to the inspection of structural system(s)
- 9 hours dedicated to the inspection of electrical system(s)
- 9 hours dedicated to the inspection of plumbing system(s)
- 9 hours dedicated to the inspection of heating and air conditioning systems
- 6 hours dedicated to the Board's regulations, including standards of practice
- 6 hours dedicated to Report writing
- 3 hours dedicated to professional ethics
- 3 hours dedicated to contract law

To meet the total number of hours required, the Trainee shall select any three additional open Training Hours.

What test does a candidate need to take for licensure and where do they find it?

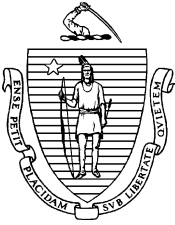
Massachusetts requires that applicants take and pass the National Home Inspector Exam. Candidates wishing to take the exam, please visit this [link](#).

What is a Letter of Good Standing/License Verification?

A Letter of Good Standing/License Verification is a certified letter or certificate of licensure status issued by a state or jurisdiction where an applicant holds another license. An applicant applying for licensure by endorsement is required to submit a Letter of Good Standing/License Verification from any and all states or jurisdiction(s) in which the applicant is currently licensed or has previously been licensed.

What types of homes may be included in an Inspection Log?

Only residential buildings count towards credit on the Inspection Log. A "residential building" is defined in MA as a structure consisting of one to four dwelling units. Commercial properties, mixed-use, & ~~and~~ manufactured homes are some examples that are not considered to be residential buildings.



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What does “Directly Supervised” mean in relation to the 25 initial inspections?

Under Direct supervision, the Supervisor is responsible for full time, direct, on-site supervision of a Trainee's home inspections. Direct Supervision requires the full-time presence of the Supervisor at the inspection site. Reports prepared by the applicant working under Direct Supervision shall include the Trainee's name, the name of the Supervisor and the Supervisor's license number prior to the Report being turned over to the Client. The Supervisor must be a licensed home inspector.

What does “Indirectly Supervised” mean in relation to the 100 subsequent inspections?

Indirect Supervision does not require the full-time presence of the Supervisor at the inspection site. Reports prepared by the applicant shall include their name, the name of their Supervisor and the Supervisor's license number prior to the Report being turned over to the client. The Supervisor shall accept full responsibility for the contents of the Report and ensure that it is in compliance with standards of practice. The supervisor must be a licensed home inspector.

What classes can a candidate take to satisfy the Continuing Education (CE) requirement?

With an approved provider, Continuing Education MUST be related to home inspection and meet the requirements of 266 CMR 5.01. Some examples of subject matter include:

- *Procedures and practices used in the inspections of residential and commercial buildings*
- *Technical aspects of home and commercial construction.*
- *Plumbing, electrical, & heating*
- *Building code interpretation (enforcement and review)*
- *Structural & architectural subjects*
- *Federal and state statutes, regulations, & rules*
- *Business & business-law related courses including ethics*
- *Board regulations and standards at 266 CMR*
- *Technical Report writing*
- *Environmental Hazards*

Where can a candidate find CE providers?

Candidates wishing to find a MA Board-approved CE Provider should visit this [link](#).

Why must a candidate be licensed in another state/jurisdiction for a year before being eligible to attain licensure by endorsement?

A candidate for a Home Inspector license in Massachusetts must first be licensed as an Associate Home Inspector for not less than one year. Any candidate for licensure by endorsement must also meet this one-year licensure requirement based on a license held in another state or jurisdiction.

What is the difference between a Home Inspector & an Associate Home Inspector?

An Associate Home Inspector is an individual who is employed by a licensed Home Inspector and may conduct home inspections under the supervision of a licensed Home Inspector. A Home Inspector is an individual who may engage in the practice of home inspections.

Does Massachusetts have reciprocity agreements with any other states?

No, Massachusetts does not currently have any reciprocal licensure agreements with any other states. All persons licensed elsewhere that are seeking licensure in MA may complete the Licensure by Endorsement process, outlined [here](#).