

## Is Home Inspection the Career For You?

Does your talent lie in knowing if there has been water damage in a refinished basement? Do you know how mold and fungus differ? Does your eagle eye quickly spot each crack, defect, or spot on a wall? Then, a job in the rewarding world of home inspecting might be your calling. No matter if you make this a part-time thing or you make it your only career choice, you will be assisting potential home buyers with one of the most crucial choices of their lives - finding a safe home in which to invest.

### Skills and Training

In the public eye, simply possessing natural talent and skills is not sufficient to become a successful home inspector. If you want to be a home inspector, many different types of training classes are required to develop the traits that will serve your customers most effectively. Home inspectors must develop a hands-on, all inclusive understanding of the vital areas of a home. These skills can be gained by attending different programs and classes. Many states adhere to a list of guidelines pertaining to home inspectors.

In Illinois, for example, all home inspectors must have at least reached the age of 21 and hold a high school diploma or equivalent, like a GED. Home inspectors have to be licensed. This can only be attained after the prospect has completed 60 hours of pre-license, DFPR provided education. After the proper classes have been completed, the person is required to pass the state-specific Home Inspector License Exam. If they are successful, they are permitted to submit an application and shell out the cash for the needed fees. For comparison, Nevada only requires you to be 18 years old and you only have to complete 40 hours of classroom instruction accredited by the Nevada Real Estate Division. These classes are followed by an apprenticeship composed of 25 inspections or the 102 course in home inspection.

Home inspectors must have the ability to completely evaluate a structure and take note of strengths and weaknesses of the inside and the outside. This line of work entails more than simply cracks and leaky faucets. Electrical and more complicated plumbing problems also have to be addressed. One must also make sure that the furnace and air conditioning is inspected. A home's roof, attic, basement and landscaping all factor into the value, so a good home inspector must examine each of these items. Potential home buyers, as well as homeowners need a thorough and precise analysis in order to make an informed choice. The inspector's results and final written analysis could be the element that determines whether a home is sold.

### Getting Started

Once you've decided that home inspection is for you, the next step is to educate yourself. To make certain you are on the right path leading to your dream job, you first need to acquaint yourself with the requirements of your particular state. This will help you determine the number of hours of instruction are required, as well as any fees, insurance coverage, and credentials you have to obtain to finish the process.

Through classroom time, you will find out all you need to know about plumbing, roofs, structural damage, heating and cooling systems, electrical wiring, and also finding water damage in a basement. After your licensing and certification are complete, you can start sharing your newly acquired knowledge with the world.

### Getting Jobs

Getting on with a home inspection company lets you test the waters in your new career. The more jobs you go on, the more honed your inspection skills will become. For some people, time may come when they want to become their own boss. Home inspecting is truly quite lucrative and would be home buyers shell out an average of \$250-\$350 for these services. The time you put in working for a company, allows you to not only build self-assurance and experience, but also to compile a contact list with various Realtors. Make certain that you retain records of those customers who were happy with your performance.

If you choose to begin a business of your own, you will get the most benefit from word-of-mouth advertisement from previous customers. Always give out your business card to people you come in contact with. This will help further the news of your new business. And when nothing else works, post an advertisement in the paper and create a catchy website to catch the eye of potential clients.

Source: <http://www.articlecircle.com>

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