

The Mission of "ASHI Central PA" is to meet the needs of its membership



and to promote excellence and exemplary practice within the profession.

ASHI of Central Pa.

I have taken a few minutes to explain the process you will undertake to become a Home Inspector. First of all there are very few multi inspector firms in the area. One is located in Harrisburg and the other is located in York. The point is that if you are looking for a job you are headed in the wrong direction. Most Home Inspectors are sole proprietorship operated by a single person and sometimes a husband/wife team. You will be developing your own business.

There are schools offering training to be a Home Inspector. This is a good place to start but, this only gives you one aspect of the training. First we will discuss the (American Society of Home Inspectors) "ASHI" requirements. My first piece of advice is to go to the ASHI national website www.ashi.org and download a copy of the "Standards of Practice and Code of Ethics". This document will be your guideline on how to conduct an inspection to ASHI standards. You need not be a member to download this information and it's free. You can join the national and become an associate (\$395.00). You can also join our local "ASHI of Central Pa." (\$325.00) and start doing parallel inspections with a certified inspector from our local who participates in the mentoring program. You can also contact certified inspectors independently in hopes they will take you on a parallel inspection. In my experience it is best to have done parallel inspections with multiple inspectors. If you feel more comfortable with one inspector that is your choice. I was associated with five different inspectors as I went through my apprenticeship. Every inspector brings a different view of how an ASHI inspection should be done. Regardless you will be required to write your own inspection report. If you want to use pre developed standard written home inspection forms to start that is your choice. This is a good time to research what type of reporting you prefer. I prefer to do my reporting by computer. There are multiple choices of software available. You can request sample copies from the software companies. The software ranges from \$500.00 to \$1200.00. There are also companies that work strictly through the Internet and charge by inspections completed. At approximately 50 completed inspections you can contact the ASHI national and ask that your inspection reports be scrutinized to make sure that you are doing your inspections following the ASHI "Standards of Practice and the Code of Ethics". If they approve of your reporting you can then apply to take the "National Home Inspectors Test". The national can assist you on contacting the company who does the testing. If you pass the test you then advance your status in the national to an associate with logo privileges. At this time ASHI allows you to start doing inspections on your own and marketing using the ASHI logo. One thing to remember is that you need to identify that you are an associate in your marketing, not a full member. When you have completed 250 inspections you can then apply for a member status. At that time you can advertise that you are a member of ASHI. This brings us to the Pennsylvania State requirements.

In the State of Pennsylvania a synopsis of the law (At this time) is that you are required to complete:

- A. A minimum of 100 inspections under the direct supervision of a certified inspector.
- B. You pass the National Home Inspectors test.
- C. You belong to a national agency (ASHI) and are a full member in good standing.
- D. You continue education every year.
- E. That you be insured for \$500,000.00 dollars in E&O insurance.

As you can see you will be required to do 100 inspections under direct supervision. You won't be able to start inspecting on your own until you have completed the 100 supervised inspections. This state law supersedes the ASHI requirements. This is where our "ASHI Central Pa." (Local Chapter) works to help with the mentoring to complete your 100 inspections. We have some inspectors that will take you on an inspection. You must understand. These inspectors are operating their business. You will not be compensated. Often inspectors will charge you to do a parallel inspection (Ride along). You will need to conform to their schedule and abide by their wishes. No inspector is required to do mentoring. This is a personal choice. This is all part of your education process not his. They will be helping you on how to operate your business as well as deal with the public. This is the same as doing an internship or apprenticeship. You should develop a business plan and budget. If you don't have an office space, computer, fax machine, etc. at home this will be a necessity. You will need tools (ladder, flashlight, vehicle, digital camera, etc.). I estimated that to start my business I would need around \$20,000.00 dollars. The costs went higher than that but I was able to forgo some of the items that I needed until I was inspecting and earning income.

This is a brief synopsis of the journey to become a home inspector. This is not cut in stone absolute directions. At this time (04/2009) the Pennsylvania law is in the process of changing. What changes will take place in the new law is unknown at this time. This is my assessment only. Good Luck on your journey.

Mike

Looking forward to seeing you at the meeting.

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ASHI Central Pa. (Local Chapter)

"ASHI" # 243657 "We Speak House"