

Virginia Administrative Code
 Title 18. Professional And Occupational Licensing
 Agency 15. Virginia Board For Asbestos, Lead, And Home Inspectors
 Chapter 40. Home Inspector Licensing Regulations

Part II. Entry

18VAC15-40-32. Qualifications for licensure.

A. Qualifications for licensure. An applicant for licensure as a home inspector must furnish documentation acceptable to the board of the following:

1. The applicant has passed a board-approved examination. The National Home Inspector Examination provided by the Examination Board of Professional Home Inspectors is the board-approved examination pursuant to § 54.1-517.2 A 2 c of the Code of Virginia.
2. A minimum of 15 qualifying points from a combination of the following education and experience, with a minimum of five points from each category in Tables 1 and 2. An applicant cannot be assigned points from multiple areas in each table for the same activity for which credit is being sought. Except as provided in Tables 1 and 2, an applicant cannot be assigned points multiple times for the same activity for which credit is being sought.

TABLE 1 Qualifying Points Table: Education Category		
Points Assigned	Education Description	Maximum Allowable Points
5	Successfully completed a three credit-hour minimum class with a passing grade in home inspection from an accredited college or university pursuant to 18VAC15-40-32 C.	5
1	Successfully completed a three credit-	3

hour minimum class with a passing grade in construction, remodeling, engineering, architecture, building design, building technology, or real estate from an accredited college or university pursuant to 18VAC15-40-32 C. *

1 Successfully completed a four-hour minimum course specific to home inspection contracts, home inspection reports, or topics covered on the board-approved examination. *

3

5 Successfully completed a minimum 35-hour prelicense education course approved by the board in accordance with Part VI (18VAC15-40-200 through 18VAC15-40-300) of this chapter.

5

10 Successfully 10

completed a minimum 70-hour prelicense education course approved by the board in accordance with Part VI (18VAC15-40-200 through 18VAC15-40-300) of this chapter.

* Points may be assigned multiple times for this activity.

TABLE 2
Qualifying Points Table:
Experience Category

Points Assigned	Experience Description	Maximum Allowable Points
2	One month of full-time qualifying experience pursuant to subsection B of this section. *	12
1	Completion of five home inspections under the direct supervision of a home inspector or without supervision if lawfully conducted as authorized under the laws of the applicable jurisdiction. *	12
1	Membership in a home	2

times for this activity.

B. Qualifying experience. In order to be acceptable, qualifying experience must meet all of the following:

1. Experience must be verified by one or more of the following: licensed home inspector; qualified individual or responsible manager of a licensed contractor; or any combination of at least three licensed real estate professionals or clients.
2. An applicant's experience must have been gained by assisting a properly licensed or certified home inspector, as applicable, and under such home inspector's direct supervision or through the performance of home inspections as authorized under the laws of the applicable jurisdiction.
3. For the purposes of this part, experience requirements are expressed in terms of calendar periods of full-time employment.
 - a. A month of full-time qualifying experience is a minimum of 146 hours during a one-month period or a minimum of 18 workdays in a one-month period. More than 146 hours or 18 workdays during a one-month period will not be considered as more than one month of full-time employment.
 - b. Partial credit may be given for actual hours of qualifying experience if the applicant's experience was gained working less than full time.

C. Accredited colleges or universities and verification procedures. An applicant seeking to qualify for licensure based on completion of a class from an accredited college or university must submit an official transcript from the school where the applicable class was completed. Only classes from an accredited college or university that is approved or accredited by a regional or national accreditation association or an accrediting agency that is recognized by the U.S. Secretary of Education will be considered. An applicant seeking to qualify for licensure based on working or teaching at an accredited college or university must submit evidence satisfactory to the board of employment by the college or university. Only employment with an accredited college or university that is approved or accredited by a regional or national accreditation or an accrediting agency that is recognized by the U.S. Secretary of Education will be considered.

Statutory Authority

§§54.1-201 and 54.1-501 of the Code of Virginia.

Historical Notes

Derived from Virginia Register Volume 33, Issue 19, eff. July 1, 2017; amended, Virginia Register Volume 42, Issue 1, eff. October 1, 2025.