

Charles W. Drago, Secretary

Charlie Crist, Governor

**Home Inspector Stakeholder Meeting
October 1, 2009
Jacksonville, FL**

SUMMARY

In September and October 2009, Department of Business and Professional Regulation representatives held four open meetings with concerned parties to receive input concerning grandfathering, examinations, and background checks for the home inspector profession. The stakeholder meeting comments below reflect statements and recommendations of the interested parties who attended the October 1, 2009 meeting.

Grandfathering

1. It is recommended that home inspectors be required to have 120 hours of training.
2. It is recommended that DBPR recognize 120 hours of training from “online” sources such as Kaplan. Further, exams should be able to be taken “online”.
3. It is recommended that DBPR recognize existing certifications from home inspector associations such as American Society of Home Inspectors (ASHI) and Florida Association of Building Inspectors (FABI).
4. For grandfathering of licenses, it is recommended that Florida follow the ASHI standards and guidelines in certification and require a minimum of 250 inspections, 20 hour of continuing education per year, and adherence to the ASHI standards of practice. Further, documented experience in home inspections should be required.
5. It is recommended that only Division I licensed building contractors be issued a home inspector license as part of the grandfathering provisions.
6. It is recommended that all home inspectors with 5 years of experience, are members of a national home inspector organization and who have met the education requirements of the national organization be grandfathered.
7. It is recommended that all home inspectors grandfathered not be required to take 120 hours of training, since this is already required for most certifications from national associations.
8. It is recommended that all those home inspectors currently in business be automatically grandfathered and issued licenses under the new law. In essence, if the home inspector is in business today, then he/she should be in business tomorrow or whenever the law is in effect (July 1, 2010). Further, if the exam is still required for grandfathering, then do not require the 120 hours of training prior to the exam.
9. It is recommended that for new licenses there be an experience requirement and that there be more than 120 hours of training required.
10. It is recommended that all home inspectors in business as of the date the law was signed – June 2007 – be grandfathered and granted a license. All those applying after July 1, 2010 should be required to meet all the prerequisites spelled out in the law. Additionally, there should be a 2 year “apprenticeship” required for new home inspectors.

11. It is recommended that grandfathering be applied to all those home inspectors with 5 years of experience.
12. For “apprentices”, it is recommended that they sign a “no compete” clause and agree to open their own home inspection business at a different geographic location.
13. It is recommended that grandfathering only be applied to those home inspectors in business at the time the law was passed – June 2007 – or applied to those home inspectors already accredited by national associations (after exam, training hours and experience criteria are met).
14. It is recommended that grandfathering apply to those in business for 3 years with 250 home inspections performed. Further, DBPR should recognize training and exams from national level associations. Finally, DBPR should also review the annual reports of the business.
15. It is recommended that DBPR adopt the National Association of Certified Home Inspector (NACHI) online courses as credit for the 120 hour training requirement.
16. It is recommended that the apprenticeship be a “tag-along” program instead.
17. It is recommended that grandfathering be applied to those home inspectors based on 3-5 years of experience and a certain number of inspections performed.
18. It is recommended that grandfathering also take into account “good character” as evidenced by disciplinary actions, lawsuits, or even unpaid bills.

Examinations

1. It is recommended that DBPR use a validated and controlled examination specific to Florida.
2. It is recommended that DBPR allow home inspectors to take the exam more than once.
3. It is recommended that the examination be a national level type and not specific to Florida.
4. It is recommended that DBPR utilize an international level exam for portability.

Background Checks

1. It is recommended that inspectors currently holding a license that required a background check not have to undergo another background check.
2. It is recommended that credit reports not be included as part of the background check.

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