

Charles W. Drago, Secretary

Charlie Crist, Governor

Home Inspector Stakeholder Meeting
October 13, 2009
Orlando, 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 13, 2009 meeting.

Grandfathering

1. It is recommended that home inspectors not be required to take an examination or be required to have 120 hours of training if they are already in business as a home inspector.
2. It is recommended that licenses from other states be recognized by endorsement.
3. It is recommended that if home inspectors can show that they have taken courses and passed examinations which may be used for endorsement of out-of-state inspectors, they should be accepted for grandfathering.
4. It is recommended that anyone currently in business be allowed to stay in business by being automatically issue a license.
5. It is recommended that licensed building contractors not be grandfathered and given licenses. Contractors should have to take an examination specific to home inspectors.
6. It is recommended that an applicant for a license show evidence to meet 3 out of 4 requirements: 120 hours of training, passing an examination, completion of 250 home inspections, and continuous business practice for 3 years (since passage of the law).
7. It is recommended that grandfathering include the acceptance of training already completed as credit for the 120 hour requirement currently in law.
8. It is recommended that any home inspector who is currently a member of an association such as ASHI, FABI, or InterNACHI be granted a license.
9. It is recommended that DBPR reevaluate the insurance requirement in the law.
10. It is recommended that grandfathering take in-to-account training already completed and not require it to be re-taken – especially in light of the expense.
11. It is recommended that all home inspectors be grandfathered in if they can show proof of 12 hours of training and then pass an examination. Experience alone should not allow a home inspector to be qualified for a license.
12. It is recommended that DBPR accept on line training courses from InterNACHI because they are quality courses and they are offered free of charge.
13. It is recommended that anyone who was in business in 2007 when the law was passed be allowed to remain in business and be given a license.
14. It is recommended that we keep the bar high for home inspectors and require mandatory examination for all who apply for a license.

15. It is recommended that the law be amended to eliminate the requirement for a license for a business or corporation.
16. It is recommended that the insurance requirement range from \$150,000 - \$300,000
17. It is recommended that DBPR allow enough time for the 120 hours of training – either by extending the time period up to a year or by allowing on line courses to be taken. If not, then 120 hours will take the inspector out of pocket for 3 weeks – in which time too much business is lost.
18. It is recommended that grandfathering include passing a national level exam, show proof of 120 hours of education, have experience, and be a member of an association.
19. It is recommended that DBPR accept the ASHI standards of practice and code of ethics.
20. It is recommended that the law include more specifics to preclude conflicts of interest.

Examinations

1. It is recommended that DBPR allow both on line examinations and proctored examinations.
2. It is recommended that DBPR use an exam based on experience in the field of home inspections.

Background Checks

1. It is recommended that inspectors currently holding a license that required a background check not have to undergo another background check.

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