

Home Inspectors - By Jurisdiction

Executive Summary

HOME INSPECTORS

ANNUAL REPORT EXECUTIVE SUMMARY

April 2020

Overview

With the enactment of Vermont's property inspector licensing law, 67 percent, or 36 jurisdictions, of the 54 surveyed jurisdictions had enacted statutes or regulations governing home inspectors and/or home inspections by 2014.

Of the jurisdictions with home inspection rules, most laws and regulations are of recent vintage. Only two states (North Carolina and Texas) had original home inspection rules dating from the early 1990s.

In early 2019, both New Mexico and Ohio enacted licensing laws, bringing the total number of jurisdictions requiring licensure of home inspectors to 38. As of April 2020, implementation of Ohio's licensing program had been extended to at least July 1, 2020 pending final approval of Housing Inspector Board rules, and the New Mexico Housing Inspector Board had not yet promulgated regulations necessary to implement the 2019 law.

As of April 2019, the legislatures in four other jurisdictions—California, Kansas, Missouri, and Pennsylvania—were considering licensing laws. On the other hand, a 2019 report submitted by the State Auditor to the Hawaii legislature found that the regulation of home inspectors was not required to protect Hawaii consumers.

In late 2019, Rhode Island's Home Inspector Board finally promulgated licensing rules allowing for implementation of the state's 20-year old licensing law in 2020. As of April 2020, Kansas, Michigan and Missouri were considering bills that would require certification or licensing of home inspectors.

Licensure

Sixteen of the jurisdictions surveyed do not have home inspector regulatory laws.

Pennsylvania has imposed practical standards on inspectors, but no license requirement, while Virginia enacted a voluntary certification program. Virginia's certification program converted to a mandatory licensing program on July 1, 2017. Other states, such as Montana and Georgia, require only that a home inspector make certain disclosures and provide specified documentation to his or her client.

Of the remaining jurisdictions, the vast majority provided exceptions to the licensing rule, with common categories including government and code enforcement personnel and licensed real estate brokers, agents and appraisers.

Effective January 1, 2020 home inspectors in Montana must be registered.

Licensure Qualifications

Of the jurisdictions with licensure requirements, the majority rule requires a high school education, some practical or educational home inspection program, exam passage, license fee payment and continuing education. Insurance coverage, moral character, and minimum age were also required in some instances. Systems in Connecticut and Nevada were typical of this model. Some jurisdictions, such as Alabama and Indiana, barred applicants with certain criminal records.

In 2019, Illinois reduced the minimum age for licensing from 21 to 18. Oregon added a rule regarding military-spouse temporary home inspector certification for up to two years

Inspection Scope

Of the surveyed jurisdictions, approximately 50 percent specify standards for home inspections. Of these states, more than half provided lists of features that should be inspected and reported; most states also listed exceptions, such as seasonal and temporary items on the property.

In 2019, California enacted a provision prohibiting home inspectors from giving a valuation opinion on a property.

Liability

Eighty percent, or 44 jurisdictions, did not deal with limitations of liability or liability to third parties related to home inspection. Of the remaining eleven states, only Alaska, Kentucky and Wisconsin had provisions under both categories, and only five states addressed liability to third parties, generally absolving inspectors of such liability. A total of nine states spoke to limitations of liability; six of these disallowed certain contractual limitations of liability. Case law may provide liability standards not available in statutory or regulatory regimes.

Energy Audits

Of the 54 surveyed jurisdictions only Nevada and Virginia require licensure of energy auditors/analysts. However, several states have certification requirements or programs. A 2019 bill that would have repealed the Virginia law did not pass.

In 2020, Utah established a pilot program for home energy assessments to be performed by energy assessors qualified pursuant to rules to be promulgated by the governor's Office of Energy Development.

Two states, Florida and Maine, mandate that energy auditors be certified before providing an energy efficiency audit. In Maine a home energy auditor must complete a training course and pass an exam certified by the Building Performance Institute. Florida requires that a person be certified by the energy efficiency rating system under which the rating is performed. In order to assign a residential building a home energy performance score using a system adopted by the Oregon Department of Energy, a home energy assessor must be certified by the Oregon Construction Contractors Board.

Sixteen jurisdictions have certification requirements that apply only to persons participating in specified state housing programs. Minnesota requires training and certification of auditors

participating in the State Weatherization Program, and Wyoming requires the same with respect to its Home Performance Program. Kansas requires special training, and also requires auditors to meet continuing education requirements. North Carolina has requirements for technical analysts who do energy analysis for non-consumer energy improvement loans to government, business and non-profit entities. And in Missouri, taxpayers who want to qualify for a tax credit for energy audit costs must use auditors certified by the Department of Natural Resources.

Another nine states simply recommend use of or refer consumers to energy auditors certified by the Residential Energy Network (RESNET®) or another trade organization or association. Four states maintain a list of auditors working in the state. South Carolina is in the process of developing such a list. Alabama partners with a private non-profit organization to sponsor training, but does not certify or endorse auditors who participate.

In California, there is no state licensure or certification program; energy auditors or inspectors are certified by the service provider or a home energy rating service organization. Similarly, in Texas, standards for energy auditors used in the Texas housing industry are set by RESNET®.

Alabama

Alabama, Inspection Scope

The Alabama Building Commission has adopted the American Society of Home Inspectors (ASHI) Standards of Practice and Code of Ethics, which require inspection of the following items, unless systems and components are excluded from the inspection by request of the client:

- the structural components including foundation and framing;
- the exterior wall covering, flashing and trim;
- exterior doors;
- attached decks, balconies, stoops, steps, porches and associated railings;
- eaves, soffits and fascias where accessible from the ground level;

- vegetation, grading, surface drainage and retaining walls when any are likely to adversely affect the building;
- walkways, patios and driveways leading to dwelling entrances;
- the roof covering, drainage systems and flashings;
- skylights, chimneys and roof penetrations;
- the interior water supply and distribution systems, including fixtures and faucets;
- drain, waste and vent systems;
- water heating equipment;
- vent systems, flues and chimneys;
- fuel storage and distribution systems;
- drainage sumps, sump pumps and related piping;
- the electrical service drop;
- the electrical service entrance conductors, cables and raceways;
- electrical service equipment and main disconnects;

- electrical service grounding, conductors, and over current protection devices;
- interior components of electrical service panels and sub panels;
- a representative number of installed lighting fixtures, switches and receptacles;
- the ground fault circuit interrupters;
- the installed heating systems;
- the installed central and through-wall cooling equipment;
- interior walls, ceilings and floors;
- interior steps, stairways and railings;
- countertops and representative number of installed cabinets;
- a representative number of interior doors and windows;
- garage doors and their operators;
- insulation and vapor retarders in unfinished spaces;
- the mechanical ventilation systems; and

- system components of fireplaces/solid fuel burning appliances.

Exceptions: An inspector need *not* inspect:

- screening, shutters, awnings and similar seasonal accessories;
- fences;
- geological, geotechnical or hydrological conditions;
- recreational facilities;
- outbuildings;
- seawalls, break-walls and docks;
- erosion control and earth stabilization measures;
- antennae;
- interiors of flues or chimneys that are not readily accessible;
- clothes washing machine connections;
- wells, well pumps or water storage related systems;
- water conditioning systems;

- solar water heating systems;
- fire and lawn sprinkler systems;
- private waste disposal systems;
- remote control devices, unless the device is the only control device;
- alarm systems and components;
- low voltage wiring, systems and components;
- ancillary wiring, systems and components not a part of the primary electrical power distribution system;
- the heat exchanger;
- the humidifier or dehumidifier;
- electronic air filters;
- solar space heating system;
- carpeting and window treatments;
- central vacuum systems;

- household appliances;
- fire screens and doors, and mantels and fireplace surrounds;
- fireplace seals and gaskets;
- automatic fuel feed devices for fireplaces and solid fuel burning devices and their heat distribution assists whether gravity controlled or fan assisted;
- for the presence of potentially hazardous plants or animals, including wood destroying organisms or diseases harmful to humans;
- for the presence of any environmental hazards, including but not limited to, toxins, carcinogens, noise and contaminants in soil, water or air;
- underground items;
- systems or components that are not installed;
- decorative items;
- systems or components that are not readily accessible;
- detached structures other than garages and carports; and
- common elements or areas in multi-unit housing.

Energy Audits

No applicable provisions were located.

Promulgated 2002.

[Ala. Admin. Code r. 170-x-25-.01\(2\)\(b\) \(2019\)](#)

Alabama, Liability to Third Parties

No applicable provisions located.

Alabama, Licensure Qualifications

In order to receive a license, a home inspector must:

- file a notarized application with the Director of the [Building Commission](#), along with the required fee (\$300);
- obtain bodily injury and property damage liability insurance of not less than \$20,000 for property damage, \$50,000 for personal injury to one person and \$100,000 for personal injury to more than one person;
- obtain \$250,000 in errors and omissions insurance coverage;
- provide evidence of one of the following professional qualifications: (a) membership in and adherence to the ethical standards of one of eleven specified national home inspector/inspection professional bodies; (b) approval or certification by the VA, HUD, the Southern Building Code Congress International or the Council of American Building Officials to perform residential construction; (c) Alabama licensure after January 1, 1998 as a general contractor, registered architect, registered engineer or residential home builder; or (d) a high school diploma or equivalent, work experience of at least one year as a home inspector and completion of at least 100 home inspections for compensation; and
- pass the written American Society of Home Inspectors Standards and Ethics Examination and the Examination Board of Professional Home Inspectors National Home Inspectors Examination.

Statute amended 2002; regulation amended 2004.

[Ala. Code § 34-14B-3 \(2018\)](#); [Ala. Admin. Code r. 170-x-24-.05 \(2019\)](#)

Alabama, Licensure Required?

Pursuant to the Alabama Home Inspectors Registration Act, Ala. Code § 34-14B-1, *et seq.*, individuals performing home inspections must be licensed by the Alabama Building Commission.

Amended 2002.

[Ala. Code § 34-14B-9 \(2018\)](#)

Energy Audits

No provisions requiring licensure of energy auditors or inspectors were located.

Alabama, Limitation of Liability

No applicable provisions located.

Alaska

Alaska, Inspection Scope

No applicable provisions located.

Alaska, Liability to Third Parties

A person may not commence a legal action against a registered home inspector for damages arising from an act or omission relating to a home inspection unless the person:

- was a party to the real estate transaction for which the home inspection was conducted;
- received the home inspection report with the written consent of the party for whom the inspection was originally performed; or

- acquired the property for which the inspection was conducted by inheritance or bequest from a person who could have brought an action.

Any action must be commenced within one year.

Enacted 2003.

[Alaska Stat. § 08.18.085\(c\) \(2019\)](#)

Alaska, Licensure Qualifications

An applicant for registration as a *home inspector* for new homes, existing homes, or both must submit an application to the [Department of Commerce, Community Development & Economic Development, Division of Corporations, Business & Professional Development](#), with the appropriate fee, and must:

- have passed the appropriate examination for the type of home inspection applied for;
- not have had the authority to perform home inspections revoked in Alaska or any other jurisdiction;
- not be the subject of an unresolved criminal complaint or disciplinary action in Alaska or any other jurisdiction related to home inspection matters;
- not have been under a sentence for an offense related to forgery, theft, extortion or defrauding creditors, or for a felony involving dishonesty, within the seven years preceding application;
- submit a surety bond in the amount of \$10,000, or in lieu thereof a cash deposit or negotiable security acceptable to the Commissioner;
- submit evidence of public liability and property damage insurance coverage in the amount of \$20,000 for property damage, \$50,000 for injury to any one person and \$100,000 for injury to more than one person; and
- if applying for renewal of a registration, submit documentation of completion of the required eight hours of continuing competency activities.

An applicant for registration as an *associate home inspector* must submit a completed notarized application, with the appropriate fees, to the Department and must:

- be employed and supervised by a registered home inspector;
- submit a statement of liability, on a Department form, signed by the employer/supervisor home inspector;
- not have had the authority to perform home inspections revoked in Alaska or any other jurisdiction;
- not be the subject of an unresolved criminal complaint or disciplinary action in Alaska or any other jurisdiction related to home inspection matters; and
- not have been under a sentence for an offense related to forgery, theft, extortion or defrauding creditors, or for a felony involving dishonesty, within the seven years preceding application.

Energy Auditors

No applicable provisions located. Energy inspectors who are authorized by the Alaska Housing Finance Corporation must show four years or 8,000 hours of education, training and experience in one or more of the following areas:

- residential construction;
- residential architectural or design services;
- International Code Council certified combination dwelling inspector;
- weatherization assessor;

- residential energy auditor; or
- residential energy efficiency.

Inspectors must also show proof of successful completion within the last two years of approved training on air tightness, combustion safety workshop, and the use of an approved energy rating software program.

Sections 8.18.071 and 8.18.101 amended 2014; § 8.18.022 amended 2004; regulation 155.530 amended 2010; regulations 22.010, .020, .030 promulgated 2004.

[Alaska Stat. §§ 08.18.022, .071, .101 \(2019\); Alaska Admin. Code tit. 12, §§ 22.010, .020, .030; tit. 15, § 155.530 \(2020\)](#)

Alaska, Licensure Required?

Home Inspectors

A person may not perform a home inspection unless he or she is registered as a home inspector for new homes, for existing homes, or for both, or as an associate home inspector with [Department of Community Development, Division of Occupational Licensing](#).

Exceptions: An individual who inspects a home need not be registered if the individual is:

- a government employee performing only duties within his or her official duties;
- inspecting property that is the individual's residence or in which he or she has a financial interest;
- a registered engineer or architect or engaged as an engineer or architect in training;
- licensed by the Department of Environmental Conservation as a pesticide applicator and performing only services within the scope of that license;

- registered as a general contractor with a residential contractor endorsement and performing only services within the scope of that registration;
- certified as a real estate appraiser and performing only services within the scope of that certification;
- only determining whether the building complies with statutory thermal and energy standards; or
- in the business of repairing, maintaining or installing a system or component and the inspection is for the sole purpose of determining the condition of the system or component before performing or offering to perform work on it.

Energy Audits

No provisions requiring licensure of energy auditors or inspectors were located. A person who is only determining whether a building complies with the thermal and energy standards required to obtain state financing for the construction or purchase of a residential building is not required to register as a home inspector.

The Alaska Housing Finance Corporation requires homeowners who participate in the Home Energy Rebate Program to obtain an energy rating from an authorized energy inspector. Authorized energy raters are required to obtain and maintain a Building Analyst certification through the Building Performance Institute (BPI), or other comparable certification as approved by the Corporation in order to renew their authorizations.

Section 08.18.156 enacted 2003; § 08.08.011 amended 2003; regulation amended 2010.

[Alaska Stat. §§ 08.18.011, .156 \(2019\); Alaska Admin. Code tit. 15, § 155.540 \(2020\)](#)

Alaska, Limitation of Liability

Contractual provisions limiting the liability of a home inspector to the cost of the home inspection report are contrary to public policy and void.

Enacted 2003.

Arizona

Arizona, Inspection Scope

A certified home inspector must conduct a home inspection in accordance with the Standards of Professional Practice adopted by the Arizona Chapter of the American Society of Home Inspectors. A home inspector must visually observe:

- structural components, including foundation, floors, walls, columns, ceilings and roofs;
- wall cladding, flashings and trim;
- entryway doors and representative number of windows;
- garage door operators;
- decks, balconies, stoops, steps, areaways and porches including railings;
- eaves, soffits and fascias;
- vegetation, grading, drainage, driveways, patios, walkways and retaining walls with respect to their effect on the building's condition;
- interior water supply and distribution system, including supports and insulation, fixtures and faucets, functional flow, leaks and cross connections;
- interior drain, waste and vent systems;
- hot water systems, including water heating equipment, normal operating controls, automatic safety controls and chimneys and vents;

- fuel storage and distribution systems, including interior fuel storage equipment, supply piping, venting and supports, and leaks;
- sump pumps;
- electrical service entrance conductors;
- electrical service equipment, grounding equipment, main overcurrent device, and main and distribution panels;
- amperage and voltage ratings of the electrical service;
- branch circuit conductors, their overcurrent devices and the compatibility of their ampacities and voltages;
- the operation of a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage and on exterior walls; the polarity and grounding of all electrical receptacles within 6 feet of interior plumbing fixtures and all receptacles in the garage or carport, and on the exterior of inspected structures;
- the operation of ground fault circuit interrupters;
- permanently installed heating systems, including heating equipment, normal operating controls, automatic safety controls, chimneys, flues and vents, solid fuel heating devices;
- the presence of installed heat source in each room;
- heat distribution systems, including fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, radiators, fan coil units and convectors;

- central air conditioning, including cooling and air handling equipment and normal operating controls;
- central air conditioning distribution systems, including fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, fan-coil units and the presence of an installed cooling source in each room;
- interior walls, ceilings and floors;
- interior steps, stairways, balconies and railings;
- counters and a representative number of cabinets;
- a representative number of interior doors and windows;
- interior separation walls, ceilings and doors between a dwelling unit and an attached garage or another dwelling unit;
- sumps;
- insulation and vapor retarders in unfinished spaces;
- ventilation of attics and foundation areas;
- kitchen, bathroom and laundry venting systems; and
- pursuant to [rules of the Board](#), swimming pools and spas.

Exceptions: An inspector need *not* observe:

- storm windows or doors, screening, shutters, awnings and similar seasonal accessories;
- fences;
- garage door operator remote control transmitters;
- geological conditions;
- soil conditions;
- recreational facilities, including, saunas, steam baths, tennis courts, playground equipment and other exercise, entertainment or athletic facilities;
- outbuildings other than garages and carports;
- attached roofing accessories, including solar systems, antennae and lightening arresters;
- water conditioning systems;
- fire and lawn sprinkler systems;
- on-site water supply quantity and quality;
- on-site waste disposal systems;

- foundation irrigation systems;
- spas, except as to functional flow and drainage;
- electrical low-voltage systems;
- smoke detectors;
- telephone, security, cable TV, intercoms or other ancillary wiring that is not part of the primary electrical distribution system;
- the interior of flues; fireplace insert flue connections;
- humidifiers;
- electronic air filters;
- the uniformity or adequacy of heat or cool-air supply to various rooms;
- non-central air conditioners;
- paint, wallpaper and other finish treatments on interior walls, ceilings and floors;
- carpeting;
- draperies, blinds or other window treatments; and

- household appliances.

Energy Audits

No applicable provisions located.

Enacted 2000; rule amended 2018; Standards revised 2015.

[Ariz. Rev. Stat. Ann. § 32-101\(B\)\(17\) \(2018\)](#); [Ariz. Admin. Code R4-30-301.01 \(2019\)](#); [Standards of Professional Practice for Arizona Home Inspectors \(2019\)](#)

Arizona, Liability to Third Parties

No applicable provisions located.

Arizona, Licensure Qualifications

An applicant for certification as a home inspector must submit an application to the [State Board of Technical Registration](#), with the appropriate fee (\$100/application, \$65/registration), and must:

- be at least 18 years old;
- be of good moral character and repute;
- have passed within the preceding two years the National Home Inspector Examination as administered by the Examination Board of Professional Home Inspectors;
- as of August 3, 2018, submit a clearance card issued by the Department of Public Safety based on a fingerprint check;
- successfully complete 84 hours of classroom training or an equivalent course conducted by a licensed or accredited educational facility;

- provide evidence of completion of 30 parallel home inspections under the supervision of a certified home inspector;
- not have had a certificate denied or revoked pursuant to Arizona law within one year preceding the application;
- if previously convicted of a felony, have had an absolute discharge from sentence at least five years before the application; and
- within 60 days after certification, file evidence of one of the following: (a) errors and omissions insurance for negligent acts committed in the course of a home inspection in the amount of \$200,000 in the aggregate and \$100,000 per occurrence, or (b) a bond in the amount of \$25,000 or proof that minimum net assets have a value of at least \$25,000.

Statute amended 2018; rule amended 2018.

[Ariz. Rev. Stat. § 32-122.02 \(2019\); Ariz. Admin. Code R4-30-247 \(2020\)](#)

Arizona, Licensure Required?

A person may not perform home inspections unless he or she is certified as a home inspector by the [State Board of Technical Registration](#).

Exceptions: The following persons need not be certified:

- a person licensed, certified or registered under Ariz. Rev. Stat. tit. 32 who is acting within the scope of his or her license, certification or registration;
- a person employed by a governmental entity who is inspecting residential structures within the scope of his or her official duties;
- a person who performs a home inspection that will be used solely by a bank, savings and loan association or credit union to monitor construction progress, unless otherwise required by federal law or regulation; or

- a person employed as a property manager whose official duties include inspecting a residential structure, if the person does not receive separate compensation for the inspection.

Note: A firm may not engage in home inspections unless it is registered with the Board, and the services are conducted under the full authority of a firm principal who is also a registrant and home inspections are performed by an Arizona-certified home inspector.

Energy Audits

No provisions requiring licensure of energy auditors or inspectors were located.

Enacted 2000.

[Ariz. Rev. Stat. §§ 32-141, -144\(D\) \(2019\)](#)

Arizona, Limitation of Liability

No applicable provisions located.

Arkansas

Arkansas, Inspection Scope

All home inspections must be conducted with the degree of care a reasonably prudent home inspector would exercise and according to the standards of practice and code of ethics adopted by the Arkansas Home Inspector Registration Board. However, if agreed between the inspector and his or her client, an inspection of lesser scope and detail may be conducted.

Note: The Board has adopted the 2006 Standards of Practice and Code of Ethics of the American Society of Home Inspectors (ASHI), which, effective March 3, 2013, govern the scope of inspections performed by persons conducting home inspections in Arkansas. *See* Alabama, above.

Statutes enacted 2003. Rules promulgated 2013, revised 2014.

Ark. Code § 17-52-319 (LexisNexis 2019); [Ark. Home Inspector Registration Bd. Rules 401, 402 \(2015\)](#)

Energy Audits

No relevant provisions located.

Arkansas, Liability to Third Parties

Transfer of an inspection report or a part thereof to any third party absolves the inspector and his or her client of any liability for claims or adverse actions arising from its use.

Enacted 2003.

Ark. Code § 17-52-321(b)(2) (LexisNexis 2019)

Arkansas, Licensure Qualifications

An applicant for registration, or renewal of registration, as a home inspector must be of good moral character, be at least 18 years old, and submit to the [Arkansas Home Inspector Registration Board](#):

- an application under oath on the prescribed form;
- a current certificate of general liability insurance in an amount of not less than \$100,000 and, if applicable, workers' compensation insurance;
- the required registration (\$250) or renewal fee (\$250);
- if applying for initial registration, a certified copy of a document attesting to the successful passage of the competency examination;
- if applying for initial registration, documentation attesting to the successful passage of a Board-approved home inspector education curriculum of no less than 80 hours of classroom/on-site instruction taken within the 12 months preceding receipt of the completed registration application; and

Note: City inspectors certified by the International Code Council and contractors holding a builder's license with ten years experience as a contractor are exempt from this initial registration educational requirement.

- if renewing a registration, evidence that the person has completed continuing education requirements.

Statutes enacted 2003. Rules promulgated 2013, revised 2014.

Ark. Code § 17-52-315, -318 (LexisNexis 2019); [Ark. Home Inspector Registration Bd. Rules 301-304 \(2015\)](#)

Arkansas, Licensure Required?

Home Inspectors

No person may advertise as a home inspector or undertake a home inspection without first registering under the Arkansas Home Inspectors Registration Act, Ark. Code Ann. § 17-52-301, *et seq.*

Exceptions: The following persons need not obtain a home inspector's license:

- a person employed by a public entity who does home inspection work for the agency, if the inspections are solely for the agency's benefit and for no compensation other than the employee's salary;
- a person inspecting his or her own home;
- a public entity that inspects residential units with its own personnel trained for that inspection; or
- a person holding a valid registration, certificate or license issued by the State of Arkansas if the person's activities are limited to the activity authorized by his or her registration, certificate or license.

Enacted 2003.

Ark. Code § 17-52-314(a) (LexisNexis 2019)

Energy Audits

No provisions requiring licensure of energy auditors or inspectors were located.

Arkansas, Limitation of Liability

No applicable provisions located.

California

California, Inspection Scope

Home Inspectors

A "home inspection" is a "noninvasive, physical examination, performed for a fee in connection with a transfer, . . . of real property, of the mechanical, electrical, or plumbing systems or the structural and essential components of a residential dwelling of one to four units designed to identify material defects in those systems, structures, and components." It "includes any consultation regarding the property that is represented to be a home inspection or any confusingly similar term."

In connection with the transfer of real property with a swimming pool or spa, "an appropriate inspection must include a noninvasive physical examination of the pool or spa and dwelling for the purpose of identifying which, if any, of the seven drowning prevention safety features listed in [Cal. Health & Safety Code § 115922(a)] the pool or spa is equipped."

If requested by the client, a home inspection may include an inspection of energy efficiency, which items to be inspected may include:

- a noninvasive inspection of insulation R-values in attics, roofs, walls, floors, and ducts;

- number of window glass panes and frame types;
- heating and cooling equipment and water heating systems;
- the age and fuel type of major appliances;
- exhaust and cooling fans;
- the type of thermostat and other systems;
- the general integrity and potential leakage areas of walls, window areas, doors, and duct systems and
- the solar control efficiency of existing windows.

A home inspector who is not licensed as a general contractor, structural pest control operator, or architect, or registered as a professional engineer must conduct a home inspection with the degree of care that a reasonably prudent home inspector would exercise.

Note: Effective January 1, 2020, a home inspector may not give a valuation opinion on a property.

Section 7196 enacted 1996; § 7195 amended 2017; § 7195.7 enacted 2019.

[Cal. Bus. & Prof. Code §§ 7195, 7195.7, 7196 \(2019\)](#)

Energy Audits

A home energy rating performed pursuant to the California Energy Commission's Home Energy Rating System (HERS) must rate the total combined energy efficiency of the following energy uses of each home rated:

- space heating;
- space cooling;
- service hot water;
- lighting in conditioned space;
- exterior lighting mounted on buildings or lighting in an unconditioned garage;
- electric appliances;
- gas appliances; and
- other interior electric and natural gas uses specified in the HERS Technical Manual.

If a home has on-site renewable generation whose energy production is modeled as specified in the HERS Technical Manual, two ratings must be determined. One rating, that rates the house with the on-site generation included in the energy calculations, and one that rates the home without considering the on-site generation.

A home inspection requested by the client may include the following items related to energy efficiency:

- a noninvasive inspection of insulation R-values in attics, roofs, walls, floors, and ducts;
- the number of window glass panes and frame types;
- the heating and cooling equipment and water heating systems;
- the age and fuel type of major appliances;
- the exhaust and cooling fans;
- the type of thermostat and other systems;
- the general integrity and potential leakage areas of walls, window areas, doors, and duct systems; and
- the solar control efficiency of existing windows.

Statute amended 2017; regulation amended 2009.

[Cal. Bus. & Prof. Code § 7195 \(2019\); Cal. Code Regs. tit. 20, § 1672\(d\), \(e\) \(2020\)](#)

California, Liability to Third Parties

No applicable provisions located.

California, Licensure Qualifications

Home Inspectors

No applicable provisions located.

Energy Audits

Providers of home energy rating services must certify that applicants for certification as a whole-house home energy rater, home energy inspector, home energy analyst, or field verification and diagnostic testing rater have passed an Energy Commission-approved examination in the areas of their training.

Whole-House Home Energy Rater

A provider's training program for whole-house home energy raters must include the following:

- home energy consumption and efficiency data collection, organization and analysis;
- principles of heat transfer;
- building energy feature design and construction practice, including construction quality assurance, on-site renewable generation, and "house as a system" concepts;
- safety practices relevant to home energy auditing procedures and equipment;
- home energy audit procedures;
- energy efficiency effects of building site characteristics;
- types and characteristics of space heating, space cooling, service hot water, and hard wired lighting systems;

- mathematical calculations necessary to utilize the rating system;
- the modeling and use of Energy Commission-approved HERS software required to produce a California Whole-House Home Energy Rating or a California Home Energy Audit and the associated California Home Energy Rating Certificate, California Home Energy Audit Certificate and HERS Report in accordance with the algorithms, procedures, methods, assumptions, and defaults specified in the HERS Technical Manual;
- methods of cost-effectiveness analysis including interest and discount rates, cost-benefit ratios, life cycle cost analysis, calculation of present value, cash flow analysis, payback analysis, and cost estimation;
- the function and proper use of diagnostic devices including but not necessarily limited to: duct leakage testing equipment, blower doors, and air flow and pressure measurement devices;
- construction types, equipment types, and their associated energy efficiency ramifications;
- field verification and diagnostic testing requirements of the Building Energy Efficiency Standards and the Reference Appendices;
- interpretation of prioritized recommendations for efficiency improvements and customized adjustment procedures for specific occupants;
- the behavioral, psychological, cultural, and socioeconomic influences on energy consumption of home occupants in the United States and California;
- California Home Energy Rating System Program requirements specified in Department of Energy regulations; and

- thorough instruction in using the provider's rating system and database.

A rater's training must require applicants to satisfactorily perform a rating for at least one home that includes field verification and diagnostic testing in the presence and under the direct supervision of the provider's trainer or quality assurance reviewer.

Home Energy Inspectors

A provider's training program for home energy inspectors must include the following:

- home energy consumption and efficiency data collection, organization and analysis;
- principles of heat transfer;
- building energy feature design and construction practice, including construction quality assurance, on-site renewable generation, and "house as a system" concepts;
- safety practices relevant to home energy auditing procedures and equipment;
- home energy audit procedures;
- energy efficiency effects of building site characteristics;
- types and characteristics of space heating, space cooling, service hot water, and hard wired lighting systems;
- California Home Energy Rating System Program requirements specified in Commission regulations; and

- thorough instruction in the use of the provider's rating system and database.

Home Energy Analysts

A provider's training program for home energy analysts must include the following:

- home energy consumption and efficiency data collection, organization and analysis;
- principles of heat transfer;
- building energy feature design and construction practice, including construction quality assurance, on-site renewable generation, and "house as a system" concepts;
- home energy audit procedures;
- energy efficiency effects of building site characteristics;
- construction types, equipment types, and their associated energy efficiency ramifications;
- field verification and diagnostic testing requirements of the Building Energy Efficiency Standards and the Reference Appendices;
- interpretation of prioritized recommendations for efficiency improvements and customized adjustment procedures for specific occupants;

- the behavioral, psychological, cultural, and socioeconomic influences on energy consumption of home occupants in the United States and California;
- California Home Energy Rating System Program requirements specified in Commission regulations; and
- thorough instruction in the use of the provider's rating system and database.

Field Verification and Diagnostic Testing Raters

A provider's training program for field verification and diagnostic testing raters must include the following:

- home energy consumption and efficiency data collection, organization and analysis;
- principles of heat transfer;
- building energy feature design and construction practice, including construction quality assurance, on-site renewable generation, and "house as a system" concepts;
- safety practices relevant to home energy auditing procedures and equipment;
- home energy audit procedures;
- energy efficiency effects of building site characteristics;
- types and characteristics of space heating, space cooling, service hot water, and hard wired lighting systems;

- mathematical calculations necessary to utilize the rating system;
- the function and proper use of diagnostic devices including but not necessarily limited to: duct leakage testing equipment, blower doors, and air flow and pressure measurement devices; and
- thorough instruction in using the provider's rating system and database.

Regulation amended 2009.

[Cal. Code Regs. tit. 20, § 1673 \(2020\)](#)

California, Licensure Required?

Home Inspectors

There are no statutory or regulatory provisions requiring licensure of home inspectors.

Legislation introduced in the 2019 legislative session, [AB 1024](#), would have, if passed, required licensing of home inspectors by the Contractors' State License Board. The bill died on January 31, 2020.

Energy Audits

Energy auditors, analysts, raters, or inspectors under the Department of Energy's Home Energy Rating System (HERS) are certified by providers or home energy rating service organizations.

Whole-House Home Energy Rater

A person who has been trained, tested, and certified by a provider to properly gather information on the energy consuming features of a home, perform diagnostic testing at the home, evaluate the validity of that information, simulate and perform analysis for a California Whole-House Home Energy Rating or a California Home Energy Audit using an Energy Commission-approved HERS rating software program to estimate the energy consumption of a home using the information gathered on site, and complete all of the cost-effectiveness evaluations described in the HERS Technical Manual.

Home Energy Analyst

A person who works under the direct supervision of a California Whole-House Home Energy Rater and has been trained, tested, and certified by a provider to perform analysis for a Whole-House Home Energy Rating using an Energy Commission-approved HERS rating software program.

Home Energy Auditor

A person who has been trained, tested, and certified by a provider as a California Whole-House Home Energy Rater to provide the information for a home energy audit.

Field Verification and Diagnostic Testing Rater

A rater who has been trained, tested, and certified by a provider to perform field verification and diagnostic testing of newly constructed homes or alterations to existing homes to verify compliance with energy consumption requirements.

Home Inspectors

If requested by the client, a HERS home energy audit may be performed by a home inspector who meets the certification requirements of the Home Energy Rating System Program regulations adopted by the Energy Commission.

Statutes enacted 2010; regulation amended 2009.

[Cal. Bus. & Prof. Code §§ 7199.5, .7 \(2018\)](#); [Cal. Code Regs. tit. 20, § 1671 \(2020\)](#)

California, Limitation of Liability

Contractual provisions purporting to waive the duty of a home inspector to conduct an inspection with the degree of care that a reasonably prudent home inspector would exercise or that purport to limit the home inspector's liability to the cost of the home inspection report are invalid.

Enacted 1996.

[Cal. Bus. & Prof. Code § 7198 \(2019\)](#)

Colorado

Colorado, Inspection Scope

No applicable provisions located.

Colorado, Liability to Third Parties

No applicable provisions located.

Colorado, Licensure Qualifications

Home Inspectors

No applicable provisions located.

Energy Auditors

No applicable state licensing provisions located.

Colorado, Licensure Required?

Home Inspectors

There are no statutory or regulatory provisions requiring licensure of home inspectors.

Energy Auditors

There are no statutory or regulatory provisions requiring licensure of energy auditors.

Under the energy saving mortgage program established by the 2013 Colorado Legislature, a home energy audit required for qualification for the program must be performed by a "certified home energy rater," who is an individual whom an accredited home energy provider has certified as a RESNET home energy rater to inspect and evaluate a home's energy features, assign a HERS index rating and recommend energy efficiency improvements.

Enacted 2013.

[2013 Colo. Laws H.B. 13-1105](#) (codified as Colo. Rev. Stat. § 24-38.5-102.7)

[Colorado, Limitation of Liability](#)

No applicable provisions located.

Connecticut

Connecticut, Inspection Scope

Home Inspectors

The scope of a home inspection under the regulations promulgated pursuant to Connecticut law is the same as that described in Alabama, above, except that in Connecticut an inspection need not include radon, mold, asbestos, lead paint and lead solder.

Promulgated 2002; § 20-491-3 amended 2017.

[Conn. Agencies Regs. §§ 20-491-3 to -13 \(2020\)](#)

Energy Audits

No relevant provisions located.

[Connecticut, Liability to Third Parties](#)

No applicable provisions located.

Connecticut, Licensure Qualifications

Home Inspectors

An applicant for a home inspector license must:

- have completed high school or its equivalent;
- have a Connecticut-issued home inspector intern permit and have performed not less than 100 home inspections under the supervision of a Connecticut-licensed home inspector;
- have passed a competency examination administered by the Department of Consumer Protection; and
- pay the required license fee (\$40/application, \$250/license).

The biennial renewal fee is \$250.

Note: The Board-approved Home Inspection Intern Training Program, which must be completed to obtain an intern permit, consists of a minimum of 40 hours of instruction and must include, but not be limited to:

- general home inspection;
- Connecticut home inspection license law and regulations;
- specialized areas of home inspection practice; and

- business law .

Upon payment to the Department of a \$100 fee and the submission of a written application, the Department shall issue a home inspector license to any person who holds a valid license issued by another state with standards substantially equivalent to or exceeding the standards of Connecticut, as determined by the Department.

Section 20-492a amended 2009; § 20-492b amended 2001; § 20-492c enacted 1999.

[Conn. Gen. Stat. §§ 20-492a, -492b, -492c \(2019\); Conn. Agencies Regs. §§ 20-491-17, -28 \(2020\)](#)

Energy Auditors

No applicable provisions located.

Connecticut, Licensure Required?

Home Inspectors

Individuals performing home inspections must be licensed by the [Connecticut Department of Consumer Protection, Occupational & Professional Licensing Division](#).

Exceptions: The following persons need not obtain a home inspector's license:

- a Connecticut-licensed architect or professional engineer;
- any person employed by the state or federal government or a subdivision or agency of either;
- any school offering courses and training in any aspect of home inspection;

- any person holding a current professional or occupational license or registration issued under Connecticut law, provided the person engages only in the work for which he or she is licensed; such as an electrical contractor, plumber, real estate appraiser or insurance adjuster; and
- any person holding a home inspector intern permit who is performing supervised home inspections for license qualification purposes.

Note: A license may be issued to any person who holds a valid license issued by another state with standards substantially equivalent to or exceeding Connecticut's standards.

Section 20-492c enacted 1999; § 20-492 amended 2001.

[Conn. Gen. Stat. §§ 20-492, -492c \(2019\)](#)

Energy Audits

No provisions requiring licensure of energy auditors were located.

Connecticut, Limitation of Liability

No applicable provisions located.

Delaware

Delaware, Inspection Scope

The Delaware Home Inspectors Board promulgated standards governing the scope of home inspections, which require inspection of the following items, unless systems and components are excluded from the inspection by request of the client:

- the structural components including foundation and framing;
- the exterior wall covering, flashing and trim;

- exterior doors;
- attached or adjacent decks, balconies, stoops, steps, porches and associated railings;
- eaves, soffits and fascias where accessible from the ground level;
- vegetation, grading, surface drainage and retaining walls when any are likely to adversely affect the building;
- adjacent or entryway walkways, patios and driveways;
- the roof covering, drainage systems and flashings;
- skylights, chimneys and roof penetrations;
- the interior water supply and distribution systems, including fixtures and faucets;
- drain, waste and vent systems;
- water heating equipment and hot water supply system;
- vent systems, flues and chimneys;
- visible fuel storage and distribution systems;
- drainage sumps, sump pumps and related piping;

- the electrical service drop;
- the electrical service entrance conductors, cables and raceways;
- electrical service equipment and main disconnects;
- electrical service grounding, conductors, and over current protection devices;
- interior components of electrical service panels and sub-panels;
- visible conductors and overcurrent protection devices;
- a representative number of installed lighting fixtures, switches and receptacles;
- the ground fault circuit interrupters;
- the installed heating systems;
- the installed central and through-wall air conditioning equipment;
- air conditioning distribution systems;
- interior walls, ceilings and floors;
- interior steps, stairways and railings;

- countertops and representative number of installed cabinets;
- a representative number of interior doors and windows;
- garage doors and their operators;
- ventilation of attics and foundation areas;
- insulation and vapor retarders in unfinished spaces;
- ventilation of attics and foundation of areas;
- clothes dryer exhaust systems;
- the mechanical ventilation systems; and
- system components of fireplaces/solid fuel burning appliances, chimneys and vents.

Exceptions: An inspector need *not* inspect:

- screening, shutters, awnings and similar seasonal accessories;
- fences;
- geological, geotechnical or hydrological conditions;

- recreational facilities, including spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic playground or other similar equipment and associated accessories;
- outbuildings, other than garages and carports;
- seawalls, break-walls and docks;
- erosion control and earth stabilization measures;
- antennae and other installed roof accessories;
- interiors of flues or chimneys that are not readily accessible;
- clothes washing machine connections;
- wells, well pumps or water storage related systems;
- water conditioning systems;
- solar water heating systems;
- fire and lawn sprinkler systems;
- private waste disposal systems;

- backflow prevention devices;
- remote control devices, unless the device is the only control device;
- alarm systems and components;
- low voltage wiring, systems and components;
- ancillary wiring, systems and components not a part of the primary electrical power distribution system;
- emergency backup power systems;
- solar-powered electrical systems and their components;
- the heat exchanger;
- the humidifier or dehumidifier;
- electronic air filters;
- window air conditioning units regardless of placement;
- solar, geothermal or other renewable energy heating systems;
- heat-recovery and similar whole-house mechanical ventilation systems;

- paint, wallpaper and other finish treatments;
- carpeting and window treatments;
- central vacuum systems;
- household appliances;
- fire screens and doors, and mantels and fireplace surrounds;
- fireplace seals and gaskets;
- combustion and make-up air devices for fireplaces and solid fuel burning devices and their heat distribution assists whether gravity controlled or fan assisted;
- wood or pellet stoves;
- for the presence of potentially hazardous plants or animals, including wood destroying organisms or diseases harmful to humans;
- for the presence of any environmental hazards, including but not limited to, toxins, carcinogens, noise and contaminants in soil, water or air;
- underground items;
- systems or components that are not installed;

- decorative items;
- systems or components that are not readily accessible;
- detached structures other than garages and carports; and
- common elements or areas in multi-unit housing.

Amended 2014.

[24 Del. Admin. Code 4100, § 18.0 \(2020\)](#)

Energy Auditors

No relevant provisions located.

Delaware, Liability to Third Parties

No applicable provisions located.

Delaware, Licensure Qualifications

An applicant for a home inspector license must:

- have completed high school or its equivalent;
- have completed at least 140 hours of approved classroom or online training;

- have successfully passed the National Home Inspector Examination;
- not have received any administrative penalties regarding the applicant's practice as a home inspector nor entered into any "consent agreements" which contain conditions placed by a board on the applicant's professional conduct or practice;
- not have any impairment related to drugs or alcohol that would limit the applicant's ability to act as a home inspector;
- not have a criminal conviction nor pending criminal charge relating to an offense, the circumstances of which substantially relate to home inspection;
- have no disciplinary proceedings or unresolved complaints pending in any jurisdiction where the applicant has previously been or currently is licensed, certified or registered;
- have provided evidence that he or she, or the home inspector's employer, has and will maintain at least \$250,000 in liability insurance and \$50,000 in errors and omissions insurance;
- have passed a written, standardized examination administered by the Board; and
- pay the required processing fee (\$293) *see* [Fee Schedule \(last visited Apr. 20, 2020\)](#).

A registered trainee home inspector must complete 125 home inspections under oversight of a Delaware-licensed inspector.

A person already engaged in the business of home inspection on August 6, 2013 (the effective date of the licensing law) may qualify for a license without meeting the educational, examination or training and experience requirements set forth above, if he or she demonstrates to the satisfaction of the Board that he or she has conducted at least 250 home inspections for compensation or has

been engaged in the practice of home inspection for not fewer than five years prior to August 6, 2013.

Note: A license must be renewed biennially pursuant to procedures to be established by the Board, including submission of proof of completion of 40 hours of continuing education by August 31 of each biennial renewal period.

Section 4108 amended 2013, § 4113 enacted 2011; rules promulgated 2013, rules 4.0 and 10.1 amended 2016.

[Del. Code Ann. tit. 24, §§ 4108, 4113 \(2019\); 24 Del. Admin. Code 4100, §§ 4.0, 5.1, 10.1, 16.1 \(2020\)](#)

Delaware, Licensure Required?

Home Inspectors

Effective August 6, 2013, no person, partnership, association or corporation may hold himself or itself out to the public in Delaware as qualified to act as a home inspector, or advertise or engage in the practice of home inspection or use or assume any title or description conveying the impression of qualification to act as a home inspector, unless such person has been duly licensed under Delaware law by the [Board of Home Inspectors](#).

Exceptions: The licensing law does not prevent:

- any person employed by a governmental entity from inspecting residential buildings if the inspection is within official duties and responsibilities;
- any person from performing a home inspection if the inspection will be used solely by a bank, savings and loan or credit union to monitor construction progress on a residential structure;
- any person who is employed as a property manager for a residential structure and whose official duties include inspecting the residential structure from performing an inspection if he or she does not receive separate compensation for the inspection work; and

- any person who is regulated in another profession, such as a licensed professional engineer or certified HUD inspector, from acting within the scope of his or her license, registration or certification.

Note: A license may be issued to any person who holds a valid license issued by another state with standards substantially equivalent to or exceeding Delaware standards. If state standards are not substantially similar, applicant must have practiced for at least one year, performed at least 75 fee-paid inspections and hold ASHI or NAHI designation.

Enacted 2011, § 4111 amended 2014.

[Del. Code Ann. tit. 24, §§ 4107, 4111, 4119 \(2018\)](#)

Energy Auditors

No provisions requiring licensure of energy auditors were located.

Delaware, Limitation of Liability

No applicable provisions located.

District of Columbia

District Of Columbia, Inspection Scope

No applicable provisions located.

District Of Columbia, Liability to Third Parties

No applicable provisions located.

District Of Columbia, Licensure Qualifications

Home Inspectors

No applicable provisions located.

Energy Audits

The D.C. Office of Energy is charged with providing for the training and certification of energy auditors, and providing for such energy audits as may be deemed necessary and desirable to carry out the purposes, programs, and policies of the energy efficiency financing laws or any other energy-related law applicable to the District. "[T]o the maximum extent feasible, the energy audit program should be carried out as a decentralized, neighborhood-based effort." An "energy auditor" is defined as any person who has:

- a valid mechanical, electrical, engineering, or architectural license;
- successfully completed an approved D.C. energy audit training course for those persons familiar with heating, ventilating, and air conditioning systems; or
- otherwise qualified by virtue of training or experience.

The Administrator of the D.C. Energy Efficiency Loan Program is charged with "[e]valuating, retaining, and overseeing firms to perform energy audits, (including maintaining a list of approved auditors for use by property owners), energy benchmarking, and energy savings verification."

However, no provisions regarding the licensing or other supervision of energy auditors were located.

Section 8-171.02 amended 1987; § 8-171.04 amended 2018; § 8-1778.44 enacted 2010..

[D.C. Code Ann. §§ 8-171.02, .04; -1778.44 \(2020\)](#)

[District Of Columbia, Licensure Required?](#)

There are no statutory or regulatory provisions requiring licensure of home inspectors or energy auditors.

[District Of Columbia, Limitation of Liability](#)

No applicable provisions located.

Florida

Florida, Inspection Scope

Home Inspectors

The Department of Business & Professional Regulation has promulgated rules of practice for home inspectors which include scope-of-inspection requirements, which require inspection of the following items, unless systems and components are excluded from the inspection by request of the client:

- the structural components including foundation, foundation ventilation and framing;
- the exterior wall covering, flashing and trim;
- exterior doors;
- attached decks, balconies, stoops, steps, porches and associated railings;
- eaves, soffits and fascias where accessible from the ground level;
- vegetation, grading, surface drainage and retaining walls when any are likely to adversely affect the building;
- walkways, patios and driveways leading to dwelling entrances;
- the roof covering, drainage systems and flashings;
- skylights, chimneys and roof penetrations;

- ventilation and insulation of attics;
- roof drainage systems;
- the interior water supply and distribution systems, including fixtures and faucets;
- drain, waste and vent systems;
- main water and main fuel shut-off valves;
- plumbing related vent systems, flues and chimneys;
- water heating equipment;
- vent systems, flues and chimneys;
- fuel storage and distribution systems;
- drainage sumps, sump pumps and related piping;
- the electrical service drop;
- the electrical service entrance conductors, drip loop, cables and raceways;
- electrical service equipment and main disconnects;

- electrical service grounding, conductors, and over current protection devices;
- interior components of electrical service panels and sub panels;
- readily accessible installed lighting fixtures, switches and receptacles;
- the arc fault circuit interrupters;
- smoke and carbon dioxide detectors;
- amperage and voltage rating of electrical service;
- the installed heating systems;
- HVAC distribution systems and components;
- interior walls, ceilings and floors;
- interior steps, stairways and railings;
- countertops and representative number of installed cabinets;
- a representative number of interior doors and windows;
- household appliances;

- garage doors and their operators;
- insulation and vapor retarders in unfinished spaces;
- the mechanical ventilation systems; and
- system components of fireplaces/solid fuel burning appliances.

Exceptions: An inspector need *not* inspect:

- screening, shutters, awnings and similar seasonal accessories;
- fences;
- geological, geotechnical or hydrological conditions;
- recreational facilities, including spas, saunas, steam baths, exercise, entertainment, athletic, playground or other similar equipment and associated accessories;
- outbuildings, with the exception of garages and carports;
- swimming pools, seawalls, break-walls, boat lifts and docks;
- erosion control and earth stabilization measures;
- antennae;

- interiors of flues or chimneys that are not readily accessible;
- clothes washing machine connections;
- wells, well pumps or water storage related systems;
- water conditioning systems;
- solar water heating systems;
- fire and lawn sprinkler systems;
- private waste disposal systems;
- remote control devices;
- alarm systems and components;
- low voltage wiring, systems and components;
- ancillary wiring, systems and components not a part of the primary electrical power distribution system;
- generators, photovoltaic solar collectors or battery or electrical storage devices and associated equipment;
- the heat exchanger;

- the humidifier or dehumidifier;
- removable window air conditioning systems;
- electronic air filters, sanitizers or UV lights;
- solar space heating system;
- paint, wallpaper, specialty finish treatments, carpeting and window treatments;
- central vacuum systems;
- fire screens and doors, and mantels and fireplace surrounds;
- fireplace seals and gaskets;
- combustion make-up air devices;
- automatic fuel feed devices for fireplaces and solid fuel burning devices and their heat distribution assists whether gravity controlled or fan assisted;
- for the presence of potentially hazardous plants or animals, including wood destroying organisms or diseases harmful to humans;
- for the presence of any environmental hazards, including but not limited to, toxins, carcinogens, noise and contaminants in soil, water or air;

- underground items;
- systems or components that are not installed;
- decorative items;
- systems or components that are not readily accessible;
- detached structures other than garages and carports; and
- common elements or areas in multi-unit housing.

Promulgated 2013, §§ 61-30.807, .810 amended 2014.

[Fla. Admin. Code §§ 61-30.801 to .811 \(2020\)](#)

Energy Audits

Building energy-efficiency ratings are non-binding interpretations, clarifications, and opinions regarding the energy usage of a building.

An energy-efficiency rating system:

- provide a means of analyzing the relative energy efficiency of buildings upon the sale of new or existing residential, public or commercial buildings;
- take into account local climate conditions, construction practices, and building use; and

- be compatible with standard federal rating systems and state building codes and standards, where applicable.

A building energy rating system is a whole building energy evaluations system established by the Residential Energy Services Network, the Commercial Energy Services Network, the Building Performance Institute, or the Florida Solar Energy Center. Ratings must be determined using tools and procedures developed by these rating systems, be certified by the rater as accurate and in compliance with the system under which the rater is certified.

Sections 553.995 amended 2013, § 553.998 amended 2016, § 553.993 amended 2014.

[Fla. Stat. §§ 553.993, .995, .998 \(2019\)](#)

Florida, Liability to Third Parties

No applicable provisions located.

Florida, Licensure Qualifications

Home Inspectors

An applicant for a home inspector's license must submit an application to the [Florida Department of Business and Professional Regulation](#) and must:

- be of good moral character;
- have completed a Department-approved study course of at least 120 hours that covers all the following components of a home: structure, electrical system, HVAC system, roof covering, plumbing system, interior components, exterior components and site conditions that affect the structure;
- pass a Department-approved licensure examination;
- maintain a commercial liability insurance policy in an amount of not less than \$300,000;

- pay the application fee (\$230); and
- complete at least 14 hours of continuing education during the two years prior to his or her application for licensure renewal.

Note: The Department must certify as qualified for a license by endorsement an applicant of good moral character who holds a valid license to practice home inspection in another state or U.S. territory whose educational requirements are substantially equivalent to Florida's and has passed a national, regional, state or territorial licensing examination that is substantially equivalent to that required by Florida law.

Enacted 2007; §§ 468.8313 and .8314 amended 2010, §§ 468.8316 and .8324 amended 2011 § 468.8322 amended 2007.

[Fla. Stat. §§ 468.8313, .8314, .8315, .8316, .8322, .8324 \(2019\)](#)

Energy Audits

Ratings may be conducted by private entities or local governments only if the appropriate persons have completed the necessary training established by the applicable building energy-efficiency rating system.

Amended 2013.

[Fla. Stat. § 553.995\(2\)\(a\) \(2019\)](#)

Florida, Licensure Required?

Home Inspectors

Commencing July 1, 2011, all individuals who perform home inspections for compensation on any residential real property, or manufactured or modular home, which is a single-family dwelling, duplex, triplex quadruplex, condominium unit or cooperative unit must be licensed as home inspectors by the Florida Department of Business and Professional Regulation.

Exceptions: The licensure requirement does not apply to:

- an authorized employee of the United States, the state of Florida, or any political subdivision who is conducting home inspection services within the scope of employment, provided the employee does not hold out for hire to the general public or otherwise engage in home inspection services;
- a person acting within his or her authorized scope of practice as licensed under federal, state or local codes or statutes, except when said person holds himself or herself out for hire to the public as a "certified home inspector," "registered home inspector," "licensed home inspector," "home inspector," "professional home inspector," or any combination thereof stating or implying licensure under Florida's home inspectors licensing law;
- a court-appointed officer;
- a person performing safety inspections of utility equipment in or on a home or building or other duties conducted by or for a utility under Fla. Stat. ch. 366 or Florida Public Service Commission rules; or
- a certified energy auditor performing an energy audit of any home or building or other duties conducted by or for a utility under Fla. ch. 366 or Florida Public Service Rules.

Note: A home inspector license will not be issued to a corporation or partnership, but such an entity may offer home inspection services to the public provided all personnel who act on behalf of the entity as home inspectors in Florida are licensed as such under Florida law.

Section 468.831 enacted 2007, §§ 468.8311, .8318 amended 2010.

[Fla. Stat. §§ 468.831, .8311\(2\), .8318 \(2019\)](#)

Energy Audits

An energy rater must be certified by the building energy-efficiency rating system under which the rating is performed.

Effective July 1, 2013, Florida no longer has a certification program for energy efficiency raters.

Amended 2014.

[Fla. Stat. § 553.993\(5\), \(7\) \(2019\)](#)

Florida, Limitation of Liability

Home Inspector

No applicable provisions located.

Energy Audit

The findings or recommendations of an energy audit are not to be construed as a warranty or guaranty of any kind.

Statute amended 2014.

[Fla. Stat. § 366.83 \(2019\)](#)

Georgia

Georgia, Inspection Scope

No applicable provisions located.

However, Georgia law defines a "home inspector" as "any person, except an employee of a county, municipality, or political subdivision while engaged in the performance of the duties of his or her employment, who, for consideration, inspects and reports on the condition of any home or single-family dwelling or the grounds, roof, exterior surface, garage or carport, structure, attic, basement or crawl space, electrical system, heating system, air-conditioning system, plumbing, on-site sewerage disposal, pool or hot tub, fireplace, kitchen, appliances, or any combination thereof for a prospective purchaser or seller."

Enacted 1994.

Ga. Code Ann. § 8-3-330 (LexisNexis 2019)

[Georgia, Liability to Third Parties](#)

No applicable provisions located.

[Georgia, Licensure Qualifications](#)

No applicable provisions located.

[Georgia, Licensure Required?](#)

Home Inspectors

There are no statutory or regulatory provisions requiring licensure of home inspectors. Georgia law does mandate that home inspectors provide clients with certain written documents specifying the scope of the inspection, that the inspection is visual, and that a written report of any defects noted during the inspection and any recommendation as to experts who should be consulted will be provided.

Note: Political subdivisions may require licensing of home inspectors.

Energy Audits

No provisions requiring licensure of energy auditors or inspectors were located.

Section 8-3-331 enacted 1994; § 8-3-331.1 enacted 1997.

Ga. Code §§ 8-3-331, -331.1 (LexisNexis 2019)

Georgia, Limitation of Liability

No applicable provisions located.

Guam

Guam, Inspection Scope

No applicable provisions located.

Guam, Liability to Third Parties

No applicable provisions located.

Guam, Licensure Qualifications

No applicable provisions located.

Guam, Licensure Required?

There are no statutory or regulatory provisions requiring licensure of home inspectors or energy auditors.

Guam, Limitation of Liability

No applicable provisions located.

Hawaii

Hawaii, Inspection Scope

No applicable provisions located.

Hawaii, Liability to Third Parties

No applicable provisions located.

Hawaii, Licensure Qualifications

No applicable provisions located.

Hawaii, Licensure Required?

There are no statutory or regulatory provisions requiring licensure of home inspectors or energy auditors.

Note that a 2019 report submitted to the Governor and Legislature by the State Auditor did not find evidence sufficient to meet the criteria under Hawaii's Regulatory Licensing Reform Act to require the regulation of home inspectors to protect the health, safety or welfare of consumers. See [Report No 19-09 \(Mar. 2019\)](#).

Hawaii, Limitation of Liability

No applicable provisions located.

Idaho

Idaho, Inspection Scope

No applicable provisions located.

Idaho, Liability to Third Parties

No applicable provisions located.

Idaho, Licensure Qualifications

No applicable provisions located.

Idaho, Licensure Required?

Idaho does not license home inspectors or home energy auditors.

Idaho, Limitation of Liability

No applicable provisions located.

Illinois

Illinois, Inspection Scope

Home Inspectors

The items that must be inspected pursuant to the Standards of Practice for home inspectors promulgated by the Illinois Division of Professional Regulation are the same as those items listed in Alabama, above, except that the Illinois Standards of Practice do not list items that do not need to be inspected, such as those set forth in the "Exceptions" in Alabama.

Promulgated 2002; amended 2010.

[Ill. Admin. Code tit. 68, § 1410.200 \(2020\)](#)

Energy Audits

No applicable provisions located.

[Illinois, Liability to Third Parties](#)

No applicable provisions located.

[Illinois, Licensure Qualifications](#)

Home Inspectors

In order to obtain a license, an individual must:

- be at least 18 years old;
- have a high school diploma or GED;
- prior to sitting for examination, successfully complete 60 hours of pre-license education from a Division-licensed provider;
- successfully pass the Illinois Home Inspector License Exam;
- submit an application and required fee (\$250); and
- if renewing, certify the completion of 12 hours of approved continuing education during each 2-year renewal cycle.

Note: A nonresident holding a valid home inspector license issued by the licensing authority of another state with licensing requirements equal or substantially equivalent to Illinois' requirements may obtain a license without examination in the discretion of the Department of Financial and Professional Regulation.

Enacted 2011; 441/5-10 amended 2018; rules amended 2019.

[225 Ill. Comp. Stat. 441/5-10, -20 \(2019\); Ill. Admin. Code tit. 68, § 1410.400, .160 \(2020\)](#)

Energy Auditors

The Illinois Department of Commerce and Economic Opportunity refers potential audit customers to the Illinois Association of Energy Raters, a voluntary organization of energy auditors.

Website history unknown.

[Keep Warm Illinois - Energy Audits \(visited Apr. 23, 2020\)](#)

Illinois, Licensure Required?

Home Inspectors

Pursuant to the Illinois Home Inspector License Act, 225 Ill. Comp. Stat. 441/1-1 *et seq.* (2018), all home inspectors, including individuals and entities practicing in the form of a corporation, a limited liability company or partnership, must obtain a license from the [Illinois Department of Financial & Professional Regulation, Division of Professional Regulation](#).

Exceptions: The licensing requirement does not apply to:

- persons employed as code enforcement officials by the State of Illinois or any local government while acting within the scope of his or her employment;
- persons licensed by the State of Illinois while acting within the scope of his or her license; or

- persons engaged by a residential real property owner or lessor for the purpose of preparing a bid or estimate regarding the work or costs associated with performing home construction, remodeling or repair work, provided they do not hold themselves out as home inspectors.

Enacted 2001, amended 2011.

[225 Ill. Comp. Stat. 441/5-5\(a\) \(2019\)](#)

Energy Audits

No provisions requiring licensure of energy auditors or inspectors were located.

Illinois, Limitation of Liability

No applicable provisions located.

Indiana

Indiana, Inspection Scope

A home inspection means a visual analysis for the following components:

- heating systems;
- cooling systems;
- electrical systems;
- plumbing systems;
- structural components;

- foundations;
- roof coverings;
- attic spaces;
- basement or crawl spaces, if any;
- exterior and interior components; and
- any other site aspects that affect the residential dwelling.

Exceptions: A home inspection report must contain a statement that it does *not* include:

- lead-based paint;
- radon;
- asbestos;
- cockroaches;
- rodents;
- pesticides;

- treated lumber;
- mold;
- mercury;
- carbon monoxide;
- other environmental hazards;
- wood-destroying insects and organisms;
- subterranean systems or system components, including sewage disposal, water supply or fuel storage or delivery.

Note: The Indiana Home Inspectors Licensing Board regulations further clarify the scope of the home inspection that must be conducted by enumerating specific items that must be inspected and described in the inspection report.

Energy Audits

No applicable provisions located.

Statutes enacted 2003, § 25-20.2-2-6 amended 2014; rules promulgated 2005 and readopted 2011 and 2017.

[Ind. Code §§ 25-20.2-2-6, -7 \(2019\); Ind. Admin. Code tit. 878, § 1-2-1 \(2020\)](#)

Indiana, Liability to Third Parties

A licensed home inspector is not liable to persons who are not parties to the home inspection contract for damages that arise from an act or omission relating to the home inspection.

Additionally, a person who in good faith recommends or endorses a licensed home inspector without compensation or other form of consideration is not liable for the actions of the inspector, including errors, omissions, the failure to perform contracted duties of a home inspection, or the failure to meet the standards of performance, report writing standards, or code of ethics established by the Board.

Enacted 2003.

[Ind. Code §§ 25-20.2-9-2, -3 \(2019\)](#)

Indiana, Licensure Qualifications

An applicant for a home inspector's license must:

- be at least 18 years old;
- have graduated from high school or earned an Indiana GED;
- have not been convicted of a crime bearing directly on his or her ability to perform competently as a licensee, be listed on a state or national sex-offender registry or been subject to disciplinary action by another state or local jurisdiction in connection with home inspections or home inspector licensing;
- complete a Board-approved training program involving home inspections;
- pass an examination prescribed by the Board;
- submit a certificate or evidence of financial responsibility acceptable to the Board that provides general liability coverage of at least \$100,000 and lists the state as an additional insured;
- pay the prescribed licensing/application fee; and

- upon renewal submit evidence of completion of continuing education requirements established by the Board.

Enacted 2003, amended 2014.

[Ind. Code § 25-20.2-5-2 \(2019\)](#)

Indiana, Licensure Required?

A person may not conduct a home inspection for compensation without first obtaining a license as a home inspector from the [Indiana Home Inspectors Licensing Board](#).

Exceptions: The licensing requirement does *not* apply to:

- a person acting within the scope of his or her employment as a code enforcement official or as a representative of a state or local housing agency or authority acting under the authority of the U.S. HUD Department;
- an Indiana-registered architect acting within the scope of his or her registration;
- an Indiana-registered professional engineer acting within the scope of his or her registration;
- an Indiana-licensed plumbing contractor or journeyman acting within the scope of his or her license;
- an Indiana-licensed real estate broker, broker-salesperson or salesperson acting within the scope of his or her license;
- an Indiana-licensed or certified real estate appraiser acting within his or license or certificate;

- an Indiana-certified public adjuster acting within the scope of his or her license;
- an individual holding a permit, license or certificate to use and apply pesticides or make diagnostic inspections and reports for wood-destroying pests; or
- a locally licensed tradesperson or home builder acting within the scope of his or her license.

Energy Audits

No provisions requiring licensure of energy auditors or inspectors were located.

Enacted 2003; § 25-20.2-1-1 amended 2012.

[Ind. Code §§ 25-20.2-1-1, 25-20.2-5-1 \(2019\)](#)

Indiana, Limitation of Liability

No applicable provisions located.

Iowa

Iowa, Inspection Scope

No applicable provisions located.

Iowa, Liability to Third Parties

No applicable provisions located.

Iowa, Licensure Qualifications

No applicable provisions located.

Iowa, Licensure Required?

There are no statutory or regulatory provisions requiring licensure of home inspectors or energy auditors.

Iowa, Limitation of Liability

No applicable provisions located.

Kansas

Kansas, Inspection Scope

The legislation that authorized regulation of Kansas home inspectors expired as of July 1, 2013. Kansas no longer regulates home inspectors.

Kansas, Liability to Third Parties

The legislation that authorized regulation of Kansas home inspectors expired as of July 1, 2013. Kansas no longer regulates home inspectors.

Kansas, Licensure Qualifications

Home Inspectors

The legislation that authorized regulation of Kansas home inspectors expired as of July 1, 2013. Kansas no longer regulates home inspectors.

Energy Audits

No generally applicable provisions were located.

Kansas, Licensure Required?

Home Inspectors

The legislation that authorized regulation of Kansas home inspectors expired as of July 1, 2013. Kansas no longer regulates home inspectors.

However, legislation introduced in the 2019 legislative session and carried over to the 2020 session, [SB 168](#), would, if passed, again require licensing of home inspectors in Kansas. As of April 14, 2020, the bill was awaiting further consideration in committee.

Energy Audits

No generally applicable provisions were located.

Kansas, Limitation of Liability

The legislation that authorized regulation of Kansas home inspectors expired as of July 1, 2013. Kansas no longer regulates home inspectors.

Kentucky

Kentucky, Inspection Scope

The Kentucky Board of Home Inspectors has not yet adopted a single standard applying to fee-paid home inspections. As of April 2020, the [home inspector application form](#) requires the applicant to select one of the following entities' standard as the standard of practice which he or she will follow: the American Association of Home Inspectors (ASHI) or the InterNational Association of Certified Home Inspectors (InterNACHI).

Enacted 2004, amended 2017; form revised Aug. 2018.

[Ky. Rev. Stat. § 198B.706 \(2019\)](#)

Kentucky, Liability to Third Parties

A home inspector is not liable for any damages caused by:

- the acts or omissions of a person other than the home inspector or his or her agent or employee; or
- any construction defect disclosed to a claimant before his or her purchase of the home, if the disclosure was provided in writing in understandable language and was signed by the claimant.

Note: There are detailed procedural requirements/deadlines that must be met before an action may be commenced against a home inspector, including service of a written notice of claim on the inspector and providing the inspector an opportunity to make an offer to repair or pay for the defects, which offer the claimant may either accept or reject.

Enacted 2004.

[Ky. Rev. Stat. §§ 411.274, .276, .278, .280, .282 \(2019\)](#)

Kentucky, Licensure Qualifications

Home Inspectors

An applicant for a home inspector's license must submit an application to the [Kentucky Board of Home Inspectors](#), with the prescribed fee (\$250), and:

- be at least 18 years old;
- have graduated from high school or earned a GED diploma;
- complete a Board-approved training program or course of study involving the performance of home inspections;
- pass an examination prescribed or approved by the Board;
- submit two criminal background checks, both completed no more than 90 days prior to the date the Board receives the application: (1) a state criminal background check performed by the Kentucky State Police for Kentucky residents or a comparable law enforcement agency for non-resident applicants; and (2) a nationwide criminal background investigation check performed by the FBI;
- submit a certificate of insurance acceptable to the Board providing general liability coverage of at least \$250,000;
- if applying for renewal of a license, satisfy the continuing education requirements established by the Board (i.e., renewals in an odd year must have at least 14 CE hours per license year; renewals during an even year must have at least 28 CE hours during the license biennial period); and
- meet any other Board-prescribed requirements.

Section 198B.712, amended 2017, § 198B.722 amended 2011; rules amended 2019.

[Ky. Rev. Stat. §§ 198B.712, .722 \(2019\)](#); see also [831 Ky. Admin. Regs. 2:020; :040 \(2020\)](#)

Energy Auditors

No generally applicable provisions located. The Finance and Administration Cabinet has been directed to develop a list of companies "qualified to perform energy audits for the purposes of determining a baseline of energy consumption and any subsequent projected energy cost savings for . . . [p]rivate sector recipients of low-interest loans provided from the bluegrass turns green private sector loan fund" No such list was located.

Re-enacted 2010.

[Ky. Rev. Stat. § 42.588 \(2019\)](#)

Kentucky, Licensure Required?

Home Inspectors

No person may advertise or claim to be a home inspector or conduct a home inspection for compensation without first obtaining a license from the [Kentucky Board of Home Inspectors](#). An individual may not advertise as, claim to be, or engage in or work at the trade of home inspection unless an owner or employee of that business is a licensed home inspector.

Exception: The licensing requirement does *not* apply to an individual:

- acting within the scope of his or her employment as a code enforcement official or representative of a state or local housing agency or under the authority of the U.S. Department of Housing and Urban Development;
- acting within the scope of his or her Kentucky-issued license as an architect, professional engineer, plumbing contractor or journeyman plumber, electrician, master electrician or electrical contractor, liquefied petroleum gas dealer, master, journeyman or apprentice heating, ventilation and air conditioning mechanic, or fire protection sprinkler contractor, fire protection system certificate holder or certified fire sprinkler inspector;

- acting within the scope of his or her Kentucky-issued license as a real estate broker, broker-salesperson or salesperson;
- acting within the scope of his or her Kentucky-issued license as a real estate appraiser;
- acting within the scope of his or her Kentucky-issued license as an insurance adjuster;
- acting within the scope of his or her permit, certificate or license to use and apply pesticide or make diagnostic inspections and reports for wood-destroying pests and fungi;
- acting within the scope of his or her local license as a tradesperson or home builder;
- acting within the scope of his or her Kentucky-issued license, certificate or permit as a manufactured home retailer, certified retailer or certified installer; or
- not subject to licensure by Kentucky who is engaged in providing estimates for remodeling or repair to a residential dwelling.

Section 198B.702 amended 2011; § 198B.712 amended 2017.

[Ky. Rev. Stat. §§ 198B.702, .712 \(2019\)](#)

Energy Audits

No generally applicable provisions located. The Finance and Administration Cabinet has been directed to develop a list of companies “qualified to perform energy audits for the purposes of determining a baseline of energy consumption and any subsequent projected energy cost savings for . . . [p]rivate sector recipients of low-interest loans provided from the bluegrass turns green private sector loan fund . . .” No such list was located.

Re-enacted 2010.

[Ky. Rev. Stat. § 42.588 \(2019\)](#)

Kentucky, Limitation of Liability

A home inspector is not liable for any damages caused by:

- the acts or omissions of a person other than the home inspector or his or her agent or employee; or
- any construction defect disclosed to a claimant before his or her purchase of the home, if the disclosure was provided in writing in understandable language and was signed by the claimant.

Note: There are detailed procedural requirements/deadlines that must be met before an action may be commenced against a home inspector, including service of a written notice of claim on the inspector and providing the inspector an opportunity to make an offer to repair or pay for the defects, which offer the claimant may either accept or reject.

Enacted 2004.

[Ky. Rev. Stat. §§ 411.274, .276, .278, .280, .282 \(2019\)](#)

Louisiana

Louisiana, Inspection Scope

Home Inspectors

A home inspector must inspect:

- structural components, including foundation, framing, columns and piers;
- exterior wall cladding, flashings and trim;

- all exterior doors and windows;
- storm doors and windows;
- exterior decks, balconies, stoops, steps, areaways, porches and applicable railings;
- eaves, soffits and fascias where visible from ground level;
- vegetation, grading, drainage, driveways, patios, walkways and retaining walls with respect to their effect on the building's condition;
- roof coverings and drainage systems;
- flashings;
- skylights, chimneys and roof penetrations;
- signs of leakage or abnormal condensation on building components;
- water supply and distribution systems, including piping materials, supports, insulation, fixtures and faucets, functional flow, leaks and cross connections;
- interior drain, waste and vent system, including traps, drain, waste and vent piping, piping supports and pipe insulation, leaks and functional drainage;
- hot water systems, including water heating equipment, normal operating controls, automatic safety controls, and chimneys, flues and vents;

- fuel storage and distribution systems, including fuel storage equipment, supply piping, venting and supports;
- sump pumps, drainage sumps and related piping;
- electrical service drop and entrance conductors cables and raceways;
- electrical service equipment, main disconnect device, main and sub-panels, interior panel components and service grounding;
- electrical branch circuit conductors, their overcurrent devices and their compatibility;
- operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles;
- polarity and grounding of all receptacles;
- operation of ground fault circuit interrupters;
- permanently installed heating systems, including heating, cooling and air handling equipment installed through the wall and normal operating controls;
- chimneys, flues and vents where readily accessible;
- solid fuel heating devices, including fireplaces;
- air distribution systems, including fans, pumps, ducts and piping, with associated supports, insulation, air filters, registers, radiators, fan coil units and convectors;

- presence of an installed heat and/or cooling source in each habitable room;
- interior walls, ceilings and floors;
- interior steps, stairways, balconies and railings;
- countertops and a representative number of cabinets and drawers;
- all interior doors and a representative number of windows;
- garage doors and electronic beam safety reserve features;
- insulation and vapor retarders in unfinished spaces;
- ventilation of attics and foundation areas;
- kitchen, bathroom and laundry venting system;
- operation of any readily accessible attic ventilation fan and when temperature permits, the operation of any readily accessible thermostat control;
- and operate the dishwasher through its normal cycle; and
- and operate the range, cooktop, oven, trash compactor, garbage disposal, microwave oven, ventilation equipment or range hood and any other built in appliance.

A home inspector need *not* inspect:

- life expectancy of any component or system;
- the causes of any deficiency or condition;
- the methods, materials and costs of corrections;
- the suitability of the property for a specialized use;
- compliance or non-compliance with codes, ordinances, statutes, regulatory requirements, special utility, insurance or restrictions;
- any component system that was not inspected and so stated in the home inspection report or pre-inspection agreement;
- the presence or absence of any suspected or actual adverse environmental condition or hazardous substance, including but not limited to toxins such as asbestos, radon and lead, carcinogens, noise, contaminants in the building or in soil, water and air;
- decorative or cosmetic items, underground items, items not permanently installed;
- hidden, concealed or latent defects;
- items not visible for inspection including the condition or system or components which are not readily accessible;
- future conditions, including but not limited to, the likelihood of failure or the expected life of systems and components;

- detached structures, other than garages and carports;
- common elements or areas in multi-unit housing, such as condominium properties or cooperative housing;
- shutters, awnings and similar seasonal accessories;
- fences;
- presence of safety glazing in doors and windows;
- geological systems;
- garage door operator remote control transmitters;
- soil conditions;
- recreational facilities;
- presence or condition of buried fuel storage tanks;
- sea walls, break walls or docks;
- erosion control and earth stabilization measures;
- interiors of flues or chimneys that are not readily accessible;

- attached accessories, including but not limited to solar systems. antennae and lightening arrestors;
- water conditioning systems;
- fire and lawn sprinkler systems;
- on-site water supply quantity and quality;
- on-site waste disposal systems;
- foundation irrigation systems;
- spas;
- swimming pools;
- solar water heating equipment;
- wells, well pumps or water storage related equipment;
- low-voltage systems;
- security system devices, heat detectors, carbon monoxide detectors or smoke detectors;
- telephone, security, cable TV, intercoms or other ancillary wiring that is not part of the primary electrical distribution system;

- remote controlled devices unless the device is the only control device;
- heat exchangers, humidifiers, dehumidifiers, or electronic air filters;
- the uniformity, adequacy or balance of heat or cooling supply to habitable rooms;
- solar space heating systems;
- components of solid fuel heating devices, such as fire screens and doors, seals and gaskets, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, heat distribution assists, whether gravity controlled or fan-assisted;
- paint, wallpaper and other finish treatments on interior walls, ceilings and floors;
- carpeting;
- draperies, blinds or other window treatments;
- interior recreational facilities;
- garage door operator pressure sensitive reverse failure devices;
- indoor air quality;
- clocks, timers, self-cleaning oven function or thermostats for calibration or automatic clock operation;

- non built-in appliances such as clothes washers and dryers;
- refrigeration units such as freezers, refrigerators and ice makers; or
- central vacuum systems.

Amended 2015 and 2017.

[La. Admin. Code tit. 46, part XL, §§ 309—329 \(2020\)](#)

Energy Audits

No generally applicable provisions located. Energy raters who provide ratings for the Department of Natural Resource's Home Energy Loan Program (HELP) are referred to the Residential Energy Services Network (RESNET), the "organization that sets standards for building energy efficiency rating systems. . . ."

Website history unknown.

[Louisiana Department of Natural Resources – Home Energy Loan Program \(visited Apr. 18, 2020\)](#)

Louisiana, Liability to Third Parties

No provisions related to liability to third parties were located.

Note: A licensed inspector may not be financially compensated for any home inspection in which the inspector received a fee, commission or other valuable consideration while acting as a real estate licensee in connection with the same transaction.

Enacted 2010.

[La. Rev. Stat. Ann. § 37:1490 \(2019\)](#)

Louisiana, Licensure Qualifications

Home Inspectors

An applicant for a home inspector's license must submit an application as prescribed by the [State Board of Home Inspectors](#), with appropriate fees (\$200), and:

- be at least 18 years old;
- have completed high school or its equivalent;
- submit a criminal background request form to the Office of State Police
- have satisfactorily completed at least 130 hours of required home inspection instruction and training by Board-approved training providers and instructors which 130 hours shall consist of: (a) 90 hours of Board-approved home inspection course work and taught by a certified pre-licensing education provider; (b) a minimum of 30 hours of in-field platform training from a certified infield trainer; (c) a minimum of 10 hours of instruction and training from a certified infield trainer, which shall consist of attending 10 live home inspections at a residential structure where a fee is paid and a report is provided to a client; and (d) attendance at the report writing seminar conducted on behalf of the Board by its approved representative;
- pass a required examination;
- not have had a license revoked or suspended by the home inspector licensing authority of another state;
- carry errors and omissions insurance and general liability insurance, each in the minimum amount of \$300,000 with a maximum deductible of \$5000;
- attend the Report Writing Seminar and Standards of Practice review before a license will be issued; and

- prior to annual license renewal, complete the required number of hours of continuing education instruction, 20 hours per year.

Statutes enacted 1999; §§ 37-1477 and 37:1481 amended 2017; rule 113 promulgated 2000, rules 119, 121 and 127 amended 2017.

[La. Rev. Stat. Ann. §§ 37:1477, :1480, :1481 \(2019\); La. Admin. Code tit. 46, part XL, §§ 113, 119, 121, 127 \(2020\)](#)

Energy Auditor

No generally applicable provisions were located.

Louisiana, Licensure Required?

Home Inspectors

No person may engage in or advertise or hold himself or herself out as engaging in or act in the capacity of a licensed home inspector in Louisiana without first obtaining a license from the [State Board of Home Inspectors](#) under the Louisiana Home Inspectors Licensing Law, La. Rev. Stat. Ann. tit. 37, ch. 17-A.

Exceptions: The licensing requirement does not apply to:

- a person acting within the scope of his or her employment as a code enforcement official;
- a Louisiana-licensed architect or professional engineer, acting within the scope of his or her registration;
- a Louisiana-licensed plumber, heating and air-conditioning technician or electrician acting within the scope of his or her license;
- a Louisiana-licensed real estate broker or salesperson acting within the scope of his or her license;

- a Louisiana-licensed or certified real estate appraiser acting within his or license or certificate;
- a Louisiana-regulated insurance adjuster acting within the scope of his or her profession;
- a Louisiana-licensed pest control operator acting within the scope of his or her license;
- a Louisiana-certified energy rater when acting within the scope of his or her certification;
- a state or locally licensed contractor acting within the scope of his or her license; or
- a person performing evaluations of components, systems or appliances within resale residential buildings for the purpose of issuing a home warranty agreement, provided the warranty evaluation report includes a statement that the evaluation performed is not a home inspection and does not meet Louisiana standards for a home inspection.

Note: A home inspector license will *not* be issued to a corporation, limited liability company, partnership, firm or group, but that restriction does not preclude a licensed home inspector from rendering home inspection services for or on behalf of such entities, provided the home inspection report is prepared and signed by a licensed inspector.

Statutes enacted 1999, § 37:1476 amended 2003, § 37:1483 amended 2004; regulation amended 2004.

[La. Rev. Stat. Ann. §§ 37:1476, :1482, :1483 \(2019\); La. Admin. Code tit. 46, part XL, § 131 \(2020\)](#)

Energy Audits

No provisions requiring licensure of energy auditors or inspectors were located.

Louisiana, Limitation of Liability

No applicable provisions located.

Maine

Maine, Inspection Scope

No applicable provisions located.

Maine, Liability to Third Parties

No applicable provisions located.

Maine, Licensure Qualifications

Home Inspectors

No applicable provisions located.

Energy Advisors

While Maine does not currently license energy auditors, the Efficiency Maine Trust, a state agency, is empowered to "set standards for training programs for energy auditors that most effectively meet the needs of the public and that satisfy the requirements of funding sources." For the purposes of this enabling law, "an energy auditor is a person who is trained to prepare a report that delineates the energy consumption characteristics of a building, identifies appropriate energy efficiency operations and maintenance procedures and recommends appropriate energy efficiency measures."

For purposes of the state's Property Assessed Clean Energy (PACE) loan program, which requires a home energy audit as part of the loan application process, the Trust has determined that the "energy advisor" (i.e. energy auditor) who performs the audit must be certified by the Building Performance Institute, Inc. (BPI).

Statute enacted 2009; rules amended 2011.

[Me. Rev. Stat. Ann. tit. 35-A, § 10114 \(2019\); 95-648-110 Me. Code R. §§ 1-4 \(2020\)](#)

Maine, Licensure Required?

There are no statutory or regulatory provisions requiring licensure of home inspectors or energy auditors.

Maine, Limitation of Liability

No applicable provisions located.

Maryland

Maryland, Inspection Scope

The Maryland Real Estate Appraisers and Home Inspectors Commission has adopted standards which require inspection of the following items, unless systems and components are excluded from the inspection by request of the client:

- the structural components including foundation and framing;
- the exterior wall covering, flashing and trim;
- exterior doors;
- attached decks, balconies, stoops, steps, porches and associated railings;
- eaves, soffits and fascias where accessible from the ground level;
- vegetation, grading, surface drainage and retaining walls when any are likely to adversely affect the building;
- walkways, patios and driveways leading to dwelling entrances;
- the roof covering, drainage systems and flashings;
- skylights, chimneys and roof penetrations;

- the interior water supply and distribution systems, including fixtures and faucets;
- drain, waste and vent systems;
- water heating equipment;
- vent systems, flues and chimneys;
- functional flow of all fixtures and faucets;
- functional drainage of all fixtures;
- fuel storage and distribution systems;
- drainage sumps, sump pumps and related piping;
- the electrical service drop;
- the electrical service entrance conductors, cables and raceways;
- electrical service equipment and main disconnects;
- electrical service grounding, conductors, and overcurrent protection devices;
- interior components of electrical service panels and subpanels;

- a representative number of installed lighting fixtures, switches and receptacles;
- the ground fault and arc fault circuit interrupters;
- the general condition of visible branch circuit conductors that may constitute a hazard due to improper use or installation of electrical components;
- the installed heating equipment;
- vent systems, flues and chimneys;
- heating distribution;
- the installed central and through-wall cooling equipment;
- interior walls, ceilings and floors;
- interior steps, stairways and railings;
- countertops and representative number of installed cabinets;
- a representative number of interior doors and windows;
- garage doors and their operators;

- insulation and vapor retarders in unfinished spaces;
- ventilation of attics and foundation areas;
- the mechanical ventilation systems; and
- system components of fireplaces/solid fuel burning appliances.

Exceptions: An inspector need *not* inspect:

- screening, shutters, awnings and similar seasonal accessories;
- fences;
- geological, geotechnical or hydrological conditions;
- recreational facilities;
- outbuildings;
- seawalls, break-walls and docks;
- erosion control and earth stabilization measures;
- antennae;

- interiors of flues or chimneys that are not readily accessible;
- clothes washing machine connections;
- wells, well pumps or water storage related systems;
- water conditioning systems;
- solar water heating systems;
- fire and lawn sprinkler systems;
- private waste disposal systems;
- remote control devices, unless the device is the only control device;
- alarm systems and components;
- low voltage wiring, systems and components;
- ancillary wiring, systems and components not a part of the primary electrical power distribution system;
- the heat exchanger;
- the humidifier or dehumidifier;

- electronic air filters;
- solar space heating system;
- paint, wallpaper and other finish treatments;
- carpeting and window treatments;
- central vacuum systems;
- household appliances;
- firescreens and doors, and mantels and fireplace surrounds;
- fireplace seals and gaskets;
- automatic fuel feed devices for fireplaces and their heat distribution assists, whether gravity controlled or fan assisted;
- for the presence or absence of all manner of biological activity, such as carcinogens, mold, insects, birds, pets, mammals, and other flora and fauna, and their consequent damage, toxicity, odors, waste products and noxiousness;
- underground items;
- systems or components that are not installed;

- decorative items;
- systems or components that are not readily accessible;
- detached structures other than garages and carports; and
- common elements or areas in multi-unit housing.

Energy Audits

No applicable provisions located.

Promulgated 2008

[9 COMAR 36.07.03, .04, .05, .06, .07, .08, .09, .10, .11, .12, .13 \(2020\)](#)

Maryland, Liability to Third Parties

No applicable provisions located.

Maryland, Licensure Qualifications

An applicant for a home inspector license must submit an application on a form provided by the [Maryland Real Estate Appraisers, Appraisal Management Companies and Home Inspectors Commission](#):

- have a high school diploma or its equivalent;
- have general liability insurance of not less than \$150,000;

- have completed a minimum of 72 hours of an on-site training course approved by a national home inspection organization and the Commission that at a minimum requires successful completion of the National Home Inspector Examination or its equivalent;
- if renewing a license, have completed 30 hours of qualifying continuing education during the two-year license term; and
- pay the required license fee (\$325 per two-year term).

Note: The Commission may issue a license by reciprocity to a home inspector holding a license in good standing from another state with requirements at least equivalent to those required for Maryland licensure.

Section 16-3A-03 amended 2011, § 16-4A-04 amended 2008, § 16-3A-04 amended 2002; rule promulgated 2013.

[Md. Code Ann., Bus. Occ. & Prof. §§ 16-3A-03, -04; 16-4A-04 \(2019\); Md. Code Regs. 09.36.08.02 \(2020\)](#)

Energy Auditors

No generally applicable provisions located.

The Maryland Energy Administration refers consumers to outside organizations for assistance in locating a qualified professional energy auditor.

Website history unknown.

[Md. Energy Admin., *Energy Audits: The Professional Energy Audit* \(last visited Apr. 22, 2020\)](#)

Maryland, Licensure Required?

A person may not provide, attempt to provide or offer to provide home inspection services in Maryland unless licensed as a home inspector by the [Maryland Real Estate Appraisers, Appraisal Management Companies and Home Inspectors Commission](#). Licenses are renewable biennially.

Exceptions: The licensing requirement does not apply to:

- a person employed as a building code enforcement official while acting within the scope of his or her employment;
- a federal or state inspector acting within the scope of his or her employment;
- a Maryland-licensed plumber, electrician, real estate appraiser, real estate broker or agent, or heating, ventilation, air-conditioning or refrigeration contractor acting within the scope of his or her license;
- a roofer, general contractor, remodeler or structural pest control specialist acting within the scope of that occupation; or
- any other professional whose services may be required in real property building or remodeling who does not claim to be a licensed home inspector.

Sections 16-3A-01 and 16-703.1 amended 2002; § 16-3A-07 amended 2011.

[**Md. Code Ann., Bus. Occ. & Prof. §§ 16-3A-01, -07; 16-703.1 \(2019\)**](#)

Energy Audits

No statutes or regulations requiring licensing of energy auditors were located.

Maryland, Limitation of Liability

Any limitation of a licensee's liability for any damages resulting from the report on a home inspection must be agreed to in writing by the parties to the home inspection prior to the performance of the inspection.

Amended 2008.

Massachusetts

Massachusetts, Inspection Scope

Home Inspectors

Unless the client requests that systems or components are excluded from the inspection, a home inspection must include the following items:

- roof coverings;
- exposed roof drainage systems;
- flashings;
- skylights, chimneys and roof penetrations;
- exterior wall cladding, flashings and trim;
- entryway doors and windows;
- garage door openers;
- decks, balconies, stoops, steps, areaways and porches including railings;
- eaves, soffits, fascias and corner boards;

- vegetation, grading, drainage, driveways, walkways, site drainage and retaining walls with respect to their effect on the building's condition;
- exposed portions of the foundation, basement floor, the superstructure floor system, columns and posts, and roof framing and sheaving;
- exterior receptacles and the exterior of electrical service entrance conductors;
- electrical service equipment, grounding equipment, main overcurrent device and the interior main and distribution panels;
- amperage and voltage ratings of the service;
- exposed branch circuit conductors, their over current devices and compatibility of ampacities and voltages;
- a random number of interior receptacles;
- polarity and grounding of a representative sample of two and three-prong receptacles throughout the building and all non-dedicated bathroom and kitchen countertop receptacles;
- ground fault circuit interrupters;
- interior water supply and distribution system;
- interior and exterior drain waste and vent systems;
- hot water systems;

- heating equipment;
- heating system operating controls and automatic safety controls;
- exterior of chimneys, thimbles and vents;
- solid fuel heating devices;
- heating and central air conditioning distribution systems, including fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, radiators, fan coil units and convectors;
- cooling and air handling equipment and their normal operating controls;
- interior walls, ceilings and floors;
- interior steps, stairways, balconies and railings;
- counters and representative number of cabinets;
- a representative number of interior doors and windows;
- separation walls, ceilings and doors between a dwelling unit and an attached garage or another dwelling unit;
- exposed insulation in unfinished spaces;
- ventilation of attics and foundation areas; and

- kitchen and bathroom venting systems.

Exceptions: Inspectors are *not* required to observe or report on:

- wood destroying insects, rodents and/or vermin, unless specifically contracted for in writing;
- cosmetic items;
- underground items;
- items not permanently installed;
- attached accessories, including solar systems, antennae and lightening arrestors;
- interior of chimney flues;
- storm windows and doors, screening, shutters, awnings and similar seasonal accessories;
- fences, landscaping, trees, swimming pools, patios, and sprinkler systems;
- safety glazing;
- garage door operator remote control transmitters;
- geological conditions;

- soil conditions;
- recreational facilities;
- outbuildings and detached garages;
- underground utilities, pipes, buried wires or conduit;
- the quality of conductor insulation;
- electro-magnetic fields;
- low-voltage systems, doorbells, thermostats, etc.;
- smoke and carbon monoxide detectors;
- telephone, security alarms, cable TV, intercoms or other ancillary wiring that is not a part of the primary electrical distribution system;
- water conditioning systems;
- fire and lawn sprinkler systems;
- on-site or public water quantity or quality;

- on-site or public waste disposal systems;
- foundation sub-drainage systems;
- exterior hose bibs;
- equipment related to on-site water supply systems;
- water filtration components and systems;
- spas, except as to functional flow and drainage;
- interior of flue linings;
- heat exchanger;
- fireplace insert flue connections;
- humidifiers or electronic air filters;
- active oil tanks;
- uniformity or adequacies of heat or cooling supply or ventilation to various rooms;
- non-central air conditioners;

- HVAC evaporator coils;
- paint, wallpaper and other finish treatments on interior walls, ceilings and floors;
- draperies, blinds or other window treatments;
- household appliances;
- concealed insulation and vapor retarders; or
- venting equipment that is integral with household appliances or the venting of kitchens.

Note: Inspectors need *not* perform environmental services including determining the presence or absence of any micro organisms or suspected hazardous substance including but not limited to latent surface or subsurface volatile organic compounds, PCBs, asbestos, UFFI, toxins, allergens, molds, carcinogens, lead paint, radon gas, electromagnetic radiation, noise, odors and contaminants in soil, water, air, and wetlands or any other environmental hazard.

Promulgated 2000, amended 2017.

[Mass. Regs. Code tit. 266, §§ 6.04—.05 \(2020\)](#)

Energy Audits

No relevant provisions were located. Note, however, that home inspectors and associate home inspectors must distribute a document outlining the procedures and benefits of a home energy audit to all clients purchasing a single-family residential dwelling, a multiple-family residential dwelling with less than five dwelling units or a condominium unit in structure with less than five dwelling units.

Promulgated 2009.

[Mass. Regs. Code tit. 266, § 6.07 \(2020\)](#)

Massachusetts, Liability to Third Parties

No applicable provisions located.

Massachusetts, Licensure Qualifications

Home Inspectors

To qualify for licensure as a *home inspector*, an applicant must submit an application and the appropriate fee (\$338) to the [Board of Registration of Home Inspectors](#), and must:

- be of good moral character;
- have successfully completed high school or its equivalent;
- have been engaged as a licensed associate home inspector for at least one year and have performed at least 100 home inspections under the supervision of a licensed home inspector;
- have passed a Board-approved or offered competency examination;
- secure and maintain an errors and omissions insurance policy of at least \$250,000 in the aggregate;
and
- upon renewal, submit proof of completion of the required continuing education courses, 12 hours per 24-month renewal cycle.

To qualify for licensure as an *associate home inspector*, an applicant must submit an application and the appropriate fee to the Board of Registration of Home Inspectors, and must:

- be of good moral character;
- have successfully completed high school or its equivalent;
- have successfully completed a Board-approved training program;
- have performed at least 25 home inspections in the presence of a licensed home inspector;
- have passed a Board-approved or offered competency examination;
- identify a supervisor who is a Commonwealth-licensed home inspector in good standing;
- secure and maintain an errors and omissions insurance policy of at least \$250,000 in the aggregate;
and
- upon renewal, submit proof of completion of the required continuing education courses, 12 hours per 24-month renewal cycle.

Note: Insurance coverage requirements for limited liability corporations and limited liability partnerships that provide home inspection services are set out at [Mass. Regs. Code tit. 266, § 11.01 \(2020\)](#).

Note: Upon application and payment of the required fee, the Board may issue a home inspector license to a person holding a valid license or registration issued by another jurisdiction with standards substantially equivalent to or exceeding those of Massachusetts.

Enacted 1999, § 225 amended 2016.

[Mass. Gen. Laws ch. 112, §§ 222, 223, 224, 225 \(2019\); Mass. Regs. Code tit. 266, § 5.01 \(2020\)](#)

Energy Audits

No relevant provisions located.

Massachusetts, Licensure Required?

Home Inspectors

No person may perform a home inspection unless licensed as a home inspector or associate home inspector by the [Massachusetts Board of Registration of Home Inspectors](#).

Exceptions: The licensing requirement does not prevent any of the following persons from acting within the scope of their professions:

- a person employed as code enforcement officials by the Commonwealth or its political subdivisions;
- a Massachusetts-licensed architect, professional engineer, electrician, or plumber;
- a Massachusetts-licensed real estate broker or salesman;
- a Massachusetts-licensed real estate appraiser or certified general or residential real estate appraiser;
- an insurance adjuster;
- certified or registered pesticide applicators;
- a person employed as a radon, licensed lead paint, urea formaldehyde or termite inspector solely for the purpose of conducting such inspection;
- an individual or entity hired solely for the purpose of inspecting the energy-related components of a dwelling to assess the home's energy performance;

- officers or employees of the United States or the Commonwealth while engaged in inspections on behalf of the United States or the Commonwealth;
- a person making a home inspection in the presence of a licensed home inspector in order to qualify for licensure as an associate home inspector; or
- a person conducting a septic system inspection as required by Mass. Regs. Code tit. 310, § 15.

Enacted 1999.

[Mass. Gen. Laws ch. 112, §§ 222, 223 \(2019\)](#)

Energy Auditors

No relevant provisions located.

Massachusetts, Limitation of Liability

A home inspector who attempts to limit liability for negligent or wrongful errors or omissions by use of a clause within a performance contract that limits the cost of damages for negligent or wrongful errors or omissions is subject to discipline, including license suspension or revocation.

Enacted 1999.

[Mass. Gen. Laws ch. 112, § 225 \(2019\)](#); see also [Mass. Bd. Registration Home Inspectors, Policy #09-001 \(May 3, 2009\)](#) (factors Board will consider in evaluating validity of limitation of liability clauses).

Michigan

Michigan, Inspection Scope

No applicable provisions located.

Michigan, Liability to Third Parties

No applicable provisions located.

Michigan, Licensure Qualifications

Home Inspectors

No applicable provisions located.

Energy Audits

No applicable provisions located.

Michigan, Licensure Required?

There are no statutory or regulatory provisions requiring licensure of home inspectors or energy auditors.

Legislation introduced in [2019, H.B. 4506](#), which would have regulated home inspectors did not pass.

Michigan, Limitation of Liability

No applicable provisions located.

Minnesota

Minnesota, Inspection Scope

Home Inspectors

No applicable provisions located.

Energy Audits

No official state standards for energy audits have been adopted.

Minnesota, Liability to Third Parties

No applicable provisions located.

Minnesota, Licensure Qualifications

Home Inspectors

No applicable provisions located.

Energy Audits

No applicable provisions were located.

Minnesota, Licensure Required?

Home Inspectors

There are no statutory or regulatory provisions requiring licensure of home inspectors.

Energy Audits

There are no statutory or regulatory provisions requiring licensure of energy auditors.

Minnesota, Limitation of Liability

No applicable provisions located.

Mississippi

Mississippi, Inspection Scope

A licensed home inspector must follow the Standards of Practice and Code of Ethics adopted by the Real Estate Commission. The Commission, upon the advice of the [Mississippi Home Inspector Board](#), has adopted the American Society of Home Inspector's (ASHI) Standards of Practice and Code of Ethics, which governs the scope of a home inspection. *See Alabama*, above.

Section 73-60-17 enacted 2001.

[Miss. Code Ann. § 73-60-17 \(2019\)](#); [Miss. Home Inspector Regulatory Bd., Standards of Practice and Code of Ethics \(2014\)](#)

Mississippi, Liability to Third Parties

No applicable provisions located.

Mississippi, Licensure Qualifications

Home Inspectors

An applicant for a home inspector's license must submit an application to the Mississippi Home Inspector Board/Real Estate Commission and must:

- have successfully completed high school or its equivalent;
- be at least 21 years old;
- have successfully completed the Mississippi Home Inspector Board-approved 60-hour home inspection course;
- pass the National Home Inspector Examination;
- submit evidence of general liability insurance and errors and omissions insurance, each in the amount of \$250,000, per occurrence;
- pay the appropriate application (\$175) and license fees (\$325); and
- upon renewal, submit evidence of completion of required continuing education courses, 20 hours per two-year renewal period.

In order to obtain a New Home (NH) designation as a home inspector, an applicant must also obtain and submit proof of:

- a residential home builder's license from the Mississippi Board of Contractors; and

- a certification from the International Code Council

Note: A license may be issued to a home inspector from another state who satisfies one of the following requirements:

- holds a valid certificate of certification, registration or home inspector license in good standing issued by another state, which has requirements for licensure substantially identical to those of Mississippi; or
- has passed the examination offered by the ASHI or the National Association of Home Inspectors.

Enacted 2001; §§ 73-60-23, -29 re-enacted effective July 1, 2017; § 73-60-25 amended 2013.

[Miss. Code Ann. §§ 73-60-11, -13, -23, -25, -27, -29 \(2019\)](#)

Energy Audits

No applicable provisions located.

Mississippi, Licensure Required?

Home Inspectors

No person may engage in or hold himself or herself out as a home inspector in Mississippi without first obtaining a license from the [Mississippi Home Inspector Board/Real Estate Commission](#).

Exceptions: The licensing requirement does not apply to the following persons performing a visual inspection of a home that is within the scope of their license:

- specialty contractor;

- general contractor;
- architect;
- engineer;
- insurance adjuster;
- an employee of a governmental entity;
- an employee of a bank, savings and loan or credit union;
- licensed real estate broker or salesperson;
- licensed appraiser; or
- home builder.

Note: A home inspector license will *not* be issued to a corporation, limited liability company, partnership, firm or group, but that restriction does not preclude a licensed home inspector from rendering home inspection services for or on behalf of such entities, provided the home inspection report is prepared and signed by a licensed inspector.

Enacted 2001.

[Miss. Code Ann. §§ 73-60-9, -19 \(2019\)](#)

Energy Audits

No applicable provisions located.

Mississippi, Limitation of Liability

A licensed home inspector is not liable for any latent defects that may be contained in the observable systems and components of residential real property improvements that he or she has inspected and for which he or she has issued a home inspection report.

Any Mississippi-licensed professional, who is not a licensed home inspector, when acting within the scope of his or her profession is not liable for the findings, errors, or omissions of the home inspection, provided that he or she "has not provided physical work on the residential building; has not committed proven fraud in the real estate transaction; and has no personal or financial interest in the ownership of the residential building."

"Any person who in good faith or intention recommends or endorses a home inspector without compensation, remuneration, rebate, or any other form of consideration shall not be liable for the actions of that home inspector, including errors, omissions, failure to perform any contracted duties of a home inspection, or failure to meet the standards of practice, report writing standards, or code of ethics."

Enacted 2001.

[Miss. Code Ann. § 73-60-15 \(2019\)](#)

Missouri

Missouri, Inspection Scope

Home Inspectors

No applicable provisions located.

Energy Audits

The Department of Economic Development has issued health and safety guidelines for home energy auditors, but has not issued standards that relate to the scope of an audit.

Fact sheet dated 2014.

[Mo. Dep't of Econ. Dev., Div. of Energy, "Health and Safety Information for Missouri Home Energy Auditors" \(Aug. 2014\)](#)

Missouri, Liability to Third Parties

No applicable provisions relating to home inspector liability were located. However, a real estate licensee is immune from liability for statements made by home inspectors or other home inspection experts, unless:

- the licensee or broker with whom the licensee is associated employed the inspector by whom the statement was made;
- the licensee selected or engaged the inspector making the statement, except that the ordering of a report or inspection alone does not constitute selecting or engaging a person; or
- the licensee knew before closing that the statement was false or acted in reckless disregard as to the truth or falsity of the statement.

Amended 2011.

[Mo. Rev. Stat. § 339.190 \(2019\)](#)

Missouri, Licensure Qualifications

Home Inspectors

No applicable provisions located.

Energy Audits

The Department of Economic Development requires that an applicant for certification show successful completion of a training program leading to certification by:

- the Building Performance Institute (BPI) as a Certified Building Analyst, a Certified Energy Auditor or a Quality Control Inspector;
- the Residential Energy Network (RESNET®) as a Certified Rater; or
- another Department-approved Home Energy Auditor training program.

Recertification is required every three years.

Fact sheets revised 2016.

[Mo. Dep't of Econ. Dev., Div. of Energy, Missouri Home Energy Auditor Certification \(Aug. 2014\); Missouri Home Energy Auditor Certification Program Guidance \(Nov. 2016\)](#)

Missouri, Licensure Required?

Home Inspectors

There are no statutory or regulatory provisions requiring licensure of home inspectors.

Legislation introduced in the 2020 legislative session, [HB 2299](#) and [SB 1009](#), would, if passed, require licensing of home inspectors in Missouri. As of April 14, 2020, the bills were pending further consideration.

Energy Audits

Licensure is generally not required; however, in order to qualify for an income tax credit for the costs of an energy audit, a taxpayer must use an energy auditor certified by the Missouri Department of Economic Development, Energy Division (certification was formerly handled by the Missouri Department of Natural Resources).

Section 640.153 enacted 2008; § 143.121 amended 2016.

[Mo. Rev. Stat. §§ 143.121, 640.153 \(2019\); Mo. Dep't of Econ. Dev., Div. of Energy, "Home Energy Audits: Missouri Personal Income Tax Deduction" \(last visited Apr. 14, 2020\)](#) (certification information and applications)

Missouri, Limitation of Liability

No applicable provisions located.

Montana

Montana, Inspection Scope

Montana does not regulate the scope of inspections. It does, however, mandate that a home inspector issue a home inspection report to his or her client, unless the client releases the inspector from this requirement in writing.

The report must clearly identify and describe:

- the inspected systems, structures, and other relevant components of the dwelling;
- any major visible defects in the inspected systems, structures, and other relevant components of the dwelling; and
- any recommendations for further evaluation of the property by other appropriate persons.

Section 39-9-102 amended 2019; § 39-9-213 amended 2019.

[Mont. Code Ann. §§ 39-9-102, -213 \(2019\)](#)

Montana, Liability to Third Parties

No applicable provisions located.

Montana, Licensure Qualifications

Home Inspectors

Upon initial registration, a home inspector must document that each person working under the registration certificate as a home inspector:

- has successfully completed a minimum of 40 hours of comprehensive Department-approved home inspection instruction or a passing grade on the national home inspector examination offered by the Examination Board of Professional Home Inspectors or another national examination as provided by Department rules;
- is a member of a national home inspection association; and
- "is covered by liability insurance, a minimum of \$100,000 coverage in errors and omissions insurance, and either workers' compensation coverage or, if the home inspector is self-employed with no other employees and does not have workers' compensation coverage, an independent contractor's exemption certificate."

In order to renew a registration, a home inspector must provide documentation that each home inspector covered by the registration:

- has completed 40 hours of continuing education over the prior two years;
- is a member in a national home inspection association; and

- "is covered by liability insurance, a minimum of \$100,000 in errors and omissions insurance, and either workers' compensation coverage or an independent contractor's exemption certificate if the home inspector is self-employed with no other employees."

The fee for both initial and renewal registration is \$80.

Statute enacted 2019. rules promulgated 2019.

[Mont. Code Ann. § 39-9-212 \(2019\)](#); [Mont. Admin. R. 24.33.406, .411 \(2020\)](#)

Montana, Licensure Required?

Home Inspectors

Effective January 1, 2020, "[a] home inspector, whether as an individual or a partnership, corporation, or manager-managed or member-managed limited liability company," must register with the Department of Labor and Industry and pay a registration fee for each home inspector covered by the registration.

Exception: A home inspection worker who is engaged as an employee of a registered home inspection business need not separately register as a home inspection business, if the home inspection worker never:

- subcontracts with a registered home inspection business owned by another; or
- independently offers home inspection services to members of the public.

Exception: "Home inspection" does not include "a physical examination of a residential dwelling when the owner or a representative of the owner requests the examination by an individual who is licensed, certified, or registered in this state and who is acting within the scope of practice of the individual's profession or occupation."

Section 39-9-102 amended 2019; § 39-9-212 enacted 2019; r. promulgated 2019.

[Mont. Code Ann. §§ 39-9-102, -212 \(2019\)](#); [Mont. Admin. R. 24.33.421 \(2020\)](#)

Energy Audits

No applicable provisions located.

Montana, Limitation of Liability

No applicable provisions located.

Nebraska

Nebraska, Inspection Scope

Home Inspectors

No applicable provisions located.

Energy Audits

No applicable laws or regulations located.

The Nebraska Energy Office's website has a description of the procedures for a home energy rating; however, this description does not appear to be an official requirement of the state.

Website history unknown.

[Nebraska Energy Office—Nebraska Home Energy Rating System \(last visited Apr. 16, 2020\)](#)

Nebraska, Liability to Third Parties

No applicable provisions located.

Nebraska, Licensure Qualifications

Home Inspectors

No applicable provisions located.

Energy Audits

No applicable provisions located. The Nebraska Energy Office refers consumers to the list of energy raters certified by the Residential Energy Standards Network (RESNET®).

Website history unknown.

[Nebraska Energy Office—Nebraska Home Energy Rating System \(visited Apr. 16, 2020\)](#)

Nebraska, Licensure Required?

There are no statutory or regulatory provisions requiring licensure of home inspectors or energy auditors.

Nebraska, Limitation of Liability

No applicable provisions located.

Nevada

Nevada, Inspection Scope

Home Inspections

Unless the inspection report states that a partial inspection was performed, identifies the matters included in the partial inspection and describes the purpose of the partial inspection, a certified inspector must inspect:

- interior wall, ceilings and floors;
- interior steps, stairways, balconies and railings;
- a representative number of interior doors and windows;
- counters and representative number of cabinets;
- built-in kitchen appliances, including the dishwasher, range, cook top, oven, trash compactor, garbage disposal, ventilation equipment and range hood, and microwave oven;
- insulation and vapor retarders in unfinished spaces;

- ventilation of the attics and foundation area;
- kitchen, bathroom, and laundry venting systems;
- hot and cold water systems;
- waste and drain systems;
- vent systems;
- readily accessible gas lines;
- plumbing fixtures;
- electrical switches, receptacles and fixtures;
- the main electrical panel box and all sub panel boxes, including feeders;
- readily accessible electrical wiring and junction boxes;
- ground fault circuit interrupter devices and over current protection devices;
- heating equipment and heating distribution system;
- heating system operating controls;

- auxiliary heating units;
- cooling equipment and cooling distribution systems;
- cooling system operating controls;
- exterior wall components;
- exposed exterior molding and trim;
- windows and exterior doors;
- exterior components of fireplaces, flues and chimneys;
- porches, decks, steps, balconies and carports attached to the structure;
- the roof covering, flashing, insulation and ventilation;
- soffits and fascia;
- skylights, roof accessories and penetrations;
- attic areas, and insulation condition and thickness;
- foundations, floors, walls and columns;

- land grade and water drainage;
- retaining walls affecting the structure;
- driveways and walkways; and
- porches and patios.

Exceptions: A certified inspector may not, while making an inspection, determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including, but not limited to, toxins, carcinogens, noise or contaminants, unless he is licensed or certified to make such inspections. An inspection of the site may not include an inspection of a pool or spa.

Promulgated 1998; §§ 645D.450, .520 amended 2002; § 645D.470 amended 2007.

[Nev. Admin. Code §§ 645D.450, .470—.580 \(2020\)](#)

Energy Audits

An energy auditor must use survey and labeling software programs or rating tools for performing an energy audit that are approved by the U.S. Department of Energy. An energy audit must evaluate the entire home and must include:

- a visual inspection, diagnostic overview and health and safety test of the energy features of the entire home;
- documentation of the general condition of the home;

- an assessment of the performance and efficiency of the building airflow and indoor air quality and ventilation;
- an assessment of the control of moisture in the home;
- an estimation of U-factors and solar heat gain coefficients of the windows and doors;
- an evaluation of the efficiency of the heating and cooling of the home;
- an analysis of the base load energy use and advice to clients on reduction strategies; and
- testing of combustion appliances in accordance with the standards issued by the American National Standards Institute or the American Society for Testing and Materials.

After performing an energy audit, the auditor must prepare and provide to the homeowner and the U.S. Department of Energy a report based on the audit.

Note: In lieu of an energy audit, the auditor may perform an "energy assessment" or "limited energy audit." An energy assessment is an evaluation of one or more of the home's appliances or systems. A limited energy audit is an evaluation that includes less than the entire home.

Enacted 2011.

[Nev. Rev. Code § 645D.300 \(2019\)](#)

[Nevada, Liability to Third Parties](#)

No applicable provisions located.

[Nevada, Licensure Qualifications](#)

Home Inspector

An applicant for a certificate as a *certified residential inspector* must submit an application and appropriate fee (\$100/application, \$250/license) to the Real Estate Division, and must:

- be 18 years old;
- be of good moral character, honesty and integrity;
- have a high school diploma or its equivalent;
- have successfully completed not less than 40 hours of classroom instruction in courses approved by the Division;
- have successfully completed a Division-approved examination;
- have observed at least 25 inspections performed by a certified general or master inspector for a fee or an approved instructor;
- demonstrate an ability to produce a complete and credible inspection report;
- submit evidence that he or she or his or her employer holds an insurance policy covering errors and omissions for not less than \$100,000 and general liability for not less than \$100,000; and
- upon renewal, have completed the required hours of approved continuing education.

An applicant for a certificate as a *certified general inspector* must submit an application and appropriate fee (\$100/application, \$250/license) to the Real Estate Division, and must:

- be 18 years old;
- be of good moral character, honesty and integrity;
- have a high school diploma or its equivalent;
- have successfully completed not less than 50 hours of classroom instruction in courses approved by the Division;
- have successfully completed a Division-approved examination;
- as a certified residential inspector have completed at least 200 inspections for a fee, of which at least 25 must be of commercial structures or structures consisting of more than 4 residential units, and have completed at least 3 inspections of commercial structures under the supervision of a certified master inspector;
- demonstrate an ability to produce a complete and credible inspection report;
- submit evidence that he or she or his or her employer holds an insurance policy covering errors and omissions for not less than \$100,000 and general liability for not less than \$100,000; and
- upon renewal, have completed the required hours of approved continuing education.

An applicant for a certificate as a *certified master inspector* must submit an application and appropriate fee (\$100/application, \$250/license) to the Real Estate Division, and must:

- be 18 years old;
- be of good moral character, honesty and integrity;

- have a high school diploma or its equivalent;
- have successfully completed not less than 60 hours of classroom instruction in courses approved by the Division;
- have successfully completed a Division-approved examination;
- as a certified residential inspector or certified general inspector have completed at least 400 inspections for a fee, of which at least 50 must be of commercial structures or structures consisting of more than 4 residential units that were occupied before or during the inspection;
- submit at least two inspection reports which demonstrate an ability to produce a complete and credible inspection report;
- submit evidence that he or she or his or her employer holds an insurance policy covering errors and omissions for not less than \$100,000 and general liability for not less than \$100,000; and
- upon renewal, have completed the required hours of approved continuing education.

Section 645D.190 amended 2011; § 645D.200 amended 2007; regulations promulgated 1998, amended 2007.

[Nev. Rev. Stat. §§ 645D.190, .200 \(2019\); Nev. Admin Code ch. 645D, §§ 100, .180, .210—.230, .390 \(2020\)](#)

Energy Auditors

An applicant for an energy auditor license must submit an application and appropriate fee (\$100/application, \$250/license) to the Administrator of the Real Estate Division, and must:

- be of good moral character, honesty and integrity;

- hold a certification or accreditation from an organization approved by the Administrator;
- have successfully completed not less than 40 hours of training and practice in the areas specified by statute;
- submit proof that the applicant, or his or her employer, holds an insurance policy covering errors and omissions liability in an amount not less than \$100,000 and general liability in an amount not less than \$100,000; and
- have submitted all the information required by the Administrator.

Enacted 2011.

[Nev. Rev. Stat. §§ 645D.190, .205 \(2019\)](#)

Nevada, Licensure Required?

Home Inspectors

Nevada has a three-tiered certification program for home inspectors administered by the [Real Estate Division of the Department of Business and Industry](#). Any person in Nevada who engages in the business of, acts in the capacity of or advertises as an inspector must be certified as a residential inspector, a general inspector or a master inspector.

Exceptions: The certification requirement does not apply to:

- a federal, state or local government employee who prepares or communicates an inspection report as part of his or her official duties, unless a certificate is required as an employment condition;
- a person appointed by the court to evaluate real estate;

- a board of appraisers;
- a person licensed, certified or registered as a real estate agent or salesperson, a real estate appraiser or insurance adjuster;
- a person who provides an estimate of cost, repair or replacement of any real estate improvements;
- a person making an evaluation of an improvement as an incidental part of his or her employment for which special compensation is not provided, if the evaluation is only provided to his or her employer for internal use within the place of employment;
- any person who reviews plans, performs inspections, prepares inspection reports or examines any structure component as a building official; or
- an independent registered architect or licensed professional engineer.

Amended 2011.

[Nev. Rev. Stat. §§ 645D.100, .160 \(2019\); Nev. Admin Code 645D.100 \(2020\)](#)

Energy Audits

A person who engages in the business of, acts in the capacity of or advertises or assumes to act as an energy auditor in Nevada must obtain a license from the Administrator of the [Real Estate Division of the Department of Business and Industry](#).

Exceptions: The licensure requirement does not apply to:

- a federal, state or local government employee who prepares or communicates an energy audit as part of his or her official duties, unless a license is required as an employment condition;
- a person appointed by the court to evaluate real estate;
- a board of appraisers;
- a person licensed, certified or registered as a real estate agent or salesperson, a real estate appraiser or insurance adjuster;
- a person who provides an estimate of cost, repair or replacement of any real estate improvements;
- a person making an evaluation of an improvement as an incidental part of his or her employment for which special compensation is not provided, if the evaluation is only provided to his or her employer for internal use within the place of employment;
- any person who reviews plans, performs inspections, prepares inspection reports or examines any structure component as a building official; or
- an independent registered architect or a licensed professional engineer while performing an inspection.

Auditors who participate in EnergyFit Nevada programs must be licensed.

Statutes enacted 2011.

[Nev. Rev. Stat. §§ 645D.100, .160, .300 \(2019\)](#)

Nevada, Limitation of Liability

No applicable provisions located.

New Hampshire

New Hampshire, Inspection Scope

The New Hampshire Board of Home Inspectors requires inspection of the following items, unless systems and components are excluded from the inspection by request of the client:

- the structural components including foundation, framing, floor structure, wall structure, ceiling structure and roof structure;
- the exterior wall covering, flashing and trim;
- exterior doors;
- attached decks, balconies, stoops, steps, porches and associated railings;
- eaves, soffits and fascias where accessible from the ground level;
- entryway walkways, patios, driveways, vegetation, grading, surface drainage and retaining walls when any are likely to adversely affect the building;
- the roof covering, drainage systems and flashings;
- skylights, chimneys and roof penetrations;
- the interior water supply and distribution systems, including fixtures and faucets;
- drain, waste and vent systems;
- water heating equipment and hot water supply system;

- fuel storage and distribution systems within the structure;
- drainage sumps, sump pumps and related piping;
- the electrical service drop;
- the electrical service entrance conductors, cables and raceways;
- electrical service equipment and main disconnects;
- electrical service grounding, conductors, and overcurrent protection devices;
- interior components of electrical service panels and sub panels;
- a representative number of installed lighting fixtures, switches and receptacles;
- the ground fault circuit interrupters;
- the installed central heating systems and distribution system;
- the permanently installed central air conditioning systems installed central and distribution system;
- interior walls, ceilings and floors;
- interior steps, stairways and railings;

- countertops and representative number of installed cabinets;
- a representative number of interior doors and windows;
- garage doors and their operators;
- insulation in unfinished spaces;
- the mechanical ventilation systems; and
- ventilation of attics and foundation areas.

Exceptions: An inspector need *not* inspect:

- screening, shutters, awnings and similar seasonal accessories;
- fences;
- geological or soil conditions;
- recreational facilities;
- outbuildings or detached structures;
- seawalls, break-walls and docks;

- erosion control and earth stabilization measures;
- antennae;
- interiors of flues or chimneys on or attached to the roof or other installed accessories;
- interiors of plumbing appliance flues or chimneys;
- clothes washing machine connections;
- wells, well pumps or water storage related systems;
- water conditioning systems;
- solar water heating systems;
- fire and lawn sprinkler systems;
- private waste disposal and sewer ejector systems;
- automatic safety controls or manual stop valves;
- remote control devices;
- alarm systems and components;

- low voltage wiring, systems and components;
- ancillary wiring, systems and components not a part of the primary electrical power distribution system;
- generators and their control and distribution systems;
- interiors of heat source flues or chimneys;
- the heat exchanger;
- the humidifier or dehumidifier;
- electronic air filters;
- solar space heating systems;
- propane tanks;
- paint, wallpaper and other finish treatments, finished floor coverings and window treatments;
- central vacuum systems;
- household appliances;

- recreational facilities;
- fire screens and doors, and mantels and fireplace surrounds;
- fireplace seals and gaskets;
- automatic fuel feed devices for fireplaces, combustion make-up air devices, and solid fuel burning devices and their heat distribution assists whether gravity controlled or fan assisted;
- for the presence of potentially hazardous plants or animals, including wood destroying organisms or diseases harmful to humans, including molds and mold-like substances;
- for the presence of any environmental hazards, including but not limited to, toxins, carcinogens, noise and contaminants in soil, water or air;
- underground items;
- systems or components that are not installed;
- installed decorative items;
- systems or components that are not readily accessible;
- detached structures; and
- common elements or areas in multi-unit housing.

No applicable provisions were located.

Promulgated 2009; amended effective Jan. 23, 2018.

[N.H. Code Rules Home 603.02 \(2020\)](#)

New Hampshire, Liability to Third Parties

No applicable provisions located.

New Hampshire, Licensure Qualifications

Home Inspectors

An applicant for licensure as a home inspector must submit an application approved by the [Board of Home Inspectors](#) and must:

- be at least 18 years old;
- have successfully completed high school or its equivalent;
- complete no less than 80 hours of Board-approved education covering the core components of a residential building of four units or less;
- have passed the Board-adopted examination;
- submit a notarized criminal history records release;
- submit proof of liability insurance coverage;

- pay applicable fees (\$200); and
- if renewing a license, submit proof of completion of a minimum of 20 hours of continuing education per two-year renewal period.

A person who has actively engaged in the business of home inspection in New Hampshire as a means of livelihood for at least 12 months preceding July 1, 2008 may be issued a license by providing evidence to the Board of knowledge and experience equivalent to the 80-hours educational requirement, provided they meet all other licensing requirements.

Note: If another state grants reciprocity to New Hampshire residents and has state home inspector licensure requirements equal to or exceeding New Hampshire's, the Board may enter into a reciprocity agreement allowing applicants licensed in the other state to obtain a New Hampshire license upon such terms and conditions as may be determined by the Board.

Enacted 2008; § 310-A:190 amended 2019.

[N.H. Rev. Stat. Ann. §§ 310-A:190, :191, :192, :194 \(2019\)](#)

Energy Auditors

No generally applicable provisions located.

New Hampshire, Licensure Required?

Home Inspectors

Beginning January 1, 2010 a person may not practice as a home inspector or conduct home inspections in New Hampshire without a home inspector's license issued by the [Board of Home Inspectors](#).

Exceptions: The licensing requirement does not affect or prevent:

- a person employed by a governmental entity from inspecting residential buildings if the inspection is within official duties and responsibilities;
- a person from performing a home inspection if the inspection will be used solely by a bank, savings and loan association or credit union to monitor progress on the construction of a residential unit;
- a person employed as a property manager for a residential structure whose official duties include inspecting the structure from performing an inspection on the structure if the person does not receive separate compensation for the inspection work; or
- a person regulated in another profession from acting within the scope of that person's license, registration or certification.

Enacted 2008.

[N.H. Rev. Stat. Ann. §§ 310-A:189, :201 \(2019\)](#)

Energy Audits

No applicable provisions located.

[New Hampshire, Limitation of Liability](#)

No applicable provisions located.

[New Jersey](#)

[New Jersey, Inspection Scope](#)

A home inspection must include the following systems and components unless excluded by written request of the client:

- foundation;
- floors;
- walls;
- ceilings;
- roofing surface, roof drainage systems, flashings, skylights and chimney exteriors;
- exterior surfaces;
- exterior doors;
- windows;
- vegetation, grading, drainage and retaining walls with respect to their immediate detrimental effect on the condition of the residential building;
- garage doors, including automatic door openers and entrapment protection mechanisms;
- attached or adjacent walkways, patios and driveways;
- exterior attached or adjacent decks, balconies, stoops, steps, porches and their railings;

- interior water supply and distribution systems, including functional water flow and drainage;
- all interior fixtures and faucets;
- domestic water heating systems, without opening safety valves or automatic safety controls;
- combustion vent systems;
- fuel distribution systems;
- drainage sumps, sump pumps and related piping;
- electrical service entrance systems;
- main electrical disconnects, main panel and sub panels, including interior components of the panels;
- electrical service grounding;
- electrical wiring, without measuring amperage, voltage or impedance;
- over-current protection devices and the compatibility of their ampacity with that of the connected wiring;
- at least one of each interior installed lighting fixtures, switch and receptacle per room and at least one exterior lighting fixture, switch and receptacle per side of house;

- ground fault circuit interrupters;
- installed heating equipment and energy sources;
- combustion vent systems and chimneys;
- fuel storage tanks;
- visible and accessible portions of the heat exchanger, removing the flame roll-out shield, if applicable;
- central cooling systems;
- permanently installed hard-wired, through-wall individual cooling systems;
- energy sources;
- interior walls, ceilings and floors;
- interior steps, stairways and railings;
- installed kitchen wall cabinets to determine if secure;
- at least one interior passage door and operate one window per room;
- household appliances, limited to kitchen range and oven, dishwasher, and garbage disposer;

- insulation in unfinished spaces without disturbing the insulation;
- ventilation of attics and crawlspaces;
- mechanical ventilation systems;
- fireplaces and solid fuel burning appliances, without determining draft characteristics; and
- chimneys and combustion vents.

Exceptions: An inspection need not include:

- concealed conditions and latent defects;
- the presence of any potentially hazardous plants, animals or diseases or the presence of any suspected hazardous substances or adverse conditions such as mold, fungus, toxins, carcinogens, noise and contamination in air, water or soil;
- shutters, screening, awnings and other seasonal accessories;
- storm doors or storm windows and safety glazing;
- fences;
- geological and/or soil conditions;
- sea walls, break walls, bulkheads and docks;

- erosion control and earth stabilization;
- garage door remote control devices;
- antennae and other installed roof accessories such as solar heating systems, lightening arresters and satellite dishes;
- wells, well pumps, well water sampling and water storage equipment;
- water supply quantity or quality;
- water conditioning systems;
- lawn irrigation systems;
- interior plumbing shutoff valves;
- solar water heating systems;
- interiors of flues and chimneys;
- wiring not a part of the primary electrical power distribution system, such as central vacuum systems, remote control devices, telephone or cable system wiring, intercom systems, security systems and low-voltage wiring systems;
- humidifiers;

- electronic air filters;
- propane and underground storage tanks;
- paint, wallpaper and other finish treatments;
- carpeting and other non-permanent floor coverings;
- window treatments;
- microwave ovens;
- fire screens and doors, seals, gaskets, automatic fuel feed devices, mantles and nonstructural fireplace surrounds, combustion make-up air devices; and
- gravity fed and fan-assisted heat distribution systems.

Energy Audits

No applicable provisions located.

Promulgated 1999; amended 2011.

[N.J. Admin. Code tit. 13, § 40-15.16 \(2019\)](#)

[New Jersey, Liability to Third Parties](#)

No applicable provisions located.

New Jersey, Licensure Qualifications

To be eligible for licensure as a home inspector, an applicant must submit an application to the [New Jersey Home Inspection Advisory Committee](#) and:

- be of good moral character;
- have successfully completed high school or its equivalent;
- have completed an approved course of study of 180 hours, including at least 40 hours of unpaid field-based inspections under the direct supervision of a licensed inspector, *or* have performed at least 250 fee-based home inspections under the direct supervision of a licensed inspector;
- have passed an examination administered or approved by the Committee;
- secure and maintain errors and omissions coverage in a minimum amount of \$500,000;
- pay required fees (\$500 original licensing fee and \$500 biennial renewal fee); and
- upon renewal, submit proof of completion of required continuing education requirements, 40 hours per two-year renewal period, which must include "a minimum of three units on report writing, three units on ethics and three units on the rules governing the practice of home inspection, as part of the required 40 units of continuing education."

Note: A person with a valid registration, certification, or license issued by another state, U.S. possession or the District of Columbia may, upon the submission of an application provided by the Committee and payment of the fee, be issued a license as a home inspector, provided that:

- the education, training, and examination requirements in such other jurisdiction are substantially equivalent to those required by New Jersey at the time of application;

- the prior state licenses relied upon must be current, active, and in good standing; and
- the applicant secures and maintains an errors and omissions insurance policy, in the minimum amount of \$500,000 per occurrence.

Statute amended 2005; regulation promulgated 1999, § 40-15.14 amended 2013; § 40-15.21 amended 2006.

[N.J. Stat. Ann. § 45:8-68 \(2019\); N.J. Admin. Code tit. 13, § 40-15.14, .21 \(2019\)](#)

New Jersey, Licensure Required?

Home Inspectors

Pursuant to the New Jersey Home Inspection Professional Licensing Act, [N.J. Stat. Ann. §§ 45:8-61 to -77](#), no person may provide, nor represent himself or herself as able to provide a home inspection for compensation unless licensed as a home inspector by the [New Jersey Home Inspection Advisory Committee](#).

Exceptions: The licensing requirements do not apply to:

- persons employed as code enforcement officials by the state or local government units when acting within the scope of that employment;
- persons regulated by New Jersey as architects, professional engineers, electrical contractors, or master plumbers when acting within the scope of their profession or occupation;
- New Jersey-licensed real estate brokers, broker-salespersons or salespersons when acting within the scope of their license;
- New Jersey licensed real estate appraisers or certified general or residential real estate appraisers when acting within the scope of their profession;

- insurance adjusters regulated by New Jersey, when acting within the scope their profession;
- New Jersey-certified or registered pesticide applicators;
- manufactured home dealers when acting within the scope of their practice; or
- persons making home inspections under the supervision of a licensed home inspector for the purpose of meeting the requirements for licensure as an associate home inspector.

Note: The Board must issue a home inspector license to any person holding a valid license issued by another state that has standards substantially equivalent to New Jersey's.

Sections 45:8-67, -70 enacted 1997, § 45:8-71 amended 2001; § 45:8-72 amended 2002.

[N.J. Stat. Ann. §§ 45:8-67, -70, -71, -72 \(2019\)](#)

Energy Audits

No generally applicable provisions were located. Contractors participating in New Jersey's Home Performance with ENERGY STAR[®] meet the certification and accreditation guidelines of the Building Performance Institute (BPI).

Website history unknown.

[New Jersey Clean Energy Program Trade Ally Database \(visited Apr. 25, 2020\)](#)

New Jersey, Limitation of Liability

No applicable provisions located.

New Mexico

New Mexico, Inspection Scope

A "home inspection" is defined as "a noninvasive, nondestructive examination by a person of the interior and exterior components of a residential real property, including the property's structural components, foundation and roof, for the purposes of providing a professional written opinion regarding the site aspects and condition of the property and its carports, garages and reasonably accessible installed components," including the examination of the property's heating, cooling, plumbing and electrical systems, including the operational condition of the systems' controls that are normally operated by a property owner."

"Residential real property" is "real property or manufactured or modular home that is used for or intended to be used for residential purposes and that is a single-family dwelling, duplex, triplex, quadplex or unit, as 'unit' is defined by the Condominium Act."

The New Mexico Home Inspectors Board is charged with adopting and publishing a code of ethics and standards of practice for persons licensed under the Home Inspector Licensing Act.

Note: As of April 2020, the Board had not promulgated regulations regarding the scope of a home inspection.

Enacted 2019.

[2019 N.M. Laws ch. 239 \(H.B. 433\) §§ 2, 3](#)

New Mexico, Liability to Third Parties

No applicable provisions located.

New Mexico, Licensure Qualifications

An applicant for a Home inspectors licensure by the [New Mexico Home Inspectors Board](#) must:

- complete an Board-approved application
- provide documentation establishing that the applicant is at least 18 years old and a legal U.S. resident;

- provide the Board with the applicant's fingerprints and all information necessary for a state and national criminal background check;
- provide proof of and maintain errors and omissions insurance and professional liability insurance coverage as provided by Board rules;
- have completed at least 80 hours of classroom training, the content of which shall be established Board rules;
- pass a national home inspector licensing examination and any additional licensing examinations as determined by the Board;
- have completed at least 80 hours of field training, or its equivalent, as determined by the Board; and
- submit an application fee of not less than \$250 and three-year license fee of not less than \$1,000.

Note: The above pre-licensure classroom and field training requirements do *not* apply to a person who has:

- worked as a home inspector in each of the 24 months immediately preceding January 1, 2020; and
- performed at least 100 home inspections for compensation in the 24 months immediately preceding January 1, 2020.

A license is valid for a period not to exceed three years. The Board shall adopt rules requiring that a home inspector, as a condition of license renewal, must successfully complete a minimum of 60 classroom hours of Board-approved instruction every three years.

The Board may issue a license to a foreign home inspector, provided the applicant's resident state license requirements are the same as or similar to the requirements set forth in the New Mexico Home Inspector Licensing Act as determined by the Board.

Note: As of April 2020, the Board had not yet promulgated regulations necessary to implement the licensing law.

Enacted 2019.

[2019 N.M. Laws ch. 239 \(H.B. 433\) §§ 6, 8, 9, 10, 12, 13](#)

New Mexico, Licensure Required?

Home Inspectors

Effective January 1, 2020, a person who is not licensed by the Home Inspectors Board may not conduct home inspections or in the course of conducting business, use the title "home inspector", "certified home inspector", "registered home inspector", "licensed home inspector", "professional home inspector" or any other title, that indicate the person is a licensed home inspector. A business entity may not provide home inspection services unless all of the home inspectors employed by the business are licensees.

Note: As of April 2020, the Board had not yet promulgated regulations necessary to implement the licensing law.

The 2019 Home Inspector Licensing Act does not apply to a person:

- licensed by the State as an engineer, an architect, a real estate qualifying or associate broker, a real estate appraiser, a certified general appraiser, a residential real estate appraiser or a pest control operator, when acting within the scope of his or her license;
- licensed by the State or a political subdivision of the State as an electrician, a general contractor, a plumber or a heating and air conditioning technician, when acting within the scope of the person's license;
- regulated by the State as an insurance adjuster, when acting within the scope of the person's license;
- employed by the State or a political subdivision of the State as a code enforcement official, when acting within the scope of his or her employment;
- who performs an energy audit of a residential property;
- who performs a warranty evaluation of components, systems or appliances within a resale residential property for the purpose of issuing a home warranty, provided that all such evaluation reports include a statement that the evaluation is not a home inspection and does not meet the standards of a home inspection;
- who in the scope of the person's employment performs safety inspections of utility equipment in or attached to residential real property pursuant to N. M. Stat. Ann. Chapter 62 or rules adopted by the Public Regulation Commission; and
- hired by the owner or lessor of residential real property to perform an inspection of the components of the property for the purpose of preparing a bid or estimate for performing construction, remodeling or repair work in the property.

Enacted 2019.

[2019 N.M. Laws ch. 239 \(H.B. 433\) § 5](#)

Energy Audits

No provisions requiring licensure of energy auditors or inspectors were located.

New Mexico, Limitation of Liability

Contractual provisions that waive any duty owed pursuant to the Home Inspector Licensing Act or Board rules or that limit the liability of the home inspector to an amount less than the professional liability insurance minimum coverage per claim established by the Board are invalid.

Enacted 2019.

[2019 N.M. Laws ch. 239 \(H.B. 433\) § 4](#)

New York

New York, Inspection Scope

Home inspections must comply with the Standards of Practice for home inspectors set forth in regulations adopted by the Secretary of State. The standards are based on the ASHI standards. *See* Alabama, above.

A home inspection may not include radon or pests.

Statute enacted 2004; rules promulgated 2011.

[N.Y. Real Prop. Law § 444-b\(4\) \(2019\)](#); [N.Y. Comp. Codes R. & Regs. tit. 19, subp. 197-5 \(2019\)](#)

New York, Liability to Third Parties

No applicable provisions located.

New York, Licensure Qualifications

Home Inspectors

An applicant for a home inspector's license must submit an application to the [Secretary of State](#) and:

- have completed high school or its equivalent;
- have taken and successfully completed a course of study of at least 140 hours approved by the New York Home Inspection Council, 40 hours of which must be unpaid field-based inspections in the presence of and under the direct supervision of a New York-licensed home inspector or professional engineer or architect, *or* have performed at least 100 paid or unpaid home inspections in the presence of and under the direct supervision of a New York-licensed home inspector or professional engineer or architect;
- have passed the National Home Inspector Examination;
- be free from disqualifying criminal convictions;
- submit proof of general liability insurance coverage of at least \$150,000 per occurrence and \$500,000 in the aggregate;
- upon renewal, submit evidence of compliance with required continuing education requirements, 24 hours during two-year renewal period; and
- submit the required fee (\$250).

Note: A license will be issued to a person who holds a valid home inspector's license issued by another state, the District of Columbia or a U.S. possession if it has standards substantially equivalent to New York's, as determined by the Secretary of State.

Enacted 2004; § 444-e amended 2019.

[N.Y. Real Prop. Law §§ 444-e](#) (as amended by [2019 N.Y. Laws S.B. 4122](#)), [-f](#), [-k](#) (2019); [N.Y. Comp. Codes R. & Regs. tit. 19, §§ 197-1.1, -3.1](#) (2019)

Energy Audits

No generally applicable provisions located.

The New York State Energy Research and Development Authority requires that energy raters who perform energy assessments in its home energy efficiency programs be certified by the Building Performance Institute (BPI).

Website history unknown.

[NYSERDA Home Energy Efficiency Programs \(visited Apr. 27, 2020\)](#)

New York, Licensure Required?

Home Inspectors

A person may not conduct a home inspection of a residential building for compensation without first obtaining a license from the [Secretary of State](#).

Exceptions: The licensing requirement does not apply to a person:

- regulated by New York State or a political subdivision thereof as an architect who is acting within the scope of his or her profession;
- regulated by New York State or a political subdivision thereof as an engineer who is acting within the scope of his or her profession;
- employed as a code enforcement official by New York State or a political subdivision thereof when acting within the scope of employment; or
- making supervised home inspections in order to qualify for licensure as a home inspector.

Enacted 2004.

[N.Y. Real Prop. Law § 444-d \(2019\)](#)

Energy Audits

No provisions requiring licensure of energy auditors or inspectors were located.

New York, Limitation of Liability

No applicable provisions located.

North Carolina

North Carolina, Inspection Scope

Home Inspectors

The scope of a home inspection performed by a licensed home inspector is governed by the North Carolina Home Inspector Standards of Practice and Code of Ethics, which is adopted from the American Society of Home Inspector's (ASHI) Standards of Practice and Code of Ethics. *See* Alabama, above.

North Carolina home inspectors are not required to report on the presence or absence of systems installed to control or remove suspected hazardous substances, determine House Energy Ratings (HERS), insulation R values or inspect heat recovery and similar whole house ventilation systems.

If the inspector includes a deficiency in a written report that is a violation of the State Residential Building Code, the inspector must:

- determine the date of construction, renovation, and any subsequent installation or replacement of any system or component of the home;
- determine the Building Code in effect at the above determined date; and

- conduct the home inspection using the building codes in effect at the time of the construction, renovation and any subsequent installation or replacement of any system or component of the home.

Statute amended 2010; regulations amended 2018.

[N.C. Gen. Stat. § 143-151.58 \(2019\); 11 N.C. Admin. Code rr. 08.1101 to .1115 \(2020\)](#)

Energy Audits

No relevant provisions located.

[North Carolina, Liability to Third Parties](#)

No applicable provisions located.

[North Carolina, Licensure Qualifications](#)

Home Inspectors

An applicant for a home inspector's license must submit an application to the [Home Inspector Licensure Board](#) and:

- pass a Board-prescribed licensing examination;
- meet one of the following conditions: (a) have a high school diploma or its equivalent and complete a Board-approved educational program within three years of the date an application is submitted; (b) have education and experience deemed by the Board to be equivalent to that described in (a); or (c) be licensed under North Carolina law for at least six months as a general contractor, an architect or professional engineer, and if qualifying for home inspector licensing after October 1, 2011, remain in good standing with the person's respective licensing board;
- upon compliance with the above conditions, an applicant must meet the following insurance requirements: (a) general liability insurance of \$250,000, with coverage of the licensee's activities on the premises of the home inspection, including coverage for both property and bodily injury; and (b)

a bond or net assets, in the amount of not less than \$5,000, or errors and omissions insurance of \$250,000, with coverage parameters established by the Board.

- pay the applicable fees (\$35/application, \$160/license); and
- upon license renewal, submit evidence of completion of the required number of hours of continuing education courses, 12 hours annually.

Note: To renew an active home inspector license, inspectors licensed pursuant to N.C. Gen. Stat. § 143-151.51(a)(5), who have not completed the pre-licensing education program or its equivalent pursuant to Rule 08.1004(c), must complete 16 hours of continuing education per year for the first three years of licensure.

Enacted 1993, amended 2009; Rule 08.1006 amended 2011, rule 08.1302 amended 2018.

[N.C. Gen. Stat. §§ 143-151.51, .64 \(2019\); 11 N. C. Admin. Code rr. 08.1006, .1302 \(2020\)](#)

Energy Auditors

In order to provide a technical analysis for local government, business, or non-profit organization that applies for an energy improvement loan, a technical analyst must:

- have experience in energy conservation in building construction, mechanical systems or manufacturing processes; and
- have neither financial interest in the commercial business, non-profit institution, local government institution, or industrial business nor in the sale and installation of any proposed energy conservation measure; however, the Technical Analyst is permitted to provide construction management services to an approved applicant.

Section adopted 2004.

North Carolina, Licensure Required?

Home Inspectors

The North Carolina Home Inspector Licensure Act, N.C. Gen. Stat. § 143-151.43 *et seq.* (2019), requires all individuals who perform home inspections for compensation to be licensed as a home inspector or associate home inspector by the [North Carolina Home Inspector Licensure Board](#). Effective October 1, 2013, associate home inspector is no longer a licensure category.

Exceptions: The licensure requirement does not apply to:

- a North Carolina-certified code enforcement official when acting within the scope of his or her employment;
- a North Carolina-licensed plumbing, electrical or heating contractor who does not claim to be a home inspector and when acting pursuant to his or her licensure;
- a North Carolina-licensed real estate broker or sales representative who does not claim to be a home inspector and when acting pursuant to his or her licensure;
- a North Carolina-licensed structural pest control licensee or a certified applicator who does not claim to be a home inspector and when performing structural pest control activities; or
- registered architects, professional engineers and licensed general contractors making on-site inspections of residential buildings for which they are preparing plans, designs, specifications or estimates for construction, remodeling or repair.

Note: A home inspector license will *not* be issued to a corporation, limited liability company, partnership, firm or group, but a licensed home inspector or associate home inspector may perform home inspection services for or on behalf of such entities, may conduct business as one of those entities, and may enter into and enforce contracts as one of those entities.

Enacted 1993, § 143-151.50 amended 2009; rule adopted 1998.

[N.C. Gen. Stat. §§ 143-151.50, .62 \(2019\); 11 N.C. Admin. Code r. 08.1003 \(2020\)](#)

Energy Audits

In order to provide a technical analysis for local government, business, or non-profit organization that applies for an energy improvement loan, a technical analyst must:

- have experience in energy conservation in building construction, mechanical systems or manufacturing processes; and
- have neither financial interest in the commercial business, non-profit institution, local government institution, or industrial business nor in the sale and installation of any proposed energy conservation measure; however, the technical analyst is permitted to provide construction management services to an approved applicant.

Section adopted 2004.

[01 N.C. Admin. Code r. 41C.0302 \(2020\)](#)

North Carolina, Limitation of Liability

No applicable provisions located.

North Dakota

North Dakota, Inspection Scope

No applicable provisions located.

North Dakota, Liability to Third Parties

No applicable provisions located.

North Dakota, Licensure Qualifications

An applicant for registration as a home inspector must submit an application to the [Secretary of State](#) and:

- be at least 18 years old;
- submit proof of satisfactory completion of a home inspection examination offered by the American Society of Home Inspectors, the National Association of Home Inspectors, the National Association of Certified Home Inspectors, the Examination Board of Professional Home Inspectors or the International Code Council;
- submit proof of errors and omissions insurance coverage of at least \$100,000; and
- pay the applicable \$200 fee.

Registration must be renewed annually, with a \$50 renewal fee and proof of continuous errors and omission insurance coverage.

Enacted 2005.

[N.D. Cent. Code § 43-54-03 \(2019\)](#)

North Dakota, Licensure Required?

No person may perform a home inspection for compensation without first registering as a home inspector with the [North Dakota Secretary of State](#).

Exceptions: The registration requirement does not apply to an individual:

- employed as a code enforcement officer by the state or political subdivision when acting within the scope of that employment;
- licensed, certified or registered under N.D. Cent. Code tit. 43 when acting within the scope of practice of his or her profession or occupation; or

- engaged as an insurance adjuster when acting within the scope of that engagement.

Enacted 2005.

[N.D. Cent. Code §§ 43-54-01, -02, -04 \(2019\)](#)

Energy Audits

No provisions requiring licensure of energy auditors or inspectors were located.

North Dakota, Limitation of Liability

No applicable provisions located.

Ohio

Ohio, Inspection Scope

The Ohio Home Inspectors Board rules establishing standards of practice regarding the scope of home inspections under the new home inspectors licensing law had not received final approval as of April 27, 2020.

Ohio, Liability to Third Parties

No provisions were located regarding a home inspector's liability to third parties.

Note that if a real estate broker or salesperson provides the name of a home inspector to a purchaser or seller of real estate, the broker or salesperson must provide the buyer or seller with the names of at least three licensed home inspectors. However, this requirement does not require a broker or salesperson to provide purchasers or sellers with information on home inspection services or home inspectors.

"Providing a purchaser or seller of real estate with the names of licensed home inspectors does not constitute an endorsement or recommendation of those inspectors and does not obligate the broker or salesperson to satisfy any due diligence requirements with respect to the licensed home inspectors. . . . No cause of action shall arise against a broker or salesperson for providing or failing to provide the names of licensed home inspectors or information on home inspection services or for failing to recommend a licensed home inspector to a purchaser or seller."

Enacted 2019, effective April 9, 2019.

[Ohio Rev. Code 4735.22 \(2020\)](#)

Ohio, Licensure Qualifications

To obtain a license to perform home inspections, a person must submit the following to the Superintendent of the Division of Real Estate and Professional Licensing:

- an application on a form the provided by the Superintendent;
- the fee established in rules adopted by the Ohio Home Inspector Board;
- a signed pledge agreeing to comply with the rules adopted by the Board;
- a statement that the applicant understands the grounds for any disciplinary action that may be initiated under the licensing law;
- proof of holding a comprehensive general liability insurance policy or a commercial general liability insurance policy with coverage limits of not less than \$100,000 per occurrence and not less than a \$300,000 aggregate limit, except that if the employer of a licensed home inspector is not a licensed home inspector and maintains an insurance policy covering the licensed home inspector, the licensed home inspector is not required to maintain the licensed home inspector's own insurance policy;
- proof of successfully passing, within two years before the date of the application, the National Home Inspector Examination;
- proof of successfully completing a curriculum of education approved by the Board;

- proof that the applicant has experience in the field of home inspections through either: (a) successful completion of a curriculum of experience approved by the Board; or (b) successful completion of 10 parallel inspections or equivalent experience as determined by the Board;
- proof that the applicant is at least 18 years of age;
- proof that the applicant has graduated from the twelfth grade, received a GED diploma, or satisfactorily completed a program that is the equivalent to either of those;
- any other information the Board requires.

A home inspector license expires three years after the date of issuance or renewal. During each three-year period that a license is valid, a licensed home inspector must successfully complete not less than 14 hours of continuing education instruction annually in courses or programs directly applicable to the standards of practice and requirements specified in rules adopted by the Board.

The Superintendent may issue a home inspector license to an applicant who holds a license, registration, or certification as a home inspector in another jurisdiction if

- the applicant is licensed, registered, or certified as a home inspector in a jurisdiction that the Board determines grants the same privileges to persons licensed under Ohio law as Ohio grants to persons in that jurisdiction; and
- that other jurisdiction has licensing, registration, or certification requirements that are substantially similar to, or exceed, those of Ohio.

Each person applying for a license must also submit one complete set of fingerprints directly to the Superintendent of the Bureau of Criminal Identification and Investigation for the purpose of conducting a criminal records check.

Note: As of April 27, 2020, the Board-promulgated rules implementing the home inspector licensing program had not yet received final approval.

Enacted 2018, effective April 9, 2019, but licensing implementation extended to at least July 1, 2020.

[Ohio Rev. Code §§ 4764.07, .08, .09, .10, .11 \(2020\)](#)

Ohio, Licensure Required?

Beginning July 1, 2020, any person performing a home inspection for a client for compensation must be licensed with the [Division of Real Estate and Professional Licensing within the Department of Commerce](#).

Exceptions: The licensing requirement does not apply to any of the following persons if the person is acting within the scope of practice of the person's profession:

- a person who is employed by or whose services otherwise are retained by the State or a political subdivision of Ohio for the purpose of enforcing building codes;
- a person holding a valid Ohio certificate to practice architecture;
- a person registered as a professional engineer under Ohio law;
- a heating, ventilating, and air conditioning contractor, refrigeration contractor, electrical contractor, plumbing contractor, or hydronics contractor who is licensed under Ohio law;
- a real estate broker, real estate salesperson, foreign real estate dealer, or foreign real estate salesperson who is licensed under Ohio law;
- an Ohio-licensed real estate appraiser;

- a public insurance adjuster who holds a valid certificate of authority issued under Ohio law or an employee or representative of an insurer licensed to transact business in Ohio who conducts an inspection of any property or structure for purposes related to the business of insurance; or
- an Ohio licensed commercial applicator of pesticide.

Enacted 2018, originally effective April 5, 2019, but licensing implementation extended to at least July 1, 2020.

[Ohio Rev. Code §§ 4764.01, .02, .03 \(2020\)](#)

Ohio, Limitation of Liability

No applicable provisions located.

Oklahoma

Oklahoma, Inspection Scope

Home Inspectors

The Standards of Practice for home inspectors promulgated by the Construction Industries Board, are adopted from the Society of Home Inspectors (ASHI) Standards of Practice. In addition to the items listed in Alabama, above, a home inspection must include the garbage disposals, stoves, cook tops, dishwashers, vent hoods and freestanding stoves.

Amended 2015.

[Okl. Admin. Code § 158:70-1-3 \(2019\)](#)

Energy Audits

Regulations to implement the State Energy Conservation Program define "energy audit" as a survey

of buildings that conforms to the requirements of federal regulations for state energy programs. Under the Oklahoma rule, an energy audit will:

- identify the type, size, energy use level and the major energy using systems of a building;
- determine appropriate energy conservation maintenance and operating procedures; and
- indicate the need, if any, for the acquisition and installation of energy conservation measures.

Regulation adopted 1995.

[Okla. Admin. Code § 150:80-3-4 \(2019\)](#)

Oklahoma, Liability to Third Parties

No applicable provisions located.

Oklahoma, Licensure Qualifications

An applicant for licensure as a home inspector must submit an application to the [Construction Industries Board](#), and must:

- be at least 18 years old;
- have completed 90 clock hours of home inspection training;
- successfully pass an approved home inspection examination;
- maintain general liability insurance of at least \$50,000 combined single limit for property damage and bodily injury;

- pay the appropriate fees (\$30/application, \$250/license); and
- upon renewal, submit evidence of completion of the required continuing education courses, 8 hours in previous 12 months.

Section 858-629 amended 2019; § 858-631 amended 2009; § 858-625 amended 2002; § 858-630 amended 2008.

[Okla. Stat. tit. 59, §§ 858-625, -629, -630, -631 \(2019\)](#)

Oklahoma, Licensure Required?

Home Inspectors

Under the [Oklahoma Home Inspection Licensing Act](#), individuals who conduct home inspections for compensation or who advertise or otherwise hold themselves out to be in the home inspection business in Oklahoma must obtain a license from the [Construction Industries Board](#).

Exceptions: The licensing requirement does not apply to:

- individuals inspecting new residential construction;
- licensed architects engaged in the practice of architecture and registered under Oklahoma laws;
- individuals holding other occupational licenses who only do home inspections within the scope of that license;
- government employees performing inspections when acting within the scope of their employment; or

- persons regulated by the Oklahoma Board of Agriculture who issue wood infestation reports.

Note: A single-item inspection requested by a client must be performed by a professional craftsman with expertise in that specific area or by persons qualified by education or training to conduct the specific inspection. If the single item that has been requested for inspection is an area of expertise licensed by the State of Oklahoma, the person conducting the inspection must be licensed with respect to that particular area.

Enacted 2001, amended 2009.

[Okla. Stat. tit. 59, § 858-623 \(2019\)](#)

Energy Audits

No provisions requiring licensure of energy auditors or inspectors were located.

Oklahoma, Limitation of Liability

No applicable provisions located.

Oregon

Oregon, Inspection Scope

Home Inspectors

The Standards of Practice for home inspectors promulgated by the Construction Contractors Board are adopted from the Society of Home Inspectors (ASHI) Standards of Practice. In addition to the items listed in Alabama, above, a home inspection must include the garbage disposal, installed dishwasher, range, cook top, installed oven, trash compactor, vent hood, installed microwave oven and built-in refrigerator.

Promulgated 2002, amended 2005.

[Or. Admin. R. 812-008-0202 to -0214 \(2020\)](#)

Energy Audits

No generally applicable standards were located.

Energy audits used to qualify customers for the state fuel oil dealers energy conservation measures program must:

- provide a basis to determine which energy conservation measures are recommended; and
- provide information published by the Department of Energy about no-cost/low-cost energy-saving practices, energy conservation measures, and about financial incentives available to help pay for the costs of installing those measures.

The energy savings from conservation measures, and the cost-effectiveness of those measures, are calculated by the Department of Energy.

The Department of Energy may approve other audit methodologies, if the Administrator determines that the alternate methodology will provide the customer with results comparable to those achieved using the methodology set out in the rules.

The Director of the Department of Energy is directed to "contract for a statewide energy audit program to give the information, help and technical advice" required to be given customers by fuel oil dealers.

The Department has also promulgated regulations that establish requirements for using a voluntary energy performance score system for the purpose of evaluating energy conservation and energy efficiency of new and existing residential buildings in Oregon. See [Or. Admin. R. 330-063-000 to -0040 \(2020\)](#). Such energy performance score systems must be reviewed and approved by the Department. Individuals producing home energy performance scores must:

- be certified as a home energy assessor by the Oregon Construction Contractors Board;
- have completed training in the software program used to produce the U.S. Department of Energy's Home Energy Score; and

- have successfully completed one of the following training and certification programs: (a) training and certification as a Building Performance Institute Building Analyst or Home Energy Professional Energy Auditor; (b) training and certification from the Residential Energy Services Network as a Home Energy Rater; (c) training and certification from the Oregon Training Institute as a Residential Energy Analyst; (d) a professional credential recognized by the U.S. Department of Energy as a prerequisite for qualification as a Home Energy Score assessor; or (e) other training and certification program or work experience approved by the Department.

Rules amended 2007.

[Or. Admin. R. 330-060-0020, -0060, -0070, -0075 \(2020\)](#)

Oregon, Liability to Third Parties

No applicable provisions located.

Oregon, Licensure Qualifications

Home Inspector

To qualify for certification, an individual must submit an application and the required fee (\$150) to the [Construction Contractors Board](#) and:

- accumulate a minimum of 20 education points as prescribed by the Board (work experience may substitute for the education requirement);
- successfully pass the National Home Inspector Examination created by the Examination Board of Professional Home Inspectors; and
- upon renewal, submit evidence of completion of the required continuing education units, 30 hours per two-year renewal period.

A spouse of an active-duty member of the U.S. Army, Army Active Guard Reserve, Navy, Marine Corps, Air Force, Air Force Active Guard Reserve, or Coast Guard stationed in Oregon may obtain a temporary authorization as a home inspector valid until the earliest of the following:

- two years from the date of issue;
- the date the applicant's spouse completes the spouse's active-duty service in Oregon; or
- the date the applicant's authorization issued by another state expires.

A military-spouse applicant must complete an application as provided in Or. Admin. R. 812-008-0040 and hold a current authorization in good standing in another state as a home inspector.

Rule 812-008-0040 amended 2015, 812-008-0070 amended 2011, 812-008-0110 amended 2015; 812-008-0045 promulgated 2019, effective Jan. 1, 2020.

[Or. Admin. R. 812-008-0040, -045 -070, -0110 \(2020\)](#)

Energy Assessor

A home energy assessor must pass a training program approved by the Oregon Department of Energy and then submit an application to the Oregon Construction Contractors Board (CCB) with a \$100 application fee. The original certification fee and annual renewal fee are \$100.

A home energy assessor certification must be associated with a residential contractor or residential specialty contractor licensed by the CCB. Or, if the business is exclusively conducting home energy performance scoring, it can be licensed with the CCB as a home energy performance score contractor.

Webpage history unknown; regulation amended 2016.

[Oregon Construction Contractors Bd., Home Energy Assessor Certification](#); [Or. Admin. R. 330-063-0025 \(2020\)](#)

Oregon, Licensure Required?

Home Inspectors

Oregon law requires individuals who undertake, offer to undertake or submit a bid to do work as a home inspector to be certified as a home inspector by the [Oregon Construction Contractors Board \(CCB\)](#). The Board may adopt rules to determine whether an inspection limited to one or more specific systems or components of a residential structure or appurtenance is a sufficient assessment of the overall physical condition of the structure or appurtenance to constitute the services of a home inspector. Additionally, each certified home inspector must be an owner or employee of a business licensed by the CCB as a general or specialty contractor or inspector.

Exceptions: Licensure requirement does not apply to a person acting within the scope of a license, certificate or registration issued to the person by the Appraiser Certification and Licensure Board under Or. Rev. Stat. chapter 674. Additionally, the following persons need not be certified as home inspectors:

- persons performing an energy audit or issuing an energy audit report;
- persons performing a forensic evaluation or issuing a forensic evaluation report;
- persons performing home performance testing or issuing a report on a home performance testing;
- persons who assign home energy performance scores for residential buildings.

Enacted 1997, amended 2011, renumbered 2015; rule amended 2018.

[Or. Rev. Stat. § 701.445 \(2019\)](#); [Or. Admin. R. 812-008-0030 \(2020\)](#)

Energy Audits

In order to assign a residential building a home energy performance score using a system adopted by the Oregon Department of Energy, a home energy assessor must be certified by the Oregon Construction Contractors Board.

Webpage history unknown.

[Oregon Construction Contractors Bd., Home Energy Assessor Certification](#)

Oregon, Limitation of Liability

No applicable provisions located.

Pennsylvania

Pennsylvania, Inspection Scope

Home Inspectors

The scope of a home inspection, the services to be performed and the systems and conditions to be inspected or excluded from inspection may be defined by a contract between the home inspector and the client. A home inspection does *not* include an examination that is limited to inspection for, or of, one or more of the following:

- wood destroying insects;
- underground tanks and wells;
- septic systems;
- swimming pools and spas;

- alarm systems;
- air and water quality;
- tennis courts and playground equipment;
- pollutants;
- toxic chemicals and environmental hazards.

Note: Legislation introduced in 2019, and under consideration in 2020, [H.B. 122](#), would require disclosure of evidence of visible interior mold in a home inspection report .

Enacted 2000.

[68 Pa. Cons. Stat. Ann. §§ 7502, 7507\(b\) \(Westlaw 2020\)](#)

Energy Audits

No applicable provisions located.

Pennsylvania, Liability to Third Parties

No applicable provisions located.

Pennsylvania, Licensure Qualifications

While licensure is not required, a home inspector must maintain errors and omissions insurance and general liability insurance with coverages of at least \$100,000 per occurrence and \$ 500,000 in the aggregate, with deductibles of not more than \$2500.

Note: Legislation ([H.B. 21](#)) that would have required licensing of home inspectors was considered in the 2019 session. As of April 14, 2020, it did not appear that the bill was being considered in 2020.

Enacted 2000.

[68 Pa. Cons. Stat. Ann. § 7509 \(Westlaw 2020\)](#)

Pennsylvania, Licensure Required?

Home Inspectors

Pennsylvania's Home Inspection Law, Pa. Cons. Stat. §§ 7501—7512 (2020), does not require licensure of home inspectors. It does however set a standard for home inspections; a home inspector must conduct an inspection with the degree of care that a reasonably prudent home inspector would exercise.

In addition, any provision of a transfer agreement regarding the buyer's right to obtain a home inspection report and the consequences must provide that the home inspection be performed by a full member in good standing of a national home inspection association in accordance with the ethical standards and code of conduct or practice of that association.

Note: An inspection performed by a person who has not attained full membership in a national association satisfies this requirement if the person is supervised by a full member who agrees to be responsible for the home inspection report by signing the report.

Note: Legislation ([H.B. 21](#)) that would have required licensing of home inspectors was considered in the 2019 session. As of April 14, 2020, it did not appear that the bill was being considered in 2020..

Enacted 2000; § 7506 amended 2004.

[68 Pa. Cons. Stat. §§ 7504\(a\), 7506 \(Westlaw 2020\)](#)

Energy Audits

No provisions requiring licensure of energy auditors or inspectors were located.

Pennsylvania, Limitation of Liability

A provision in a contract with a home inspector that limits the liability of the inspector for gross negligence or willful misconduct is contrary to public policy and void.

Enacted 2000.

[68 Pa. Cons. Stat. Ann. § 7507\(a\) \(Westlaw 2020\)](#)

Puerto Rico

Puerto Rico, Inspection Scope

No applicable provisions located.

Puerto Rico, Liability to Third Parties

No applicable provisions located.

Puerto Rico, Licensure Qualifications

No applicable provisions located.

Puerto Rico, Licensure Required?

There are no statutory or regulatory provisions requiring licensure of home inspectors or energy auditors.

Puerto Rico, Limitation of Liability

No applicable provisions located.

Rhode Island

Rhode Island, Inspection Scope

Home Inspectors

Home inspectors must observe readily accessible and observable installed systems and components and must state in his or her report whether any system or component observed is in need of repair or further evaluation or investigation. The scope of inspection standards require inspection of the following items, unless systems and components are excluded from the inspection by request of the client:

- the structural components including the foundation and framing;
- the exterior wall cladding;
- entry doors and windows;
- garage door;
- decks, balconies, stoops, steps, porches landings, and associated railings and guardrails;
- flashings and window wells;
- driveways, walkways, vegetation, grading, surface drainage and retaining walls with respect to their effect on the dwellings condition and their ability to provide safe egress;
- the roof covering, drainage systems and flashings;
- skylights, chimneys and roof penetrations;
- the interior water supply and distribution systems, including fixtures and faucets;
- drain waste and vent systems, including traps, piping, piping supports and pipe insulation;
- water heating equipment;
- vent systems, flues and chimneys;

- fuel storage and distribution systems;
- drainage sumps, sump pumps and related piping;
- the electrical branch circuit, overcurrent devices and conductor capability;
- the electrical service entrance conductors;
- electrical service equipment and main disconnects;
- electrical service grounding, conductors, and over current protection devices;
- electrical service and distribution panels by removing the enclosure cover;
- a representative number of interior and exterior receptacles;
- the ground fault circuit interrupters;
- the installed heating systems including operating and safety controls, heating distribution systems, insulation, readily observable fuel storage tanks, and the presence of fireplaces and operation of their dampers;
- central air conditioning systems, including cooling and air handling equipment, operating controls, cooling distribution systems, and the insulation on the exposed supply ducts;
- interior walls, ceilings and floors;

- interior steps, stairways, balconies, and railings;
- countertops and representative number of installed cabinets;
- a representative number of interior doors and windows;
- separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit;
- exposed insulation in unfinished spaces;
- ventilation of attics and under floor crawl space areas; and
- kitchen and bathroom venting systems.

Exceptions: An inspector need *not* inspect:

- storm doors and windows, screening, shutters, awnings and similar seasonal accessories;
- fences, landscaping, trees, irrigation systems, patios;
- geological, geotechnical or hydrological conditions;
- recreational facilities, including swimming pools;

- outbuildings and detached garages;
- the automatic reversing features of a vehicle-door opener;
- seawalls, break-walls and docks;
- erosion control and earth stabilization measures;
- attached accessories such as antennae; solar systems, satellite dishes and lightening arrestors;
- interiors of flues or chimneys;
- laundry equipment;
- wells and their related equipment;
- water quality;
- water conditioning and filtration systems;
- solar water heating systems;
- fire suppression systems;
- private waste disposal systems;

- remote control devices, unless the device is the only control device;
- alarm systems and components;
- quality of conductor insulation;
- low voltage wiring, systems and components, doorbells, thermostats;
- ancillary wiring, systems and components not a part of the primary electrical power distribution system;
- the heat exchanger;
- evaporator coils;
- the humidifier or dehumidifier;
- electronic air filters;
- solar space heating system;
- paint, wallpaper and other interior finish treatments;
- window treatments;

- central vacuum systems;
- household appliances;
- for the presence of pests, including wood destroying insects and rodents;
- for the presence of any environmental hazards, including but not limited to, toxins, carcinogens, noise and contaminants in soil, water or air;
- underground items;
- for presence of radon gas;
- energy efficiency or level of sound proofing of the dwelling;
- systems or components that are not installed;
- decorative items;
- systems or components that are not readily accessible;
- common elements or areas in multi-unit housing.

Promulgated 2019.

[400 R.I. Code R. 10-00-5.24 \(2020\)](#)

Energy Audits

No applicable provisions were located.

Rhode Island, Liability to Third Parties

Home inspectors licensees may not provide fees or insurance waivers of liability to real-estate offices, buyer's brokers, real estate brokers or salespersons and/or seller's representatives.

Promulgated 2019.

[400 R.I. Code R. 10-00-5.24.10\(E\) \(2020\)](#)

Rhode Island, Licensure Qualifications

Home Inspectors

An applicant for licensure as a *home inspector* must submit an application and the appropriate fees to the [Rhode Island Contractor's Registration Board](#) and must:

- be at least 18 years old;
- be of good moral character;
- have successfully completed high school or its equivalent;
- have been engaged as an associate home inspector for at least one year and have performed not less than 100 home inspections for compensation, or have been a registered/licensed contractor in good standing in any state for an aggregate of at least 5 years;
- have passed an examination approved or administered by the Board;

- secure and maintain an errors and omissions policy and general liability policy, both with minimum coverage of \$250,000 in the aggregate; and
- upon biennial renewal, submit proof of completion of 12 credit hours of continuing education during the preceding two-year licensing period, which must include one credit hour of professional ethics and one credit hour on standards of practice.

Note: The Board will issue a home inspector's license to a person who is licensed in Rhode Island as a state certified real estate appraiser or to practice architecture or professional engineering, provided the person meets passes the Board-approved examination.

An applicant for licensure as an *associate home inspector* must submit an application and appropriate fees to the Rhode Island Contractor's Registration Board and must:

- be at least 18 years old;
- be of good moral character;
- have successfully completed high school or its equivalent;
- have assisted in not less than 50 home inspections in the presence of a licensed home inspector;
- have passed an examination approved or administered by the Board;
- secure and maintain an errors and omissions policy and general liability policy, each with minimum coverage of \$500,000 in the aggregate; and
- .upon biennial renewal, submit proof of completion of 12 credit hours of continuing education during the preceding two-year licensing period, which must include one credit hour of professional ethics and one credit hour on standards of practice.

Note: Upon payment of the requisite fee and submission of a Board-approved application, the Board will issue a license to a person who holds a valid license issued by another state with substantially equivalent standards.

Enacted 2000; §§ 5-65.1-4, -5 amended 2013; § 5-65.1-10 amended 2016; § 5-65.1-8 enacted 2000.

[R.I. Gen. Laws §§ 5-65.1-4, -5, -8, -10 \(2019\)](#)

Energy Audits

No applicable provisions were located.

Rhode Island, Licensure Required?

Home Inspectors

The Rhode Island Home Inspector Licensing Law requires that all home inspectors and associate home inspectors obtain licenses from the [Rhode Island Contractors' Registration Board](#).

Exceptions: The licensing requirements do not apply to the following persons, provided they do not hold themselves out as a home inspector or one who performs home inspections:

- persons employed by a governmental agency or public body and acting within the scope of that employment;
- Rhode Island-regulated architects, professional engineers, electrical contractors, or master plumbers acting within the scope of practice of their profession or occupation;
- Rhode Island-licensed real estate brokers, broker-salespersons or salesperson acting within the scope of their profession;

- Rhode Island-licensed real estate appraisers or certified general or residential real estate appraisers acting within the scope of their profession;
- Rhode Island-regulated insurance adjusters acting within the scope of their profession;
- certified or registered pesticide applicators acting within the scope of their profession;
- persons performing an inspection under the supervision of a licensed home inspector for the purpose of meeting the associate home inspector licensing qualifications;
- persons registered/licensed in good standing in any state acting within the scope their occupation and experience; and
- persons conducting real estate inspections as part of the insurance underwriting process.

Enacted 2000. § 5-65.1-12 amended 2003.

[R.I. Gen. Laws §§ 5-65.1-7, -12 \(2019\)](#)

Energy Audits

No provisions requiring licensure of energy auditors or inspectors were located.

Rhode Island, Limitation of Liability

No contract provided by any licensed home inspector or associate home inspector may contractually limit the liability of such inspector to any amount less than the limits of insurance specified in § 5-65.1-10. Any such limitation provision in any home inspection contract issued on or after September 1, 2016, is void.

Amended 2016.

[R.I. Gen. Laws § 5-65.1-10 \(2019\)](#)

South Carolina

South Carolina, Inspection Scope

The South Carolina Residential Builders Commission has adopted the ASHI Standards of Practice for Home Inspectors to govern the scope of inspection. See Alabama, above.

[S.C. Residential Builders Comm'n, S.C. Standards of Practice for Home Inspectors \(2015\)](#)

South Carolina, Liability to Third Parties

No applicable provisions located.

South Carolina, Licensure Qualifications

Home Inspectors

To be licensed as a home inspector *without examination* in South Carolina, an applicant must submit an application to the [South Carolina Residential Builders Commission](#) and must:

- show current certification or licensure as a building or home inspector after written examination by an organization or other entity approved by the Commission;
- have (a) a minimum of one year of home inspector experience under the direct supervision of a licensed home inspector, residential builder, general contractor, engineer or architect; or (b) performed at least 50 residential inspections as evidenced by a summary page of each inspection submitted for review; and
- pay the required \$80 application fee.

To be licensed as a home inspector *with examination* in South Carolina, an applicant must submit an application to the Commission and must:

- have a minimum of one year of home inspector experience under the direct supervision of a licensed home inspector, residential builder, general contractor, engineer or architect;
- have successfully completed a Commission-approved formal course of training or study in home inspection;
- successfully complete the Commission-prescribed home inspectors licensing examination;
- pay the required \$80 application fee.

Promulgated 1998, amended 2004.

[S.C. Code Regs. 106-4 \(2020\)](#)

Energy Audits

No applicable provisions located.

The South Carolina Energy Office maintains a database of Building Performance Institute-certified building analysts and HERS raters which is available to persons seeking energy audits. Auditors and raters may apply for inclusion in the database.

[S.C. Energy Office, Application for Listing on Energy Auditor Database](#)

South Carolina, Licensure Required?

Home Inspectors

The South Carolina home inspector licensure statutes require all individuals who perform home inspections to be licensed by the [South Carolina Residential Builders Commission](#).

Exceptions: The licensure requirement does not apply to:

- a South Carolina code enforcement official when acting within the scope of his or her employment;
- a South Carolina-licensed/registered professional engineer;
- a South Carolina-licensed general contractor;
- a person licensed in South Carolina to issue CL100 Wood Infestation Reports, provided the inspection is limited solely to the requirement of such report;
- a South Carolina-licensed/registered/certified architect; or
- a South Carolina-licensed residential home builder.

Note: A home inspector license will *not* be issued to a corporation, limited liability company, partnership, firm or group, but a licensed home inspector or associate home inspector may perform home inspection services for or on behalf of such entities and may enter into and enforce contracts as one of those entities.

Enacted 2002.

[S.C. Code Ann. §§ 40-59-520, -530 \(2019\)](#)

Energy Audits

No provisions requiring licensure of energy auditors or inspectors were located.

South Carolina, Limitation of Liability

No applicable provisions located.

South Dakota

South Dakota, Inspection Scope

The Standards of Practice for home inspectors adopted by the South Dakota Real Estate Commission, S.D. Admin R. ch. 20:74:06, require observation, inspection of, and reporting on the following items unless the client requests that additional observations be made or that specific systems and components be excluded from the inspection:

- foundations, foundation walls, other support and substructure components, including carrying beams, support columns and piers;
- under-floor crawl spaces, basements and attics;
- exterior walls for thickness and unusual conditions, such as excessive deflection;
- support columns;
- ceiling and floor structures;
- roof structures;
- deck, balcony and stairway supports and their method of attachment;
- exterior siding and trim work;
- eaves, soffits and fascia;

- driveways, patios and walkways;
- entry doors and a representative number of windows;
- garage door operators and reversing mechanisms;
- decks, balconies, steps, steps and porches, including railings;
- grading, drainage and retaining walls with respect to their effect on the building's condition;
- roof drainage systems;
- flashings;
- skylights, chimneys, and roof penetrations;
- chimney and liner materials, lack of chimney liners and chimney deterioration;
- walls, ceilings and floors;
- doors;
- windows, to include operation of a representative number of windows;
- interior stairways;

- interior balconies;
- interior electrical/mechanical/heating, ventilation and air conditioning systems;
- a representative number of electrical outlets for proper grounding and connection;
- all light switches;
- all ceiling fans;
- functional operation of heating source;
- bathrooms, for functional flow of each water source, functional drainage at each drain; ventilation fans and operating windows;
- laundry, for presence or absence of power source and vent line for dryer and presence of hot and cold water connections, drain and 110-volt power;
- kitchen, to verify functional operation of stove/oven, ventilation fans and lights, refrigerator, dishwasher, garbage disposal, compactor and observe permanently installed cabinets and countertops;
- ground fault circuit interrupters;
- smoke detectors;
- service entrance lines;
- meter/mast;

- main electrical panel and sub panel locations and voltage/amperage rating;
- load management systems;
- material of incoming water supply;
- interior water supply and distribution piping material;
- interior drain, waste and vent system;
- water heating system;
- presence and location of water conditioning equipment;
- presence and location of private well equipment;
- presence of sump pumps;
- central cooling components;
- central heating components;
- fireplaces;
- stoves;

- ventilation components; and
- insulation.

Exceptions: An inspector need *not* inspect:

- storm windows, storm doors, screening, shutters, awnings and similar seasonal accessories;
- fences;
- safety glazing;
- geological and soil conditions;
- recreational facilities;
- outbuildings, other than garages and carports;
- wall or window-mounted air conditioning units;
- garage door remote control devices;
- interior condition of fireplace liners;
- low voltage wiring, systems and components;

- winterized sprinkler systems;
- spas, except for flow and drainage;
- well pumps or pressure tanks;
- private waste disposal systems;
- the effectiveness of anti-siphon devices;
- carpeting and window treatments;
- paint, wallpaper or other interior wall finish treatments;
- water filtering devices;
- water softening or other conditioning systems;
- relay operated lights;
- electrical timers;
- Jacuzzi tubs or hot tubs;
- carbon monoxide detectors;

- minor household appliances;
- for the presence of potentially hazardous plants or animals, including wood destroying organisms or diseases harmful to humans;
- for the presence of any environmental hazards, including but not limited to, toxins, carcinogens, noise and contaminants in soil, water or air;
- underground items;
- systems or components that are not installed;
- decorative items; and
- systems or components that are not readily accessible.

Promulgated 2000.

[S.D. Admin. R. ch. 20:74:06 \(2020\)](#)

South Dakota, Liability to Third Parties

No applicable provisions located.

South Dakota, Licensure Qualifications

Home Inspectors

An applicant for a home inspector *license* must file a written application and fee (\$200) with the [South Dakota Real Estate Commission](#) and show:

- good moral character;
- successful completion of high school or its equivalent;
- employment as a registered home inspector for at least one year and performance of at least 100 home inspections for compensation;
- upon biennial renewal, evidence of having completed 24 hours of continuing education during the previous two years.

An applicant for *registration* as a home inspector must file a written application with the Commission and show:

- good moral character;
- successful completion of high school or its equivalent;
- successful completion of a Commission-approved course of instruction of not less than 40 hours;
- successful completion of a Commission-approved registration examination; and
- upon biennial renewal, evidence of having completed 24 hours of continuing education during the previous two years.

Note: Upon payment of a fee and submission of a written application, the Commission may issue a home inspector license to a person holding a valid license issued by another state with standards substantially equivalent to South Dakota's.

Once licensed, there is no distinction between the duties and responsibilities of a licensed home inspector and those of a registered home inspector.

Enacted 2000.

[S.D. Codified Laws §§ 36-21C-4, -5 \(2019\)](#)

Energy Audits

No applicable provisions located.

South Dakota, Licensure Required?

Home Inspectors

South Dakota law requires that any person providing or holding himself or herself out as able to provide a home inspection for compensation must be registered or licensed by the [South Dakota Real Estate Commission](#).

Exceptions: This licensure/registration requirement does not apply to:

- persons employed as code enforcement officials by the state or local government units when acting within the scope of that employment;
- persons regulated by South Dakota as architects, professional engineers, electrical contractors, or plumbers when acting within the scope of their profession or occupation;
- South Dakota-licensed real estate brokers or salespersons when acting within the scope of their license;
- South-Dakota real estate appraisers certified, licensed or registered when acting within the scope of their license;

- insurance adjusters when acting within the scope their profession; or
- South Dakota-licensed manufactured home dealers when acting within the scope of their license.

Enacted 2000.

[S.D. Codified Laws §§ 36-21C-3, -7 \(2019\)](#)

Energy Audits

No applicable provisions located.

South Dakota, Limitation of Liability

No applicable provisions located.

Tennessee

Tennessee, Inspection Scope

Home Inspectors

A licensed home inspector must conduct a home inspection of a one- to four-family dwelling unit in accordance with the general standards of practice adopted by the Tennessee Commissioner of Commerce and Insurance, [Tenn. Admin. Code ch. 0780-05-12 \(2020\)](#). A home inspector must inspect:

- structural components, including foundations, floors, walls, columns or piers, ceilings and roofs;
- wall cladding, flashings and trim;
- entryway doors and representative number of windows;

- garage door operators;
- decks, balconies, stoops, steps, areaways and porches including railings;
- eaves, soffits and fascias;
- vegetation, grading, drainage, driveways, patios, walkways and retaining walls with respect to their effect on the building's condition;
- roof coverings and drainage systems;
- roof flashings;
- skylights, chimneys and roof penetrations;
- signs of leaks or abnormal condensation on building components;
- interior water supply and distribution system, including piping materials, supports and insulation, fixtures and faucets, functional flow, leaks and cross connections;
- interior drain, waste and vent systems;
- hot water systems, including water heating equipment, normal operating controls, automatic safety controls and chimneys, flues and vents;
- sump pumps;

- permanently installed heating systems, including heating equipment, normal operating controls, automatic safety controls, chimneys, flues and vents, solid fuel heating devices;
- the presence of installed heat source in each room;
- heat distribution systems, including fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, radiators, fan coil units and convectors;
- central air conditioning systems and through-the-wall installed cooling systems, including cooling and air handling equipment and normal operating controls;
- central air conditioning distribution systems, including fans, pumps, ducts and piping, with supports;
- dampers, insulation, air filters, registers, fan-coil units and the presence of an installed cooling source in each room;
- interior walls, ceilings and floors;
- interior steps, stairways, balconies and railings;
- counters and a representative number of cabinets and drawers;
- a representative number of interior doors and windows;
- insulation and vapor retarders in unfinished spaces;
- ventilation of attics and foundation areas;

- kitchen, bathroom and laundry venting systems;
- the operation of readily accessible attic ventilation fan, and when temperature permits, that of any thermostatic control;
- permanently installed dishwashers, through their normal cycle;
- ranges, cooktops and permanently installed ovens;
- trash compactors, garbage disposals, ventilation equipment or range hoods;
- permanently installed microwave ovens;
- electrical service entrance conductors;
- electrical service equipment, grounding equipment, main overcurrent device, and main and distribution panels;
- amperage and voltage ratings of the electrical service;
- branch circuit conductors, their overcurrent devices and the compatibility of their ampacities and voltages;
- the operation of a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage and on exterior walls;
- the polarity and grounding of all electrical receptacles within 6 feet of interior plumbing fixtures and all receptacles in the garage or carport, and on the exterior of inspected structures;

- the operation of ground fault circuit interrupters or arc fault breakers; and
- smoke detectors.

An inspector need *not* inspect:

- storm windows or doors, screening, shutters, awnings and similar seasonal accessories;
- fences;
- the presence of safety glazing in doors and windows;
- garage door operator remote control transmitters;
- geological conditions;
- soil conditions;
- recreational facilities, including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment and other exercise, entertainment or athletic facilities;
- detached buildings or structures;
- the presence or condition of buried fuel storage tanks;
- attached roofing accessories, including solar systems, antennae and lightening arresters;

- water conditioning systems;
- fire and lawn sprinkler systems;
- on-site water supply quantity and quality;
- on-site waste disposal systems;
- foundation irrigation systems;
- spas, swimming pools, solar water heating systems;
- electrical low-voltage systems;
- security system devices, heat detectors or carbon monoxide detectors;
- telephone, security, cable TV, intercoms or other ancillary wiring that is not part of the primary electrical distribution system;
- built-in vacuum systems;
- the interior of flues;
- fireplace insert flue connections;
- humidifiers;

- electronic air filters;
- the uniformity or adequacy of heat supply to various rooms;
- window air conditioners;
- the uniformity or adequacy of cool-air supply to various rooms;
- paint, wallpaper and other finish treatments on interior walls, ceilings and floors;
- carpeting;
- draperies, blinds or other window treatments;
- appliance clocks, timers, self-cleaning oven function or thermostats for calibration or automatic function;
- non built-in appliances; and
- refrigeration units.

A home inspection report must include a statement that it does *not* address:

- lead-based paint;
- radon;

- asbestos;
- cockroaches;
- rodents;
- pesticides;
- treated lumber;
- fungus;
- mercury;
- carbon monoxide;
- other environmental hazards;
- wood-destroying insects and organisms; or
- subterranean systems or system components, including sewage disposal, water supply or fuel storage or delivery.

Energy Audits

No applicable provisions located.

Tennessee, Liability to Third Parties

No applicable provisions located.

Tennessee, Licensure Qualifications

Home Inspectors

An applicant for a home inspector license must file an application and \$100 application/\$200 license fee with the [Tennessee Commissioner of Commerce and Insurance](#) and must:

- be at least 18 years old;
- have graduated from high school or hold a GED;
- have not been convicted of a crime that has a direct bearing on his or her ability to perform competently as a licensee;
- not be the subject of a disciplinary or enforcement action by another state or local jurisdiction in connection with performance of home inspections;
- have successfully completed 90 hours of a Commissioner-approved training program or course of study;
- have passed the National Home Inspector Examination;
- have obtained a certificate of general liability insurance with a minimum \$500,000 limit and errors and omissions insurance in an amount to be determined by the applicant; and

- upon renewal of a current license, submit evidence of completion of required continuing education, 32 hours during the previous two years.

Section 62-6-306 amended 2018; § 62-6-305 amended 2006; § 62-6-307 amended 2010.

Tenn. Code Ann. §§ 62-6-305, -306, -307 (LexisNexis 2020)

Energy Audits

No applicable provisions located.

Tennessee, Licensure Required?

Home Inspectors

Any person who directly or indirectly engages in or conducts, or advertises or claims to be engaging in or conducting the business of a home inspector within Tennessee must obtain a home inspector license from the [Commissioner of Commerce and Insurance](#).

Exceptions: For purposes of the law, "home inspection" does not include:

- compliance inspection for building codes or other Tennessee state or local codes;
- work within the scope of practice of architecture, engineering or landscape architecture;
- work performed by a person qualified to use the title "registered interior designer"; or

- an inspection or assessment by a lender as a part of a value evaluation, or to determine whether to extend credit, provided such inspection or assessment is not represented as a "home inspection report."

Enacted 2005.

Tenn. Code Ann. §§ 62-6-302, -304 (LexisNexis 2020)

Energy Audits

No applicable provisions located.

Tennessee, Limitation of Liability

No applicable provisions located.

Texas

Texas, Inspection Scope

The Standards of Practice for home inspectors adopted by the Texas Real Estate Commission require that the following items be inspected, unless the inspector's client has agreed any part, component or system is not to be inspected:

- the foundation, including slab surfaces, foundation framing, components, subflooring and related structural components;
- the crawl space area;
- interior walls, doors, ceilings and floors;
- exterior walls and doors and windows and doors, including claddings, water resistant materials and coatings, flashing details and window operation and components;

- garage doors;
- interior and external window and door glazing and screens;
- chimneys and fireplaces, including the firebox, the visible flue area, damper, hearth extension, lintel, hearth and material surrounding the fireplace, gas log lighter valves, and combustion air vent;
- chimney structure, terminations, coping, crown, caps and spark arrestors;
- roof covering materials;
- roof flashing details;
- skylights and other roof penetrations;
- attic space ventilation;
- insulation where visible, including appropriate average depth of attic insulation and thickness of vertical insulation;
- installed gutter and downspout systems;
- steps, stairways, landings, guardrails and handrails;
- attached porches, balconies and attached carports as to visible footings, piers, posts, pilings, beams, joists, decking, railings and attachment points, and abutting porches, decks and balconies used for ingress and egress;

- dishwasher, food waste disposer, range exhaust vent, electric or gas range, cooktop or oven, microwave oven, and trash compactor;
- mechanical exhaust vents and bathroom heaters;
- plumbing systems, including water supply pipes and waste pipes, vent systems, fixtures and faucets not connected to appliances, commodes, fixtures, showers, tubs and enclosures;
- water heaters;
- doorbell and chimes;
- dryer vents;
- garage door operators;
- hydro-massage therapy equipment;
- heating and cooling equipment other than evaporative coolers, including duct systems, chases and vents;
- evaporative coolers;
- electrical service entrance and panels;
- branch circuits, connected devices and fixtures; and

- smoke detectors not connected to a central alarm system.

Note: An inspector may agree to inspect the following *optional* systems and attachments:

- outbuildings;
- lawn and garden sprinkler system;
- private water wells;
- private sewage (septic) systems; and
- swimming pools, spas, hot tubs, and equipment.

Exceptions: The following items are *not* included within the scope of inspection:

- detached structures, decks and fences, and water-front structures or equipment;
- retaining laws not related to foundation performance;
- elevators;
- area hydrology or presence of underground water;
- anything buried, hidden, latent or concealed;

- presence, absence or risk of asbestos, lead-based paint, mold, mildew, or any other environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
- presence or absence of pests or termites or other wood-destroying insects or organisms;
- interior or exterior paint, stains and other surface coatings;
- flatwork or retention/detention ponds (except as related to slope and drainage);
- low-voltage wiring;
- humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood-burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves;
- awnings or shutters;
- security devices or systems;
- free-standing plumbing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, or fire sprinkler systems;
- circulating pumps;
- sump pumps or waste ejector pumps; and
- private sewage disposal systems.

Promulgated 2014, amended 2016.

[22 Tex. Admin. Code §§ 535.228 to .233 \(2020\)](#)

Energy Audits

No relevant provisions were located.

Texas, Liability to Third Parties

No applicable provisions located.

Texas, Licensure Qualifications

Home Inspectors

An applicant for licensure as an *apprentice inspector* must submit an application and the required fee to the [Texas Real Estate Commission](#) and must:

- satisfy the Commission as to his or her honesty, trustworthiness and integrity;
- be at least 18 years old;
- be a U.S. citizen or a lawfully admitted alien;
- be sponsored by a professional inspector.

An applicant for licensure as a *real estate inspector* must submit an application and the required fee to the Commission and must:

- satisfy the Commission as to his or her honesty, trustworthiness and integrity;
- have held an apprentice inspector license for at least 3 months;
- have performed at least 25 real estate inspections under direct supervision;
- have successfully completed at least 90 classroom hours of core real estate inspection courses;
- demonstrate competence based on examination;
- be sponsored by a professional inspector; and
- upon renewal submit evidence of completion of 32 hours of continuing education.

Note: An applicant satisfies all the requirements for a real estate inspector license if he or she held a real estate inspector license during the 24-month period preceding the date the application is filed, is sponsored by a professional inspector and satisfies the character requirements.

An applicant for licensure as a *professional inspector* must submit an application and the required fee to the Commission and must:

- satisfy the Commission as to his or her honesty, trustworthiness and integrity;
- have held a real estate inspector license for at least 12 months;
- have performed at least 175 real estate inspections under indirect supervision;
- have successfully completed at least 40 classroom hours of core real estate inspection courses in addition to those required for real estate inspector licensure;

- demonstrate competence based on examination;
- upon renewal submit evidence of completion of 32 hours of continuing education.

Note: An applicant satisfies all the requirements for a professional inspector license if he or she held a professional inspector license during the 24-month period preceding the date the application is filed, submits evidence of successful completion of not less than the number of hours of continuing education courses that would be needed to renew the license and satisfies the character requirements.

Note: The Commission may waive any license requirement for an applicant holding a license from another state having requirements substantially equivalent to those of Texas.

All applicants must also:

- pass a criminal history background check; and
- submit proof of financial responsibility in the form of:
 - a liability policy with minimum limit of \$100,000 per occurrence and aggregate annual total of at least \$100,000; or
 - a bond or other security accepted by the Commission in an amount of not less than \$100,000.

Enacted 2001, amended 2007; §§ 1102.1051, .1141 enacted 2013; §§ 1102.109, .110 amended 2013; §§ 1102.106 and 1102.107 amended 2019; rule amended 2019.

[Tex. Occ. Code Ann. §§ 1102.105—112, .1141, .351 \(2019\); 22 Tex. Admin. Code § 535.218 \(2020\)](#)

Energy Audits

No relevant provisions were located.

[Texas, Licensure Required?](#)

Home Inspectors

Under Texas' three-tiered licensure program, persons acting as an inspector for a buyer or seller of real estate must be licensed by the [Texas Real Estate Commission](#) as an apprentice inspector, a real estate inspector or a professional inspector.

Exceptions: The licensing requirements do not:

- apply to a person who repairs, maintains or inspects improvements to real property, including electrician, plumber, carpenter or structural pest controller, if the person does not represent to the public that he or she is in the business of inspecting those improvements; or
- prevent a person from performing an act the person is authorized to perform under a license or registration issued by the State of Texas or one of its subdivisions under a law other than the home inspector licensing law.

Enacted 2001.

[Tex. Occ. Code Ann. §§ 1102.002, .101—.103 \(2019\)](#)

Energy Audits

No provisions requiring licensure of energy auditors or inspectors were located.

Texas, Limitation of Liability

No applicable provisions located.

Utah

Utah, Inspection Scope

No applicable provisions located.

Utah, Liability to Third Parties

No applicable provisions located.

Utah, Licensure Qualifications

No applicable provisions located.

Utah, Licensure Required?

There are no statutory or regulatory provisions requiring licensure of home inspectors or energy auditors.

Note: Legislation signed by the Governor on March 31, 2020, [H.B. 235](#) (to be codified as Utah Code Ann. § 63M-4-801 *et seq.*), establishes a "Voluntary Home Energy Information Pilot Program" under the jurisdiction of the Governor's Office of Energy Development. The Office is charged with promulgating model regulations designed to "provide widespread information to home buyers and sellers about a home's energy efficiency, cost savings, and air quality impacts" and "empower consumers to ask about the energy efficiency performance of homes and increase market demand for energy efficient homes and home energy efficiency upgrades."

The Program provides for home energy assessments to be performed by "home energy assessors," with the requirements/qualifications for both the assessments and assessors to be established by the model regulations. As of April 15, 2020 the rule-making process had not yet started.

Utah, Limitation of Liability

No applicable provisions located.

Vermont

Vermont, Inspection Scope

Home Inspectors

Effective July 1, 2014, any person performing property inspection must be licensed as a property inspector by the Director of the [Office of Professional Regulation](#). The scope of a property inspection under the regulations promulgated pursuant to Vermont law is generally the same as that described in Alabama, above.

Promulgated 2015.

[Office of Professional Regulation, Administrative Rules for Property Inspectors, Rule 3.2 \(2020\)](#)

Energy Audits

No regulations or laws setting the scope of an energy audit were located.

Vermont, Liability to Third Parties

No applicable provisions located.

Vermont, Licensure Qualifications

Home Inspectors

An applicant for a property inspector license must submit an application to the [Director of the Office of Professional Regulation](#), pay the required fee, and must:

- be at least age 18;
- have completed high school or its equivalent;
- have completed at least 80 hours of Director-approved education; and
- pass a Director-approved examination.

Proof of certification issued by an independent, nationally recognized organization that provides certification for property inspectors satisfies the above education and examination eligibility requirements.

Licenses must be renewed every two years.

Note: A person who has been actively engaged in property inspection in Vermont for at least five years prior to May 22, 2014 is eligible for licensure without completion of the above requirements if he or she provides evidence of knowledge and experience equivalent to those eligibility requirements. Effective July 1, 2016 all applicants must meet the above requirements.

Section 1091 amended 2015; § 1092 enacted 2013.

[Vt. Stat. Ann. tit. 26, §§ 1091, 1092 \(2019\)](#)

Energy Auditors

No generally applicable provisions located. Efficiency Vermont maintains a list of independent, certified contractors who are certified by the Building Performance Institute to perform home energy assessments for homeowners.

Website history unknown.

[Efficiency Vermont, Home Energy Assessments \(visited Apr. 15, 2020\)](#)

Vermont, Licensure Required?

Home Inspectors

Effective July 1, 2014, any person "performing or offering to perform for the public for a fee or other compensation services involving the physical inspection of real property structures and other improvements in order to evaluate the condition of the property" must be licensed as a property inspector by the Director of the [Office of Professional Regulation](#).

Exceptions: This licensure/registration requirement does not apply to:

- the practice of property inspection incidental to a program of study undertaken by a person enrolled in a Director-approved property inspection training program; or
- the practice of any other occupation or profession by a person licensed or otherwise authorized under Vermont law.

Enacted 2013.

[Vt. Stat. Ann. tit. 26, §§ 1052, 1053, 1054 \(2019\)](#)

Energy Audits

No applicable provisions located.

Vermont, Limitation of Liability

No applicable provisions located.

Virgin Islands

Virgin Islands, Inspection Scope

No applicable provisions located.

Virgin Islands, Liability to Third Parties

No applicable provisions located.

Virgin Islands, Licensure Qualifications

No applicable provisions located.

Virgin Islands, Licensure Required?

There are no statutory or regulatory provisions requiring licensure of home inspectors or energy auditors.

Virgin Islands, Limitation of Liability

No applicable provisions located.

Virginia

Virginia, Inspection Scope

Home Inspectors

Except as may be limited in the certified home inspection contract agreement, a certified home inspector, at a minimum must inspect the condition of and describe the composition and characteristics of the following items:

- the foundation;
- framing;
- stairs;
- crawl space and crawl space ventilation and vapor barriers;
- slab floors;
- floors, ceilings and walls;
- roof covering and ventilation;
- roof drainage system, including gutters and downspouts;
- roof flashings;
- skylights, chimneys and roof penetrations;
- roof framing and sheathing;
- attic, unless not readily accessible;
- attic insulation;

- exterior wall covering, flashing, trim and protective coatings;
- readily accessible exterior doors and windows;
- attached decks, balconies, stoops, steps, porches, carports and any associated railings;
- eaves, soffits and fascias when accessible from ground level;
- walkways, grade steps, patios and driveways;
- vegetation, trees, grading and drainage and any retaining walls in contact with or immediately adjacent to the dwelling that may affect the dwelling;
- visible exterior portions of chimneys;
- readily accessible interior walls, ceilings, and floors of dwelling and any attached garage;
- interior steps, stairways, railings and balconies;
- countertops and installed cabinets, including hardware;
- readily accessible interior doors and windows;
- garage doors and permanently mounted and installed garage door operators;
- fireplaces, including flues, venting systems, hearths, dampers and fire boxes;

- solid fuel burning appliances, if applicable;
- interior water supply and distribution systems, including water supply lines and all fixtures and faucets;
- water drainage, waste and vent systems, including all fixtures;
- drainage sumps, sump pumps and related piping;
- water heating equipment, including heat energy source and related vent systems, flues and chimneys;
- fuel storage and distribution systems for visible leaks;
- electrical service drop;
- electrical service entrance conductors, cables and raceways;
- electrical service equipment and main disconnects;
- electrical service grounding;
- interior components of service panels and sub panels, including feeders;
- conductors;
- over current protection devices;

- readily accessible installed lighting fixtures, switches and receptacles;
- ground fault circuit interrupters;
- presence or absence of smoke alarms;
- presence of solid conductor aluminum branch circuit wiring;
- heating equipment, including operating controls;
- heating energy source and distribution system;
- vent systems, flues and chimneys, including dampers;
- central and installed window/wall air conditioning equipment;
- air conditioning operating controls, access panels and covers;
- air conditioning energy source; and
- cooling distribution system.

Note: Effective July 1, 2017, a licensed inspector who observes any shade of yellow corrugated stainless steel tubing (CSST) during inspection of a home built prior to May 1, 2008 (when the 2006 Virginia Construction Code became effective), must include the following disclosure statement in the home inspection report:

"Manufacturers believe that this product is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of the product should be determined by a contractor licensed to perform the work in the Commonwealth of Virginia." [Va. Code Ann. § 54.1-517.2:1 \(2019\)](#).

Exceptions: A home inspection need not include the following items:

- antennae or other roof attachments;

- operation of door and window associated security locks, devices or systems;

- screening, shutters, awnings, storm windows or doors;

- fences and privacy walls;

- fireplace mantles, fire screens and doors, seals and gaskets;

- solar water heating systems; and

- heat exchangers, gas logs, built-in gas burning appliances, grills, stoves, space heaters, solar heating devices or heating systems accessories such as humidifiers, air purifiers, motorized dampers and heat reclaimers.

Amended 2017.

[18 Va. Admin. Code § 15-40-130 \(2020\)](#)

Energy Audits

An individual must be licensed by the Virginia Board for Contractors before performing a residential building energy analysis. Such an analysis includes:

- "an inspection, investigation, or survey of a dwelling or other structure to evaluate, measure, or quantify its energy consumption and efficiency, including lighting, HVAC, electronics, appliances, water heaters, insulation, and water conservation," and
- "recommendations to reduce energy consumption and improve efficiency of a dwelling or other structure, including lighting, HVAC, electronics, appliances, water heaters, insulation, and water conservation."

Enacted 2011.

[Va. Code Ann. § 54.1-1144 \(2019\)](#)

Virginia, Liability to Third Parties

No applicable provisions located.

Virginia, Licensure Qualifications

Home Inspectors

An applicant for a home inspector licensing must submit an application to the [Board for Asbestos, Lead and Home Inspectors](#) and must:

- be at least 18 years old;
- have a high school diploma or equivalent;
- have (a) completed 35 contact hours of classroom instruction and a minimum of 100 home inspections prior to July 1, 2017; (b) completed 35 contact hours of classroom instruction and at least 50 certified home inspections under the direct supervision of a certified home inspector prior to July 1, 2017; (c) completed 70 contact hours of classroom instruction and a minimum of 50 home

inspections prior to July 1, 2017; (d) completed 70 contact hours of classroom instruction and at least 25 certified home inspections under the direct supervision of a certified home inspector prior to July, 2017; or (e) verification of 10 years' experience as a home inspector prior to July 1, 2017, with a minimum of 250 home inspections completed during that period;

- pass a written competency examination approved by the Board of Asbestos, Lead and Home Inspectors (the National Home Inspector Examination provided by the Examination Board of Professional Home Inspectors is the Board-approved examination);
- have a good reputation for honesty, truthfulness and fair dealing;
- obtain general liability insurance with minimum limits of \$250,000;
- pay the required fee; and
- complete 16 hours of continuing education every two-year renewal cycle.

Note: In order to conduct inspections on new residential structures, an applicant must have completed a training module developed by the Board in conjunction with the Department of Housing and Community Development based on the International Residential Code component of the Virginia Uniform Statewide Building Code. To maintain the NRS specialty endorsement, the licensee must submit proof of completion of a four-hour, Board-approved NRS CPE course, which can be applied toward the 16 contact hours of CPE required for the license renewal.

Note: Effective July 1, 2017, the certification program converted to a licensing program at which time the Board issued a license to practice as a home inspector to an individual who held an unexpired certificate as a home inspector issued prior to June 30, 2017. The Board promulgated regulations to implement the mandatory licensing program, effective July 1, 2017.

Rules 15-40-30 and 15-40-72 amended 2017; Rules 15-40-32 and 15-40-75 promulgated 2017; § 54.1-517.2 amended 2015 and 2016.

[18 Va. Admin. Code §§ 15-40-30, -32, -72, -75 \(2020\); Va. Code Ann. § 54.1-517.2 \(2019\)](#)

Residential Building Energy Analysts

An applicant for licensure as a residential building energy analyst must provide proof to the [Virginia Board for Contractors](#) of:

- completion of a Board-approved residential building energy analyst training program;
- completion of a minimum of five residential building energy analyses under the supervision of a licensed residential building energy analyst;
- current membership in good standing with a Board-approved certifying organization; and
- maintenance of a minimum \$100,000 of general liability insurance, unless the individual is an employee of a company holding a valid Board-issued residential building energy analyst firm license.

Statute enacted 2011; regulation amended 2015.

[Va. Code Ann. § 54.1-1145 \(2019\)](#); [18 Va. Admin. Code § 50-30-40\(I\) \(2020\)](#)

Virginia, Licensure Required?

Home Inspectors

Until July 1, 2016, Virginia law has a voluntary certification program for home inspectors, which program does not restrict or otherwise affect any person's right to conduct an inspection of a residential building. However, no person may hold himself or herself out as a "certified home inspector" without meeting the certification requirements prescribed by the [Virginia Board for Asbestos, Lead and Home Inspectors](#).

Effective July 1, 2016, certification as a home inspector is mandatory in order to perform an inspection of a new residential structure.

Effective July 1, 2017, it became unlawful for any individual who does not possess a home inspector *license* issued by the Board to perform a home inspection for compensation on a residential building and unlawful for an individual who does not possess a home inspector license with a new residential structure endorsement to conduct a home inspection for compensation on a new residential structure (i.e., a residential structure for which the first conveyance of record title to buyer has not occurred or of which a purchaser has not taken possession, whichever occurs later).

Exceptions: The certification requirement does not apply to any employer or its employees regulated by the federal Occupational Safety and Health Act and under the enforcement authority of the Occupational Safety and Health Administration.

Section 54.1-501.1 enacted 1992; § 54.1-517.1 enacted 2001, repealed effective July 1, 2017; § 54.1-503 and 54.1-517.2 amended 2016.

[Va. Code Ann. §§ 54.1-501.1, -503, -517.2 \(2019\)](#); *see generally* [Va. Bd. Asbestos, Lead and Home Inspectors, Transition to Licensing](#) (last visited Apr. 14, 2020)

Residential Building Energy Analysts

Residential building energy analysts must be licensed by the [Virginia Board for Contractors](#).

Legislation introduced in 2019, [H.B. 2099](#), which would have repealed the licensing provisions relating to residential building energy analysts did not pass.

Enacted 2011.

[Va. Code Ann. § 54.1-1145 \(2019\)](#)

Energy Audits

No generally applicable provisions located. The Virginia Division of Energy maintains a list of auditors, including Building Performance Institute (BPI) and Home Energy Rating System (HERS). Inclusion on the list is voluntary, and is not a requirement for performing energy audits.

Website history unknown.

[Virginia Department of Mines, Minerals and Energy – Division of Energy – Energy Audits](#)

Virginia, Limitation of Liability

No applicable provisions located.

Washington

Washington, Inspection Scope

Home Inspectors

The Washington Home Inspectors Board has adopted regulations which require inspection of the following items, unless systems and components are excluded from the inspection by request of the client:

- the structural components including exposed foundations and grade slabs, walls, posts, piers, beams, joists, trusses, subfloors, chimney foundations, stairs and visible roof structure and attic components where readily and easily accessible;
- subfloor crawlspaces and basements for indications of flooding and moisture penetration;
- the exterior wall covering, trim, protective coatings and sealants;
- exterior windows and doors;
- attached carports, decks, balconies, steps, porches and associated guiderails and railings;

- eaves, soffits, fascias and visible exterior portions of chimneys;
- trees and vegetation that adversely affect the structure, land grade, and water drainage directly adjacent to the foundation;
- walkways, patios steps, patios, driveways, flatwork, and retaining walls contiguous with the structure;
- the roof covering materials, gutters and downspout systems;
- roof vents, skylights and any other roof penetrations;
- visible water supply lines, visible waste/soil and vent lines, including fixtures and faucets;
- domestic hot water system and fuel source;
- vent systems, flues and chimneys;
- fuel source, heating equipment and distribution systems and auxiliary heating units, including furnaces, boilers, heat pumps, electrical central heating units, and electrical baseboard and in-wall heaters;
- the electrical service drop through the main panel;
- the electrical main and branch circuit conductors for over-current protection and condition;
- operation of a representative number of switches, receptacles and light fixtures;

- electrical service grounding and polarity of representative number of receptacles, and GFCI protection and arc-fault circuit interrupter protection where required;
- the air conditioning system, including cooling equipment, cooling distribution equipment and the operating controls;
- interior walls, ceilings and floors;
- interior steps, stairways, balconies and railings;
- caulking and grout at kitchen and bathroom counters;
- operation of a representative number of interior doors and windows;
- garage doors and their operators, including openers, their auto-reverse systems and secondary entrapment devices (photoelectric and edge sensors) when present;
- insulation, ventilation and installed mechanical systems in viewable and accessible attics and unfinished subfloor areas; and
- system components of fireplaces/stoves, including dampers, fireboxes and hearths.

Exceptions: The preinspection agreement with the client must state that the inspection does *not* include investigation of mold, asbestos, lead paint, water, soil, air quality or other environmental issues unless agreed to in writing in the preinspection agreement. An inspector need *not* inspect:

- screening, shutters, awnings, storm doors or windows, and similar seasonal accessories;
- buildings, decks, patios, retaining walls, fences and other structures detached from the dwelling;

- safety type glass or the integrity of thermal window seats;
- geological or hydrological conditions;
- swimming pools, hot tubs, saunas, sport courts or other similar equipment or related equipment;
- bulkheads, seawalls, break-walls and docks;
- antennae, lightening arrestors or similar structures;
- interiors of flues or chimneys that are not readily accessible;
- floor drains and exterior drain systems, including exterior stairwell drains and driveway drains;
- private water supply and gas supply systems;
- water conditioning systems, including softeners and filter systems;
- ancillary systems and components, such as those related to solar water heating and hot water circulation;
- fire and lawn sprinkler systems;
- private waste disposal systems;
- remote control devices, unless the device is the only control device;

- security locks, devices or systems;
- low voltage relays;
- ancillary electrical systems, including but not limited to, timers, smoke/heat detectors, intercoms, electrical deicing tapes, lawn sprinkler wiring, and pool or spa wiring;
- heat exchangers concealed inside furnaces or boilers;
- installed heating system accessories, such as humidifiers, air purifiers, motorized dampers, heat reclaimers, solar heating systems or concealed distribution systems;
- gas-fired refrigeration systems, evaporative coolers and wall or window-mounted air-conditioning systems;
- cosmetic conditions related to the condition of interior components;
- household appliances;
- fire screens and doors, and mantels and fireplace surrounds;
- fireplace seals and gaskets;
- automatic fuel feed devices for fireplaces and solid fuel burning devices and their heat distribution assists whether gravity controlled or fan assisted;
- for the presence of potentially hazardous plants or animals, including, but not limited to, wood destroying organisms or diseases harmful to humans;

- for the presence of any environmental hazards, including, but not limited to, molds, toxins, carcinogens, noise and contaminants in soil, water or air;
- the effectiveness of any system installed or methods used to control or remove suspected hazardous substances;
- underground items;
- decorative items;
- systems or components that are not readily accessible;
- elevators or related equipment; and
- common elements or areas in multi-unit housing.

Promulgated 2009; chapter updated 2018..

[Wash. Admin. Code ch. 308-408C \(2020\)](#)

Energy Audits

No applicable provisions were located.

Washington, Liability to Third Parties

No applicable provisions located.

Washington, Licensure Qualifications

Home Inspectors

An applicant for licensure as a home inspector must submit the following to the [Department of Licensing](#):

- an application on the Department-approved form;
- proof of a minimum of 120 hours of classroom instruction approved by the Home Inspector Advisory Licensing Board;
- proof of up to 40 hours of field training supervised by a licensed home inspector;
- evidence of successfully passing the required written examination;
- the applicable fee (\$680 application and license combined); and
- if renewing a license, proof of completion of at least 24 hours of continuing education instruction during last two years.

Note: Persons licensed as home inspectors in other states may become licensed in Washington provided the other state's licensing requirements meet or exceed Washington's and the applicant passes the Washington portion of the written examination.

Enacted 2008.

[Wash. Rev. Code §§ 18.280.070, .080, .110, .180 \(2019\)](#)

Energy Audits

The [Extension Energy Program of Washington State University](#) offers training to become a certified home energy rater.

Washington, Licensure Required?

Home Inspectors

A person may not conduct, or advertise or hold himself out as engaging in the business of or acting in the capacity of a home inspector within Washington without obtaining first obtaining a license from the [Department of Licensing](#).

Exceptions: The following persons, when acting within the scope of their licenses are exempt from the licensing requirements:

- engineers;
- architects;
- Washington-licensed electricians;
- Washington-licensed plumbers;
- Washington-licensed pesticide operators;
- Washington-licensed structural pest inspectors; and
- Washington-licensed real estate appraisers.

Enacted 2008.

[Wash. Rev. Code §§ 18.280.020, .170 \(2019\)](#)

Energy Auditors

No relevant provisions located.

Washington, Limitation of Liability

No applicable provisions located.

West Virginia

West Virginia, Inspection Scope

Home Inspectors

A certified home inspector must conduct a home inspection in accordance with the general standards of practice adopted by the West Virginia State Fire Marshal, W.V. Code St. R. § 87-5-11 *et seq.* A home inspector must inspect:

- structural components, including foundations, floors, walls, columns or piers, ceilings and roofs;
- wall cladding, flashings and trim;
- entryway doors and representative number of windows;
- garage door operators;
- decks, balconies, stoops, steps, areaways and porches including railings;

- eaves, soffits and fascias;
- vegetation, grading, drainage, driveways, patios, walkways and retaining walls with respect to their effect on the building's condition;
- roof coverings and drainage systems;
- roof flashings;
- skylights, chimneys and roof penetrations;
- signs of leaks or abnormal condensation on building components;
- interior water supply and distribution system, including piping materials, supports and insulation, fixtures and faucets, functional flow, leaks and cross connections;
- interior drain, waste and vent systems;
- hot water systems, including water heating equipment, normal operating controls, automatic safety controls and chimneys, flues and vents;
- fuel storage and distribution systems, including interior fuel storage equipment, supply piping, venting and supports, and leaks;
- sump pumps;

- permanently installed heating systems, including heating equipment, normal operating controls, automatic safety controls, chimneys, flues and vents, solid fuel heating devices;
- the presence of installed heat source in each room;
- heat distribution systems, including fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, radiators, fan coil units and convectors;
- central air conditioning systems, including cooling and air handling equipment and normal operating controls;
- central air conditioning distribution systems, including fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, fan-coil units and the presence of an installed cooling source in each room;
- interior walls, ceilings and floors;
- interior steps, stairways, balconies and railings;
- counters and a representative number of cabinets and drawers;
- a representative number of interior doors and windows;
- insulation and vapor retarders in unfinished spaces;
- ventilation of attics and foundation areas;
- kitchen, bathroom and laundry venting systems;

- permanently installed dishwashers, through their normal cycle;
- ranges, cooktops and permanently installed ovens;
- trash compactors, garbage disposals, ventilation equipment or range hoods; and
- permanently installed microwave ovens.

An inspector is not required to inspect any electrical system, component or subcomponent for electrical code compliance, but *may* submit a professional evaluation concerning:

- electrical service entrance conductors;
- electrical service equipment, grounding equipment, main overcurrent device, and main and distribution panels;
- amperage and voltage ratings of the electrical service;
- branch circuit conductors, their overcurrent devices and the compatibility of their ampacities and voltages;
- the operation of a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage and on exterior walls; the polarity and grounding of all electrical receptacles within 6 feet of interior plumbing fixtures and all receptacles in the garage or carport, and on the exterior of inspected structures;
- the operation of ground fault circuit interrupters or arc fault breakers; and

- smoke detectors.

An inspector need *not* inspect:

- storm windows or doors, screening, shutters, awnings and similar seasonal accessories;
- fences;
- the presence of safety glazing in doors and windows;
- garage door operator remote control transmitters;
- geological conditions;
- soil conditions;
- recreational facilities, including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment and other exercise, entertainment or athletic facilities;
- detached buildings or structures;
- the presence or condition of buried fuel storage tanks;
- attached roofing accessories, including solar systems, antennae and lightening arresters;

- water conditioning systems;
- fire and lawn sprinkler systems;
- on-site water supply quantity and quality;
- on-site waste disposal systems;
- foundation irrigation systems;
- spas, swimming pools, and solar water heating systems;
- electrical low-voltage systems;
- security system devices, heat detectors or carbon monoxide detectors;
- telephone, security, cable TV, intercoms or other ancillary wiring that is not part of the primary electrical distribution system;
- built-in vacuum systems;
- the interior of flues;
- fireplace insert flue connections;
- humidifiers;

- electronic air filters;
- the uniformity or adequacy of heat or cool-air supply to various rooms;
- non-central air conditioners;
- the uniformity or adequacy of cool-air supply to various rooms;
- paint, wallpaper and other finish treatments on interior walls, ceilings and floors;
- carpeting;
- draperies, blinds or other window treatments;
- appliance clocks, timers, self-cleaning oven function or thermostats for calibration or automatic function;
- non built-in appliances, such as washers and dryers; and
- refrigeration units such as freezers, refrigerators and icemakers.

Amended 2014.

[W.V. Code St. R. §§ 87-5-11 to -23 \(2020\)](#)

Energy Audits

No applicable provisions located.

West Virginia, Liability to Third Parties

No applicable provisions located.

West Virginia, Licensure Qualifications

To be certified as a home inspector, an applicant must submit an application, a copy of a valid West Virginia business license and all other required documentation to the [State Fire Marshal](#), and must:

- have passed the National Home Inspector Examination offered by the Examination Board of Professional Home Inspectors, or other comparable exam designated by the Fire Marshal;
- present proof of having conducted business as a home inspector for 3 years prior to August 1, 2006 or proof of satisfactory completion of at least 80 hours of home inspection instruction, as determined by the Fire Marshal;
- have completed high school or its equivalent;
- present proof of general liability insurance coverage of not less than \$250,000;
- provide fingerprints for examination;
- provide a copy of a valid West Virginia business license issued by the Department of Tax and Revenue;
- pay the required fee (\$125); and
- upon renewal, submit proof of completion of 16 units of continuing education annually.

Amended 2014.

[W.V. Code St. R. §§ 87-5-4 to -7 \(2020\)](#)

West Virginia, Licensure Required?

The West Virginia home inspector certification regulations require all individuals performing home inspections of a residential dwelling of four units or less to possess a certificate issued by the [West Virginia State Fire Marshal](#).

Exceptions: The certification requirement does not apply to:

- a governmental employee who inspects residential dwellings as part of his or her official duties;
- a person inspecting a residential dwelling on behalf of a bank, savings and loan or credit union for the sole purpose of monitoring construction progress;
- a person employed as a residential property manager when inspecting as part of his or her duties in that position, provided he or she does not receive separate compensation for inspecting the residences; or
- a person regulated in another profession, when acting within the scope of his or her license, registration or certificate.

Amended 2014.

[W.V. Code St. R. §§ 87-5-2, -3 \(2020\)](#)

Energy Audits

No provisions requiring licensure of energy auditors or inspectors were located.

West Virginia, Limitation of Liability

No applicable provisions located.

Wisconsin

Wisconsin, Inspection Scope

Home Inspectors

A home inspector must perform a reasonably competent and diligent inspection to detect observable conditions of an improvement to residential real property and, unless his or her client requests that a component be excluded, must include the following items in the inspection:

- foundations;

- columns;

- flooring systems;

- roof coverings and drainage systems;

- flashings;

- skylights, chimneys and roof penetrations;

- exterior wall claddings;

- flashings and trim;

- entryway doors and at least one window per side of the dwelling unit;

- garage door operators, including automatic reverse or stop mechanisms;

- decks, balconies, stoops, steps and porches, including railings;

- eaves, soffits and fascias;
- grading, drainage, driveways, patios, walkways and retaining walls abutting the unit;
- interior water supply and distribution system, including piping materials, supports, fixtures, faucets, functional flow and drainage, leaks and cross connections;
- interior drain, waste and vent systems, including traps, drain, waste and vent piping, piping supports and leaks;
- sump pumps;
- hot water systems;
- fuel storage and distribution systems, including interior fuel storage equipment, supply piping, venting, supports and leaks;
- electrical service conductors;
- electrical service equipment, grounding equipment, main over current device;
- electrical main and distribution panels;
- amperage and voltage ratings;
- branch circuit conductors; their over current devices and the compatibility of their ampacities and voltages;

- operation of installed lighting fixtures, switches and receptacles located inside the house, garage and any exterior walls;
- the polarity and grounding of all receptacles within 6 feet of interior plumbing fixtures, in the garage or carport, and on the exterior of inspected structures;
- operation of ground fault circuit interrupters;
- functionality of power sources for smoke detectors;
- interior walls, ceilings and floors;
- interior steps, stairways, balconies and railings;
- counters and all sink base cabinets;
- random sample of interior doors and windows;
- separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit;
- heating equipment and distribution system, including normal operating controls and energy source;
- heating system automatic safety controls;
- solid fuel heating devices;

- cooling and air handling equipment;
- ventilation of attics and foundation areas, kitchen, bathroom and laundry venting systems; and
- the presence or absence of insulation in unfinished spaces.

Exceptions: A home inspection need not include:

- the presence or absence of pests, including rodents, insects and wood-damaging organisms;
- cosmetic items;
- underground items;
- items not permanently installed;
- presence of any hazardous substances;
- attached roof accessories, including solar systems, antennae and lightening arrestors;
- internal gutter and downspout systems and related underground drainage piping;
- storm windows or doors, screening, shutters, awnings and similar seasonal accessories;

- locks, latches or other security devices or systems;
- intercom system;
- fences or privacy walls;
- insulation or vapor barriers in exterior walls;
- safety glazing;
- garage door operator remote control transmitters;
- geological or soil conditions;
- recreational facilities;
- out-buildings other than garages and carports;
- trees, shrubs and other vegetation;

- water conditioning systems;
- fire and lawn sprinkler systems;
- on-site heater quantity and quality;
- disposal systems;
- foundation drainage systems;
- spas;
- interior of flues, chimneys and vents;
- solar water heating systems;
- exterior plumbing components such as water mains or swimming pools;
- low-voltage systems, telephones, security systems, cable TV or other ancillary wiring not a part of the primary electrical distribution system;

- paint, wallpaper and other interior cosmetic finishes;
- draperies, blinds or other window treatments;
- household appliances;
- recreational facilities;
- fireplace insert flue connectors;
- humidifiers;
- electronic air filters;
- a heat exchanger, unless it is readily observable and normally accessible;
- non-central air conditioners;
- concealed insulation; and
- venting equipment that is integrated with household appliances.

Statute amended 2018; rules promulgated 1999, 134.02 amended 2014.

[Wis. Stat. § 440.975 \(2020\)](#); [Wis. Admin. Code §§ SPS 134.02, .03 \(2020\)](#)

Energy Audits

[Wisconsin Focus on Energy](#), a partnership of the Wisconsin Public Service Commission, several utilities, and non-profit groups, relies on the training of certified auditors to set the standards for audits.

Wisconsin, Liability to Third Parties

A home inspector is not liable to a person for damages that arise from an act or omission relating to a home inspection that he or she conducts if that person is not a party to the transaction for which the home inspection is conducted.

Enacted 1997.

[Wis. Stat. § 440.977 \(2020\)](#)

Wisconsin, Licensure Qualifications

Home Inspectors

An applicant for registration as a home inspector must submit an application to the [Department of Safety and Professional Services](#) and must:

- pay the credentialing fee;
- submit evidence that he or she is not subject to a pending criminal charge, or has been convicted of a felony, misdemeanor or other charge, the circumstances of which substantially relate to the practice of home inspection;

- pass an examination approved by the Department; and
- upon renewal, submit evidence of completion of the required hours of continuing education hours, 40 hours per biennium.

Enacted 1997; § 440.972 amended 2007; § 440.974 amended 2013.

[Wis. Stat. §§ 440.972, .974 \(2020\)](#)

Energy Audits

No relevant provisions located.

Wisconsin, Licensure Required?

Home Inspectors

No person may act as a home inspector, use the title of “home inspector” or another title implying that he or she is a home inspector, or represent himself or herself as a home inspector without first registering as a home inspector with the [Wisconsin Department of Safety and Professional Services](#).

Exceptions: Registration is not required for an individual who:

- conducts a home inspection while lawfully practicing within the scope of a license, permit or certificate issued by a state governmental unit;
- constructs, repairs or maintains residential real property improvements, provided the individual conducts home inspections only as part of the business of constructing, maintaining or repairing improvements to residential property and does not describe himself or herself as a registered home inspector or convey that impression; or

- conducts home inspections in the normal course of employment as an employee of a federal, state, or local governmental agency.

Enacted 1997.

[Wis. Stat. §§ 440.9712, .9715 \(2020\)](#)

Energy Audits

No provisions requiring licensure of energy auditors or inspectors were located.

Wisconsin, Limitation of Liability

A home inspector may not include as a term or condition in a home inspection agreement any provision that disclaims the liability, or limits the amount of damages for liability, of the home inspector for his or her failure to comply with the standards of practice prescribed by Wisconsin law.

Enacted 1997.

[Wis. Stat. § 440.976 \(2020\)](#)

Wyoming

Wyoming, Inspection Scope

No applicable provisions located.

Wyoming, Liability to Third Parties

No applicable provisions located.

Wyoming, Licensure Qualifications

No applicable provisions located.

Wyoming, Licensure Required?

There are no statutory or regulatory provisions requiring licensure of home inspectors or energy auditors.

Wyoming, Limitation of Liability
No applicable provisions located.