



Department of Commerce

Division of Real Estate
& Professional Licensing

Mike DeWine, Governor
Jon Husted, Lt. Governor

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Attention Applicants!

This is a reminder that you will need to have an Ohio home inspector license by July 1, 2021 to conduct home inspections in Ohio for compensation or other valuable consideration. Please allow for adequate time for the processing of your application.

Experience requirement for an Ohio home inspector license

The Division has received questions about the experience requirement. There are two ways to satisfy the experience requirement for an Ohio home inspector license.

- **Parallel inspection**

The first way is to perform 10 parallel inspections with a licensed Ohio home inspector. If this option is chosen, then there are no other additional experience requirements, and completion of the parallel inspection section of the license application is all that is required. Applicants should maintain their reports from this training should the Division request to review them. The requirements for a parallel inspection can be found in the following rule -

<https://codes.ohio.gov/ohio-administrative-code/rule-1301:17-1-14>.

- **Curriculum of experience & peer review**

The other way is through a curriculum of experience. A curriculum of experience includes a 40 hour training AND a peer review. If you are seeking an interactive or simulated work experience training, a list of approved curriculum of experience providers can found on the Division's website

https://www.com.ohio.gov/documents/REAL_ApprovedQualifyingEducationProvidersandCourse sforHomeInspectors.pdf.

Just like qualifying education providers, the Division will update that list as the Superintendent reviews and approves provider applications. Upon completion of an approved curriculum of experience program, the applicant should receive a certificate from the provider. Applicants will need to make a copy of that certificate and include it with the license

application. Applicants will also complete the curriculum of experience section of the application. If an applicant completes a 40 hour training with a licensed Ohio home inspector, then the applicant will only need to complete the curriculum of experience section of the license application. Applicants should also maintain their reports completed for the 40 hour training should the Division request to review them.

That would just leave a peer review. A sponsoring home inspector organization of a peer review can be an approved education provider, an approved home inspector professional organization or an individual Ohio licensed home inspector. All peer reviews conducted must meet all the requirements in the rule - <https://codes.ohio.gov/ohio-administrative-code/rule-1301:17-1-15>.

Please see the following link to the Division's website for more information on the matter - https://www.com.ohio.gov/documents/real_HI_PeerReview.pdf. Those individuals who qualified pursuant to the grandfathering provision and have an active Ohio home inspector license qualify under paragraph (A)(6) of OAC 1301:17-1-15 and may offer peer reviews to applicants at this time. ALL current home inspector licensees are in "good standing". Upon completion of the peer review, a certificate of completion needs to be provided to the applicant from the sponsoring organization. The following is a link to the Division's website for a sample peer review certificate - https://www.com.ohio.gov/documents/real_Sample_Certificate_of_Completion.pdf. A copy of the peer review certificate needs to be included with the license application, and the applicant will need to complete the peer review section of the license application.

