

Home Inspector

Crawl through a house before someone buys it, then write down everything wrong with it.

TYPICAL PAY

\$74,690

a year, full time

PAY RANGE

\$47k to \$114k

starting to experienced

TIME TO QUALIFY

1 to 3 years

after high school

DEMAND

Limited

job outlook

LICENCE NEEDED

Yes

regulated job

WHERE YOU WORK

**Houses, attics, crawlspaces, roofs,
a work truck**

How you get there

- 1 High school diploma or GED (General Educational Development) test** Grade 12
Take construction technology, shop and any writing class you can. You will write for a living more than you expect.
- 2 Learn how houses are built** 1 to 5 years, and it pays
The best home inspectors come out of a trade: carpentry, roofing, electrical, plumbing or heating and cooling. You cannot spot a bad repair if you have never made a good one.
- 3 Take an inspection training course** Weeks to a few months
Classroom, online or a mix. Courses cover structure, roofing, electrical, plumbing, heating and cooling, and how to write a report that holds up.
- 4 Pass the exam your state requires** Weeks of study
Many states use the National Home Inspector Examination or their own version of it. Some states also require a set number of supervised inspections first.
- 5 Get insured and start inspecting** Ongoing
Buy errors and omissions insurance, build a website, and introduce yourself to every real estate agent who will take a coffee.

Pros and cons

- + Cheap and fast to get into compared with a degree
- + You run your own business and keep your own schedule
- + Every house is different, so it never gets boring
- Your income rises and falls with the housing market
- Crawlspaces, attics in July, roofs in the rain
- You can be sued for what you missed, so insurance is not optional

Good to know

You report, you do not repair

Standards of practice bar an inspector from fixing what they find, and in many states from bidding on the repair work. The whole value of the job is that you have no reason to invent a problem or hide one.

The job is not growing

The United States Department of Labor career profile rates the outlook for construction and building inspectors, the group home inspectors are counted in, as below average with employment expect...

Optional boosts

Radon testing. Sewer scope. Wood-destroying insect inspection. Infrared camera work.

Where these numbers come from

My Next Move: Construction and Building Inspectors (47-4011.00)
American Society of Home Inspectors
International Association of Certified Home Inspectors
Texas Real Estate Commission: become a licensed inspector

Numbers checked September 2026. Pay figures are typical full-time annual amounts in United States dollars, based on Bureau of Labor Statistics wage data and published pay scales. They vary by state, employer and experience. Tuition is for in-state students at public schools unless the card says otherwise. Sources, links and the click-through version: <https://career.help/us/careers/home-inspector>



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