

WELCOME TO THE FIRST MASSACHUSETTS

ASSOCIATE HOME INSPECTOR

TRAINING PROGRAM

Instructors: Sherman Price & Bob Mulloy

BRISTOL-PLYMOUTH REGIONAL TECHNICAL SCHOOL
CONTINUING EDUCATION DIVISION
www.bptech.org



House keeping items:

1. Who are the instructors and what are their qualifications?
2. Who are you and what is your background?
3. Sign-in and sign-out is required by the MA Board of Home inspectors.



House keeping items:

4. Book/Cd required, cost \$50
(payable to Sherman Price)

5. This is a two semester
course, meeting Monday
evenings from 6:00 – 9:00 pm,
except for school closings for
holidays.



House keeping items:

6. An associate Home Inspector is required to attain 75 hours of training in specified topics.
7. The first semester will be 39 hours and the second semester will be 36 hours = 75 hours total.
8. Cost: \$550 / semester.



House keeping items:



9. Board of Registration of Home Inspectors

www.mass.gov/dpl/boards/hi

10. What is **ASHI**? www.ashi.com



11. What is **ASHI-NE**? www.ashinewengland.org



House keeping items:

12. Instructor contact information:

Sherman Price 508-822-4501

ssp31@msn.com

Bob Mulloy 800-636-7170

rmulloy@verizon.net

www.allsafehomeinspection.com



**Becoming a
Massachusetts
licensed Home
Inspector is a
process that you
must understand!**



- 1. Massachusetts general law dictates the process.**
- 2. The process is long but there is money to be made.**
- 3. The process will involve training expenditures.**
- 4. The process takes a firm commitment.**
- 5. The process is for the protection of the public.**
- 6. Three stages:**
 - 1) TRAINEE –**
 - 2) ASSOCIATE HOME INSPECTOR –**
 - 3) LICENSED MA INSPECTOR**





About the Board of Registration of Home Inspectors

By the [Division of Professional Licensure](#)

**239 Causeway Street, Suite 500
Boston, MA 02114**

Zane Skerry, Executive Director
Paula King, Associate Director

Monthly Board meetings are held and are open
To the public. Meeting dates are posted on the
Board web site:

www.mass.gov/dpl/boards/hi





The Board of Registration of Home Inspectors is charged with evaluating the qualifications of applicants for licensure and granting licenses to those who qualify. It establishes rules and regulations to ensure the integrity and competence of licensees.

The Board promotes public health and welfare through regulation of the profession in accordance with the state statutes and board regulations.





The Board is responsible for insuring that licensed home inspectors have proper training and experience through an associates program and meet minimum inspection requirements in each inspection performed.

Applicants are required to pass a Board approved examination prior to licensure and fulfill continuing education for license renewal.

In addition, the Board publishes a code of ethics for home inspectors.



Home Inspectors are required to carry a minimum of \$250,000 in insurance so that consumers will be able to seek compensation if they endure losses that are a result of an inspector's error.

Realtors are required to distribute a [brochure](#), produced by the Office of Consumer Affairs, explaining about home inspections to homebuyers.

Realtors are prohibited from directly recommending a home inspector unless they are under contract with the buyer as a "buyers broker."

This will help eliminate the conflict of interest that exists when a realtor recommends a specific home inspector.



WHAT ARE YOU AT THIS TIME?

A TRAINEE

What is a Trainee?

A person in the Associate Home Inspector Training Program for the purpose of meeting the requirements of M.G.L. c. 112, § 223 to qualify for licensure as an Associate Home Inspector.



What is an Associate Home Inspector?

A person licensed pursuant to M.G.L. c. 112, § 223, conducting a Home Inspection of residential building(s) under the supervision of a licensed Home Inspector.



What is a Home Inspector?

A person licensed pursuant to M.G.L. c. 112, § 222.



WHAT IS A HOME INSPECTION?

The process by which an Inspector, pursuant to the sale and transfer of a residential building, **Observes** and **Reports On** those systems and components listed in 266 CMR 6.00 *et seq* with the exception of the noted exclusions and prohibitions.



Homework assignment:

Go to the MA Board of Home Inspectors Web Site

www.mass.gov/dpl/boards/hi

1. Read everything on the site.
2. Download and PRINT

266 CMR 6.00 Standards of Practice

3. Bring the document to every class.



WHAT IS REQUIRED TO BECOME AN ASSOCIATE HOME INSPECTOR?



3.01: **Application and Licensing**

(2) **Licensure.**

(a) In order to be licensed as an Associate Home Inspector applicants must meet the requirements for licensure set by M.G.L. c. 112, § 222, namely the applicant:



- 1. Is of good moral character.**
- 2. Has successfully completed high school or its equivalent.**
- 3. Has filed an application for licensure on forms furnished by the Board.**
- 4. Has an identified Supervisor(s) who is a licensed Home Inspector in good standing in the Commonwealth.**



- 6. Has documented the successful completion of not less than 25 fee-paid Home Inspections under the Direct Supervision of a licensed Home Inspector. (Mock inspections shall not be counted in the computation of the required 25 fee-paid Inspections.**

- 7. Has documented passing the written or electronic examination approved by the Board.**

- 8. Has documented the successful completion of the Associate Home Inspectors Training Program in 266 CMR 4.00 *et seq.***



- 9. Agrees to uphold the standards of ethics and professional conduct set forth in 266 CMR 8.00 *et seq.***
- 10. Has filed satisfactory proof of the mandatory insurance coverage.**
- 11. Has a copy of the current regulations in his/her office.**



266 CMR 4.00: Associate Home Inspector Training Program Requirements

4.01: Educational Training Credits

- (1) Training requirements include the successful completion of 75 hours of Educational Training Credits.¹

All Providers of this course work must comply with 266 CMR 5.00 *et seq.* Formal coursework must include not less than:



FIRST SEMISTER AT BP:

- (a) Six hours dedicated to the inspection of **roofing,**
- (b) Six hours dedicated to the inspection of **exterior cladding system(s).**
- (c) Six hours dedicated to the inspection of **masonry system(s).**
- (d) Nine hours dedicated to the inspection of **structural system(s).**
- (e) Nine hours dedicated to the inspection of **electrical system(s).**



SECOND SEMISTER AT BP:

- (f) Nine hours dedicated to the inspection of **plumbing system(s)**.
- (g) Nine hours dedicated to the inspection of **heating and air conditioning systems**.
- (h) Six hours shall be dedicated to the 266 CMR regulations including the **standards of practice**.
- (i) Six hours dedicated to **Report writing**.
- (j) Three hours dedicated to **professional ethics**.
- (k) Three hours dedicated to **contract law**.
- (2) To meet the total number of hours required, the Trainee shall select, at his/her option, any **three additional open Training Credits**.



Please attend **EVERY CLASS!**

The school may allow us ONE
and only ONE make-up class!





4.02: Verification/Approval of Educational Training Activities

(1) At the time of Associate Home Inspector license application, each Trainee is required to submit to the Board a signed statement on a form provided by the Board attesting under the pains and penalty of perjury that he/she has satisfied the Educational Training Credit requirements.





(2) For each Educational Training Credits earned by participation in a Education Training Credit Program, the Applicant must be able to provide documentation of the following:





- (a) The title of the program or course.**
- (b) The number of hours spent in the program or course.**
- (c) The name of the Board recognized entity or the academic institution that sponsored the program or course.**
- (d) The dates and location that the programs, courses, workshops, or seminars were given.**





- (3) The Board may audit a Trainee's compliance with the Board's Educational Training Credit requirement.**
- (4) The Board may reject in part or in whole Educational Training Credits, which do not meet the requirements of 266 CMR 5.06(1).**
- (5) The Board may reject any incomplete or inaccurate documentation of Educational Training Credits in part or in whole.**





4.04: Inspections

The Trainee must document the successful completion of 25 Fee-paid Home Inspections under the Direct Supervision of a Supervisor(s).

The Associate Home Inspector must complete and additional 100 Fee-paid Home Inspections under the Direct Supervision and/or Indirect Supervision of a Supervisor(s).



4.05: Examination Requirements



The Trainee must document passing the written or electronic examination approved by the Board of Professional Home Inspectors.

EXAMINATION BOARD OF PROFESSIONAL HOME INSPECTORS

1000 North Rand Road

Suite 214

Wauconda, IL 60084

Phone: 847-298-7750

Email: info@homeinspectionexam.org

<http://www.homeinspectionexam.org/>





4.07: Duties, Work Requirements and Prohibitions of Associate Home Inspectors and Trainees:





- (1) A Trainee or Associate Home Inspector shall follow all of the state and federal laws, rules, and regulations governing or related to the practice of Home Inspection.**
- (2) A Trainee or Associate Home Inspector is responsible for maintaining copies of his/her Education Training Credits.**
- (3) Associate Home Inspectors are responsible for maintaining copies of his/her Continuing Education Credits.**





- (4) A Trainee or Associate Home Inspector shall perform diligently and faithfully the work of home inspection and such duties as are assigned by his or her Supervisor.**
- (5) A Trainee and Associate Home Inspector shall perform the functions of an Associate Home Inspector in accordance with Board rules only under the supervision of a licensed Home Inspector.**
- (6) Associate Home Inspectors and Trainees shall treat all Clients and coworkers in a professional and courteous manner. He/she shall respect the property being inspected, the employer, Supervisor, and colleagues.**





- (7) Associate Home Inspectors and Trainees are prohibited from signing sales and other business related documents unless the name, license number and signature of the supervisor are on the document.**
- (8) Associate Home Inspectors and Trainees are prohibited from advertising as a Home Inspector and/or as a home inspection firm, company, franchise, corporation and/or business. Further, Trainees and/or Associate Home Inspectors shall be prohibited from operating a home inspection firm, company, corporation and/or business unless there is a duly licensed Home Inspector on staff who is responsible for all inspection activities and all inspections comply with 266 CMR 6.00 *et seq.***





- (9) Associate Home Inspectors and Trainees are responsible for maintaining copies of his/her written evaluations.**
- (10) Associate Home Inspectors are responsible for maintaining copies of his/her Continuing Education Credits.**
- (11) Associate Home Inspectors shall work under the supervision of a Home Inspector(s) for not less than one year after the issuance of their license.**



The Board of Registration of Home Inspectors is charged with evaluating the qualifications of applicants and granting licensure to those who qualify. It establishes rules and regulations to ensure the integrity and competence of licensees. The Board protects the public health and welfare through regulation of the profession in accordance with the state statutes and board regulations.

The Board is responsible for insuring that licensed home inspectors have proper training and experience through an education program and meet minimum inspection requirements in each inspection performed. Applicants are required to pass a board approved examination prior to licensure and fulfill continuing education requirements for license renewal.

The Board publishes a Standards of Practice and Code of Ethics for home inspectors.





REALTORS ARE REQUIRED TO GIVE THE CONSUMER A BROCHURE

Home Inspectors Facts for Consumers sheet

By the Division of Professional Licensure



Home Inspectors Consumer Fact Sheet:

Selecting a Home Inspector

Good referral sources for home inspection services are friends, neighbors, or business acquaintances who have been satisfied with a home inspector. In addition, lawyers and mortgage brokers may also recommend a home inspector. The names of local inspectors can be found by searching the Division of Professional Licensure website at www.mass.gov/dpl/boards/hi, or in the Yellow Pages where many advertise under "Building Inspection Service" or "Home Inspection Service."

Real estate brokers and salesmen may not directly recommend a specific home inspection company or home inspector unless representing the buyer as a buyer's broker. Brokers, however, may provide assistance to buyers in accessing information on licensed home inspectors.



Home Inspectors Consumer Fact Sheet:

About Home Inspections

A standard home inspection is a visual examination of the physical structure and major interior systems of a residential building consisting of one to four dwelling units. An inspection can be likened to a physical exam by a physician; however, it should be clearly understood that a home inspection is not to be confused with an appraisal, a building code inspection, a guarantee of any kind, and/or an insurance policy on the condition of the property.

During an inspection, the inspector will review the *readily accessible* exposed portions of the structure of the home, including the roof, the attic, walls, ceilings, floors, windows, doors, basement, and foundation as well as the heating/air conditioning systems, interior plumbing and electrical systems for potential problems.

Home inspections are not intended to point out every small problem or any invisible or latent defect in a home. Most minor or cosmetic flaws, for example, should be apparent to the buyer without the aid of a professional.



Home Inspectors Consumer Fact Sheet:

Timing of the Home Inspection

A home inspector is typically hired by a potential homebuyer right after the offer to purchase contract is signed, prior to executing the final purchase and sales agreement.

However, before the potential buyer signs the offer to purchase contract, he/she should be sure that there is an inspection clause in the contract making the purchase obligation contingent upon the findings of a professional home inspection.

This clause should specify the terms to which both the buyer and seller are obligated.



Home Inspectors Consumer Fact Sheet:

Following are additional tips when searching for a home inspector:

As of May 2001, home inspectors are required to be licensed in the Commonwealth of Massachusetts. A home inspector's license should be verified prior to hiring.

Consumers should not be confused by home inspector "certifications" offered by, or sold by home inspection trade societies or companies, obtained via home study courses, or provided by home inspection companies that certify their own home inspectors.

Since the home inspection business is unregulated in most states, certifications are available to anyone. A home inspector's license can be verified with the Board of Registration of Home Inspectors at its website or by calling the Board at (617) 727- 4459.



Home Inspectors Consumer Fact Sheet:

The home inspection company that is retained should welcome the potential buyer's presence at the home inspection.

The home inspector should be willing to address all of the buyer's questions and provide a full verbal and written report.

Those hiring an inspector should expect an open door policy from the home inspection company to be able to ask questions about the content of the home inspection report in the future.



Home Inspectors Consumer Fact Sheet:

During the Home Inspection

While not necessary, it is recommended that the buyer be present for the inspection. This allows the buyer to observe the inspector, ask questions directly, and obtain a better understanding of the condition of the home, how its systems work, and how to maintain it. The written report may be easier to understand if the buyer was present during the inspection.

It is important that safe access and sufficient lighting is provided so that the inspector can inspect the property.

Inspectors must provide a written evaluation report based on the standards of compliance in accordance with Massachusetts General Laws Chapter 146.

At the conclusion of the home inspection, the buyer should be well informed of the condition of the home. It should be known if there are visible, apparent problems, if repairs need to be made, or whether or not there are any risks of concealed damage, and whether further investigation is recommended and/or required.



Home Inspectors Consumer Fact Sheet:

Other Inspections and Tests to Consider

It is strongly recommended that potential buyers consider having the following inspections and/or tests performed prior to signing the final purchase agreement:

- **Lead paint**, the **seller**, under 105 CMR 460.750(A) shall disclose if the property has been inspected for lead paint and provide copies of any lead paint reports concerning the residential premises or any **dwelling unit therein**.
- **Water quality** (is it drinkable)
- Wood destroying insects, including termites
- **Air quality**, including radon gases
- Fungi, mold and allergens
- **Seller** required, by Department of Public Health, under 105 CMR 651.010, to provide the potential buyer with an affidavit disclosing the presence of Urea Formaldehyde Insulation if it exists.

While some home inspectors are qualified to offer these services, these inspections and tests are not part of the basic home inspection and should be contracted through qualified licensed professionals in those fields.



Home Inspectors Consumer Fact Sheet:

Filing a Complaint

While most licensees conduct themselves as true professionals, the Division of Professional Licensure will take action against those licensees who fail to maintain acceptable standards of competence and integrity. In some cases, complaints are made by dissatisfied consumers, however, dissatisfaction alone is not proof of incompetence or sufficient grounds for disciplinary action.

If you have a serious complaint about a home inspector, call or write the Division's Office of Investigations and ask for a complaint form. The Division's Office of Investigations is located at 239 Causeway Street, Boston, MA 02114. The phone number is 617-727-7406. A copy of the complaint form can also be downloaded from the Division's website (www.mass.gov/dpl/).



THE END

