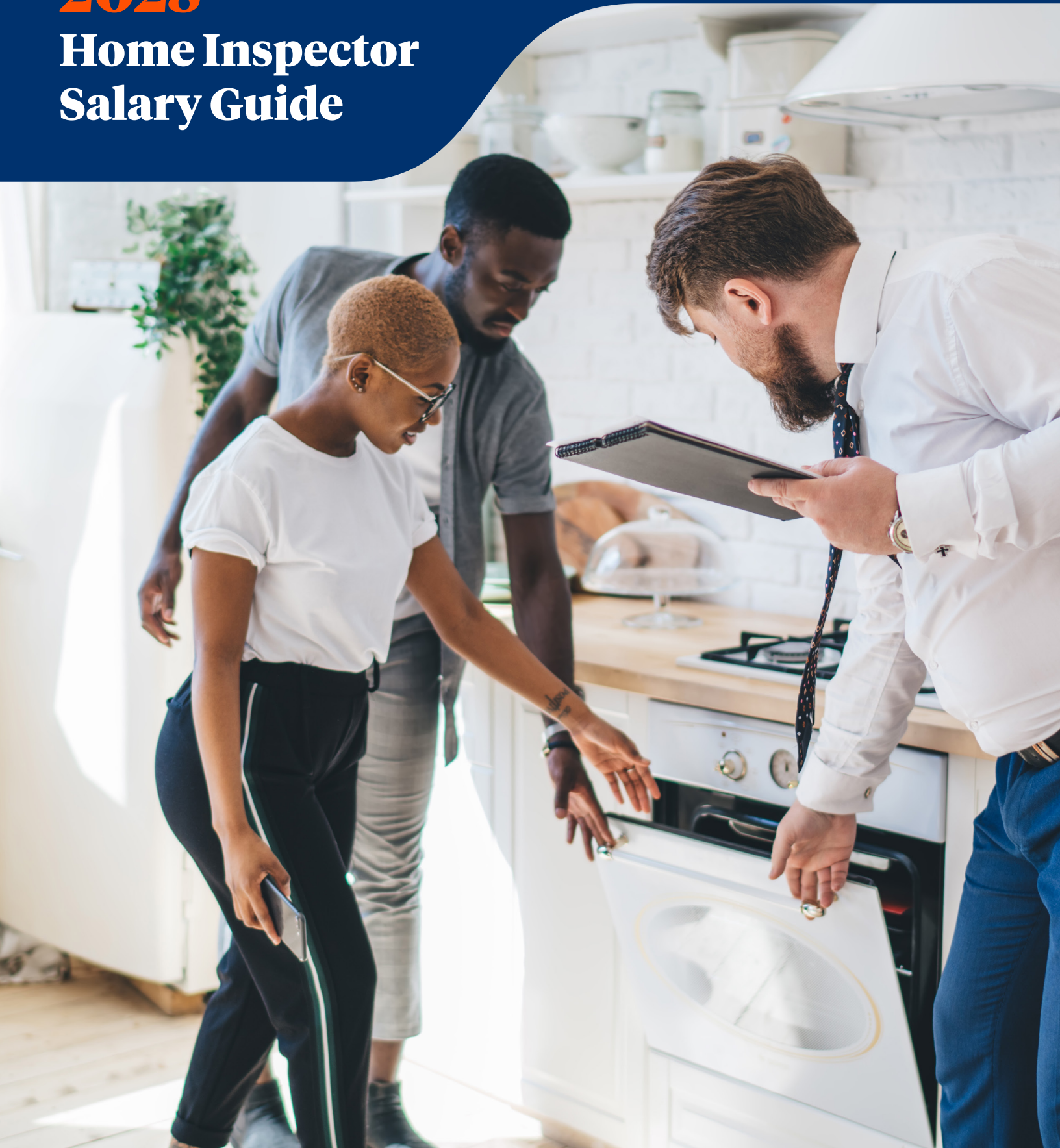
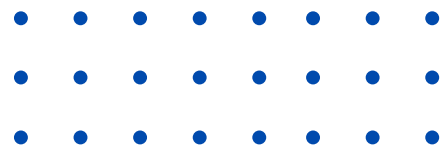


2025

Home Inspector Salary Guide





Is Home Inspection A Good Fit For You?

Beginning a career as a home inspector can be very exciting.

There are many benefits to becoming a home inspector. You can set your own schedule, be your own boss, work as much or as little as you'd like, help your clients, and have an unlimited earning potential.

After completing your home inspection training courses with ICA, some of the career paths you can choose include:

- Start your own successful home inspector business
- Perform secondary services like mold inspections, radon testing, and HUD inspections
- Apply with your municipality to be a new construction or building code inspector
- Work part-time or full-time
- Become a FEMA inspector
- Specialize in commercial property inspections

How Much Money Can You Earn as a Home Inspector?

Arguably one of the best parts of becoming a home inspector is the unlimited earning potential. Because you decide how many inspections you want to fit into your schedule, you can determine how much you earn each year.

According to Indeed.com, the national average salary for home inspectors is \$53,231 per year.

The home inspection market varies from state to state and impacts how much a home inspector can earn. Check out the chart below to learn what the average home inspector in your area earns.

Top Qualities of a Home Inspector



DILIGENCE



DETAIL-ORIENTED



PUNCTUAL



KNOWLEDGEABLE



STRONG
COMMUNICATION
SKILLS



STRONG
ETHICS

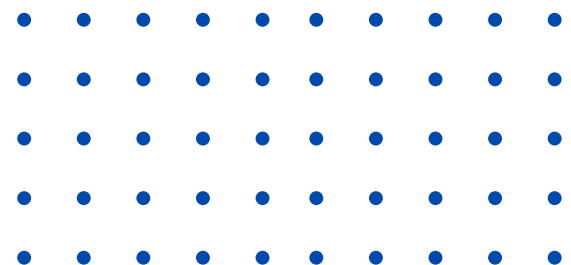


Average Home Inspector Earnings

State	Average Earnings Average part-time income	Average Earnings Average full-time income
Alabama	\$57,500	\$105,768
Alaska	\$67,500	\$108,576
Arizona	\$56,500	\$124,800
Arkansas	\$52,500	\$101,712
California	\$67,000	\$125,236
Colorado	\$64,000	\$108,575
Connecticut	\$71,000	\$155,220
Delaware	\$60,000	\$144,768
Florida	\$52,500	\$103,336
Georgia	\$54,000	\$124,800
Hawaii	\$62,500	\$102,492
Idaho	\$57,500	\$100,496
Illinois	\$63,500	\$102,648
Indiana	\$59,000	\$102,180
Iowa	\$58,000	\$97,968
Kansas	\$61,500	\$100,308
Kentucky	\$54,500	\$110,292
Louisiana	\$57,500	\$104,208
Maine	\$56,500	\$138,528
Maryland	\$62,500	\$112,476
Massachusetts	\$65,000	\$130,260
Michigan	\$57,500	\$102,493
Minnesota	\$60,000	\$112,788
Mississippi	\$59,000	\$100,498
Missouri	\$61,000	\$110,448
Montana	\$58,500	\$142,116
Nebraska	\$59,000	\$109,044

Average Home Inspector Earnings

State	Average Earnings Average part-time income	Average Earnings Average full-time income
Nevada	\$61,500	\$102,446
New Hampshire	\$61,000	\$129,168
New Jersey	\$67,500	\$124,800
New Mexico	\$56,500	\$123,448
New York	\$70,000	\$132,600
North Carolina	\$56,000	\$116,844
North Dakota	\$63,500	\$140,158
Ohio	\$58,500	\$103,272
Oklahoma	\$56,500	\$96,472
Oregon	\$64,000	\$122,249
Pennsylvania	\$60,000	\$133,536
Rhode Island	\$61,000	\$118,872
South Carolina	\$56,500	\$102,648
South Dakota	\$56,500	\$110,448
Tennessee	\$61,000	\$114,556
Texas	\$67,000	\$120,442
Utah	\$59,000	\$142,206
Vermont	\$64,500	\$104,272
Virginia	\$62,500	\$116,376
Washington	\$69,000	\$118,454
West Virginia	\$51,000	\$115,553
Wisconsin	\$61,100	\$100,464
Wyoming	\$61,000	\$115,440



Variables That **Can Impact** Your Income

Your income can vary depending on several factors, including:

- Working part-time or full-time
- How much experience you have
- The size of the home you're inspecting
- If you have certification in a specialty like radon testing or pool and spa inspection

Here Are Some **Additional Variables** That Can Have an Impact on Your Salary:

Expenses

If you choose to run your own business, the expenses will fall on your shoulders. The good news is that these can be deducted as business expenses! You could expect to pay for things like:

- Pre-license education and exam fees
- Health insurance
- Marketing
- Vehicle expenses
- Cell phone bills
- Continuing education to maintain your license (if required by your state)
- Start-up costs – business license, inspection tools, insurance policy, etc. (Tip! Check with your home inspection school to see if they provide access to reporting programs. ICA provides its students with lifetime access to Report Form Pro NITRO for free!)

Networking

Home inspection relies heavily on networking. How well you make connections has a direct impact on your ability to schedule and perform inspections, especially in the first year or two when you are growing your business. It's a really good idea to network with real estate agents, as they will give you a lot of business. You should try to stop by agencies, open houses, etc. to get yourself in front of real estate agents so they can refer their clients to you.

Experience

As is the case with most careers, the more experience you have, the more money you can make. Home inspectors with years of experience in the field will have gained valuable insights. The more experience you have, the more efficient you'll become, and the more inspections you'll be able to schedule into your day.

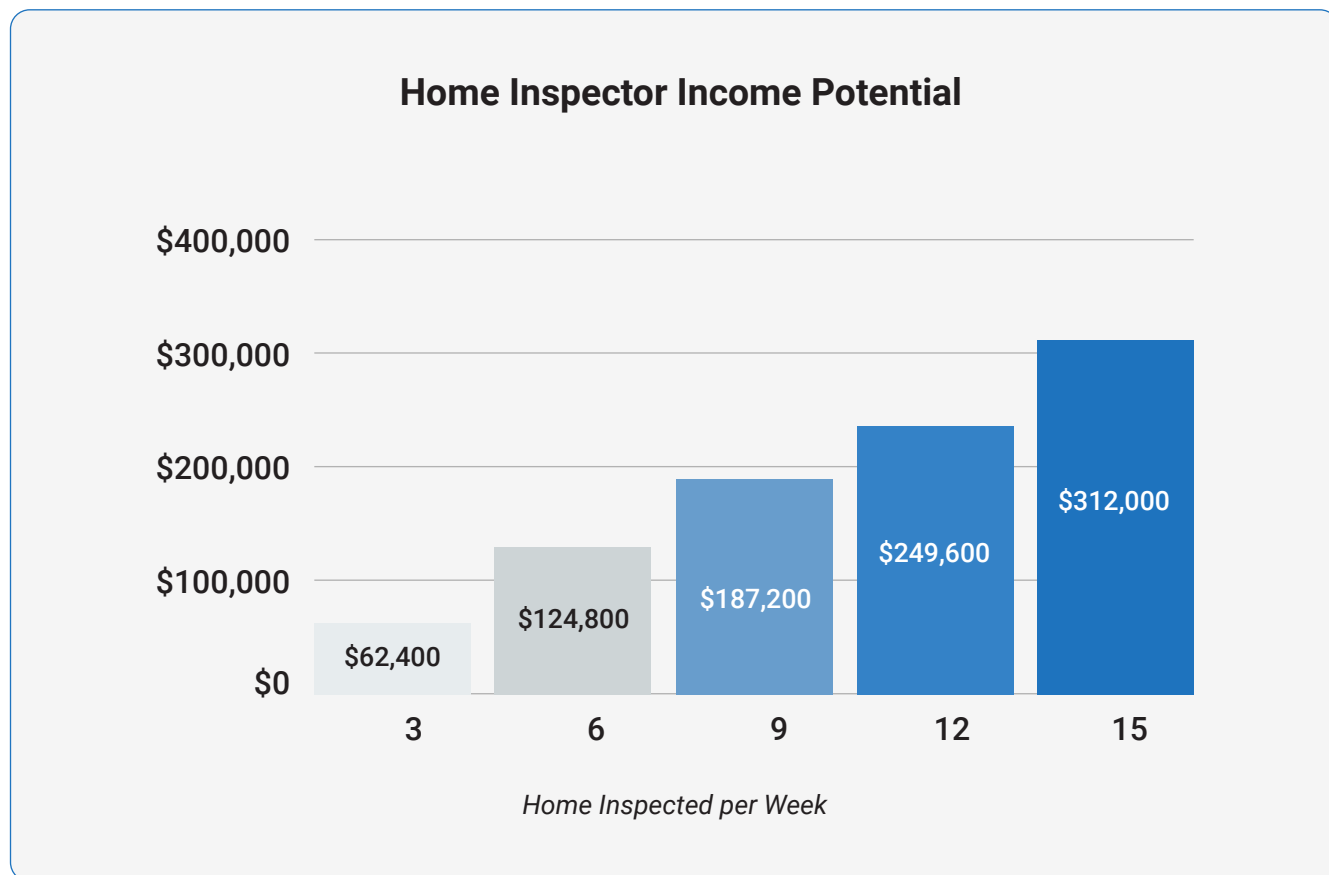
Number of Homes Inspected

It might seem obvious, but the more homes you inspect, the more money you'll make. If you inspect 3 homes a day, you'll make more money than a home inspector who only inspects 1 home a day.



Understanding Income Potential

The average home inspection fee is \$400, but the fee may vary depending on the size of the home, travel time, and the local market. At \$400 per inspection, home inspectors who perform 3 inspections per week will make \$1,200 per week, and home inspectors doing 10 inspections per week will make \$4,000 per week. A home inspector can usually complete 2-3 inspections per day. Let's see how that looks in terms of annual salary.



Bottom Line

Home inspection is an industry that rewards hard work and experience, and your income directly reflects that. The more you work, the more you'll earn. Being able to set your own schedule allows for work-life balance, so you can spend time with family or enjoy hobbies. Getting started in a career in home inspection can be the best decision you'll make, and ICA looks forward to supporting you on your path to becoming a home inspector.

If you're looking for additional information, resources, or want to hear from current home inspectors on their real-world experience, check out our blog.

About Inspection Certification Associates (ICA)

Our mission is to provide hassle-free, cost-effective education to obtain or maintain your home inspection license. We are dedicated to providing an industry-leading educational experience that rivals all others.

We are passionate about helping our students get prepared for a successful career as a home inspector.

We strive to provide a hassle-free, cost-effective education to obtain or maintain your home inspection license, and are dedicated to providing an industry-leading educational experience that rivals all others.

Some of the benefits of choosing ICA include:

- Over 125 years of combined instructor experience
- Career-long coaching and mentoring
- Complete the program at your own pace
- Online courses are compatible with any device
- Free one month InterNACHI membership
- No hidden fees!

Why Choose ICA?



LIFETIME
COURSE ACCESS



SUPPORT
7-DAYS A WEEK



MP4 VIDEO
LESSONS



REPORT SOFTWARE
INCLUDED



RESIDENTIAL &
COMMERCIAL
CERTIFICATIONS



ACCESS TO
OVER 15 BONUS
COURSES



PHYSICAL
CERTIFICATE OF
COMPLETION



OVER 700 EXAM
PREP QUESTIONS
INCLUDED

Contact ICA

Our team is here not only to help you complete your education, but to help you build a successful home inspection career. Our instructors love what they do and are excited to share their knowledge and real-world experience with our students.

If you're ready to get started, feel free to reach out to our student enrollment specialists at 888-374-4096 or support@icaschool.com.