EXCLUSIVE DISCOUNT FOR HOME INSPECTION TRAINING INSIDE!

ICA
INSPECTION CERTIFICATION ASSOCIATES









2026 Home Inspection Course Catalog

icaschool.com 866-738-3917 edcetera



Considering becoming a home inspector?

It takes courage to begin thinking about a new career.

If you're reading this, there's a good chance you're looking to make a change. Maybe you're ready to move on from an unsatisfying job, earn extra income with part-time work, have more flexibility in your schedule, or transition into a career that's less physically demanding. At ICA, we're here to help you take that next step.

But you probably also have lots of questions, like: *Do I need to have prior knowledge or training for this career? What do I need to do in order to become licensed? Will it take a long time to train? Is the training expensive? Will I be able to get a job?*

Let us put your mind at ease, because home inspection is one of the simplest careers to get into. You do not need to have prior knowledge of real estate or construction before you begin training. You also do not need a college degree. Most states only require a high school diploma or GED. Training can be very affordable, and in most cases, you can begin working in a matter of months, not years.

Once you are certified, your job prospects are very bright. Home inspectors are in demand in virtually every city in the US. Most of our graduates pass their board exam the first time (if required), and many go on to start successful businesses.

Read on to find out more about a career in home inspection, and how to get started.



Is home inspection right for me?

See below for answers to some of the most commonly asked questions regarding home inspection careers, training, and certification from the experts at ICA.

Q: Is there currently demand for home inspectors?

A: Absolutely. Right now there is a shortage of certified home inspectors in almost every market in the United States and Canada. Real estate is in high demand, which makes it very likely you will be able to find a job after you become certified.

Q: How much would I make in a year as a home inspector?

A: It depends. In order to figure out how much you might earn, you'll need to ballpark how many inspections you will do. If you're planning on working part-time, you may only do 1-3 inspections per week. Full time inspectors can plan for around two per day with time for administrative tasks, for an average of 8-12 inspections per week.

With this information, you can calculate your potential earnings. Each area is different, but the national average cost is $475 per home inspection. Doing the simple math, if you do 5 inspections per week, that will net you around $123,500 a year. You could also increase your income by adding ancillary services to your business like radon testing, mold testing, and other services.

Q: What career choices would I have as a home inspector?

A: There are many! Here are some options to consider:

- Most commonly, you can work part-time or full-time inspecting residential homes and/or commercial businesses
- You can offer secondary services like mold inspections, radon testing, and HUD (Housing and Urban Development) inspections
- You can work for a municipality as a construction or building code inspector
- You can become a FEMA inspector
- You can start your own multi-inspector business

Considering becoming a home inspector?

Q: Do I need to have certain skills or a background to become a home inspector?

A: No. A high school diploma or GED is required in many US states, but other than this you do not need to come into home inspector training with any specific knowledge or background. You will simply need a strong desire to learn, an interest in homes and real estate, and an ability to work with people to get started.

Q: How long does it take to become certified?

A: It depends. There are several factors involved, including what is required for certifying in the state you will practice in, how much time you have to dedicate to training, and how long it takes you to pass your board exam (if applicable). See our home inspection state licensing page to find out specific info for your area.

Note: The good news is that ICA can help guide you through the process of learning the home inspection business, preparing for the exam (if applicable), and providing the resources you need, so you can get your career started with confidence. Most students that train with us can begin their new career within a few months.

Q: How expensive is home inspection training?

A: It depends. A fully online home inspector course can cost somewhere between $700 - $1,500. Costs for in-person classes and/or field training with a licensed inspector can vary widely and are anywhere from $1,300 - $4,000.

It's important to do your research on the total costs involved, as some training providers charge extra for certain items, such as:

Preparing you for the state or national home inspector exam • Training on topics like commercial inspection • Mold and radon inspection • Business development skills like how to start and market your business • They also may charge as much as $1,000 per year for inspection reporting software.

Did you know? ICA includes software with all training packages—free for you to use for life as a student.

Steps to become a licensed home inspector

Serious about making a career change? The steps below will help you think through your process to becoming a licensed home inspector in your state.

1. Check the home inspection requirements for your state

The guidelines for becoming a home inspector can vary depending on where you plan to start your career. Some states require a certain number of hours for training, attending a number of hands-on field training inspections with a certified home inspector, and/or taking a state licensing exam before you can begin.

In other cases there may be no state requirements at all, in which case you can get a leg up on other inspectors by taking an online training course so you can learn the ins and outs of inspecting before you get started.

To find out the process for getting licensed in your state, visit the State Licensing page on the ICA website, which has all of the details you need.

2. Take a home inspection training course

In most states you can start with an online course to learn the nuts and bolts of home inspection, and then transition to a live course and finally a series of “field training” sessions where you work with a licensed inspector to practice in actual homes.

In some states, there are no specific requirements to inspect homes, so all you will need to do is take the online course and then begin inspecting when you feel ready!

3. Take a state or national licensing exam (where required)

The final step of becoming licensed in most areas is to take a state board licensing exam, which most quality training programs will prepare you for. If your state does not have a specific exam, you may need to take the national exam (NHIE).

If you reside in a state that does not require any exam, you can still take the NHIE in order to have that credential on your resume, to give you a leg up on other inspectors!

ICA now offers three value-packed training options, which are designed to let you choose exactly what you need to be successful in your home inspection career.

Package Name	Foundation $795	Premier $995	Elite $1,495	
Online Course with Instructor-Led Video	✓	✓	✓	ICA's award-winning online home inspection course is fully narrated by our expert instructors.
Lifetime Course Access and Support	✓	✓	✓	Your ICA course never expires, and is continually updated. Enjoy expert support by our veteran team.
Multiple Live Classroom Locations	✓	✓	✓	ICA has live classes in 17 states and counting! Check our website to see the classes in your area.
Bonus Course Library	✓	✓	✓	Dozens of additional courses such as Building Your Business, Marketing, Pool and Spa Inspection, Septic System Inspection, Well Water Testing, and Inspection Thermal Imaging.
Digital Credential Badge	✓	✓	✓	ICA partners with Credly, a widely trusted digital credentialing company, to provide our graduates with a versatile and secure digital badge.
Report Software	✓	✓	✓	This is an invaluable tool that allows you to produce attractive reports for your inspections. ICA includes full report software for life.
Home Inspector Pro Software 90-Day Free Trial	✓	✓	✓	Premium, feature-rich report writing software that grows with you and your business.
Home Inspector Insurance through InspectorPro	✓	✓	✓	Jumpstart your home inspection career with affordable, industry-specific coverage from InspectorPro for a discounted rate of $30 for 90 days of insurance
Commercial Inspection		✓	✓	Commercial inspection training to the American Society for Testing and Materials (ASTM) standards.
ICA 360 1-Year Membership		✓	✓	An extensive library of professional development resources such as topical webinars, hours of virtual inspection footage, and much more.
NHIE e-Book Study Guides		✓	✓	Two high-quality eBook study guides written by the authors of the National Home Inspector Exam (NHIE).
InterNachi 1-Year Membership			✓	The nation's most prestigious professional association for home inspectors, with resources and services to take your home inspection career to the next level.
Mold & Radon Inspection Certifications			✓	Mold & Radon courses (available for selected states) allow you to provide valuable extra services.
ICA Elite Inspector Certification (IEI)			✓	ICA's highest certification, showing your expertise in home inspection with specialties in mold and radon.
Edcelerate powered by ICA Membership NEW			✓	ICA Edcelerate is the only online community built exclusively for home inspectors, connecting students, alumni, and professionals with instructors, expert resources, and career opportunities to support success at every stage of their journey.

Home Inspection Course Outline

1. Overview of Home Inspections *Provides an introduction and review of the home inspection industry*

2. Legal and Business Aspects *Forming a business, pre-inspection agreements, insurance, marketing*

3. The Inspection Process *Method of inspecting a house, Standards of Practice*

4. Roofing 1 *Roofing terms, materials, shingle types, roofing inspection process*

5. Roofing 2 *Roofing inspection process continued, roofing defects*

6. Exterior 1 *Site as it affects the home, grading, siding materials, defects*

7. Exterior 2 *Trim, porches, decks, stops, steps, paving, vegetation, defects*

8. Structure 1 *Structural basics, beams, joists, trusses, roof and wall framing, foundations*

9. Structure 2 *Structural inspection and defect recognition*

10. Interior 1 *Attics, insulation, interior rooms, walls, windows, doors* **1**

1. Interior 2 *Bathrooms, kitchens, household appliances, basements, crawl spaces*

12. Plumbing 1 *Supply and waste piping, cross connections, vents, drainage*

13. Plumbing 2 *Fixtures, faucets, water heaters*

14. Plumbing 3 *Water heaters continued, fuel piping and storage, sump and ejector pumps*

15. Heating 1 *Combustion air requirements, forced air heating inspection process*

16. Heating 2 *Hydronic heating systems inspection process*

17. Heating 3 *Space heating, fireplaces, wood stoves, chimneys and vents*

18. Air Conditioning 1 *Refrigeration theory, split systems, ductless split systems, high-velocity*

19. Air Conditioning 2 *Air source heat pumps, geothermal heat pumps*

20. Electrical 1 *Electrical theory, service drops, wire gauges*

21. Electrical 2 *Wire material and types, electrical panels*

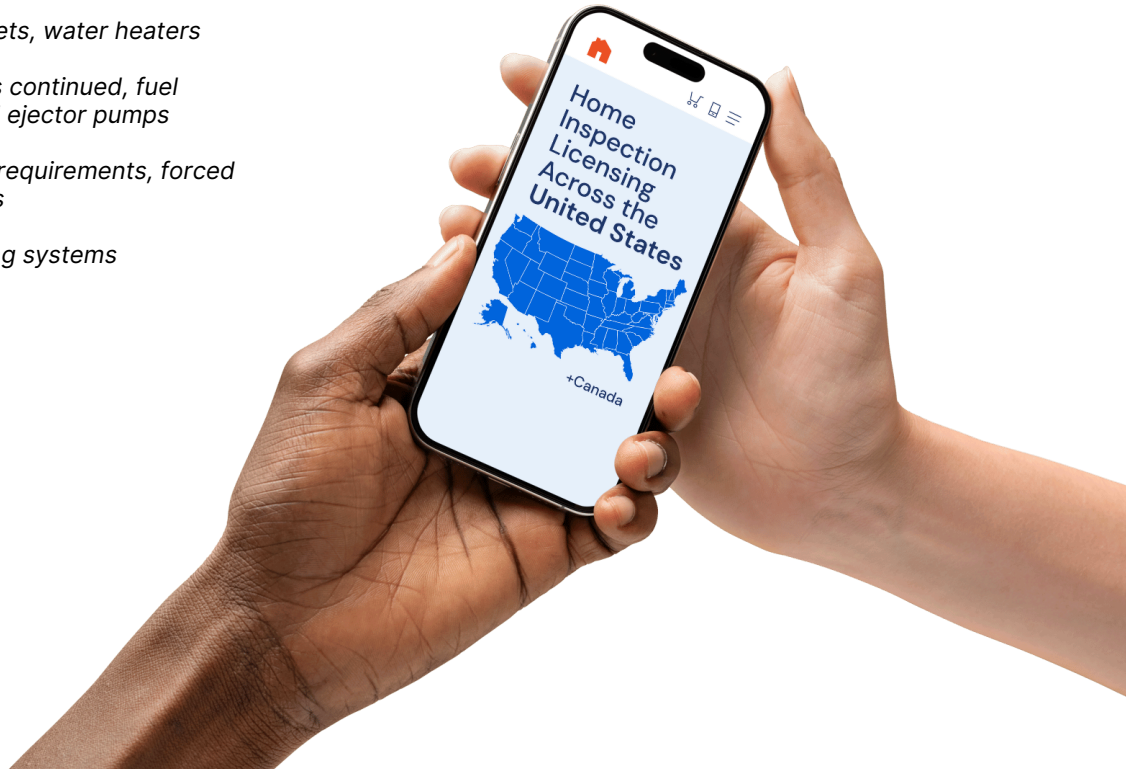
22. Electrical 3 *Main panels, sub panels*

23. Electrical 4 *Outlets, switches, fixtures, smoke detectors, carbon monoxide detectors*

24. Report Writing *Providing a proper written report for the client*

25. Marketing 1 *Strategies for building your home inspection business*

26. Marketing 2 *Strategies for building your home inspection business*



ARKANSAS

Little Rock, AR	Live Training	Register

CALIFORNIA

California	120-Hour Online Course	Register
Los Angeles, CA	Online + Live Field Training	Register
San Jose, CA	Online + Live Field Training	Register

COLORADO

Colorado	120-Hour Online Course	Register
Lakewood, CO	Online + Live Field Training	Register

FLORIDA

Florida	120-Hour Online Course	Register
Orlando, FL	Online + Live Field Training	Register
Tampa Bay, FL	Online + Live Field Training	Register
Fort Lauderdale, FL	Online + Live Field Training	Register

GEORGIA

Georgia	120-Hour Online Course	Register
Atlanta, GA	Online + Live Field Training	Register

ILLINOIS

Tinley Park, IL	Online + Live Field Training	Register
Downers Grove, IL	Online + Live Field Training	Register
Rockford, IL	Online + Live Field Training	Register

Edwardsville, IL	Online + Live Field Training	Register
Bloomington, IL	Online + Live Field Training	Register
Glenview, IL	Online + Live Field Training	Register
Oak Park, IL	Online + Live Field Training	Register

INDIANA

Indianapolis, IN	Online + Live Field Training	Register

KENTUCKY

Louisville, KY	Live Field Training	Register
Lexington, KY	Live Field Training	Register
Bowling Green, KY	Live Field Training	Register

MARYLAND

Baltimore, MD	Live Training	Register
Rockville, MD	Live Training	Register
Capitol Heights, MD	Live Training	Register

MINNESOTA

Minnesota	120-Hour Online Course	Register

NEVADA PDH Academy

Nevada	Nevada Structural Inspection Pre-License Course - Live Webinar	Call **888-803-1650** to Enroll

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Albany, NY	Live Field Training	Register
Syracuse, NY	Live Field Training	Register
White Plains, NY	Live Field Training	Register
Long Island, NY	Live Field Training	Register
Brooklyn, NY	Live Field Training	Register

NORTH CAROLINA

North Carolina	120-Hour Online Course	Register
Charlotte, NC	Online + Live Field Training	Register
Fayetteville, NC	Online + Live Field Training	Register
Raleigh, NC	Online + Live Field Training	Register
Wilmington, NC	Online + Live Field Training	Register

OHIO

Cleveland, OH	Online + Live Field Training	Register
Cincinnati, OH	Online + Live Field Training	Register
Columbus, OH	Online + Live Field Training	Register

TEXAS

El Paso, TX	Online + Live Field Training	Register
Dallas, TX	Online + Live Field Training	Register
San Antonio, TX	Online + Live Field Training	Register

Austin, TX	Online + Live Field Training	Register
Corpus Christi, TX	Online + Live Field Training	Register
Houston, TX	Online + Live Field Training	Register

VIRGINIA

Newport News, VA	Online + Live Field Training	Register
Manassas, VA	Online + Live Field Training	Register
Richmond, VA	Online + Live Field Training	Register
Roanoke, VA	Online + Live Field Training	Register

WEST VIRGINIA

West Virginia	Live Webinar	Register

WASHINGTON

Washington	120-Hour Live Webinar (Day or Night Options)	Register

WASHINGTON - FIELD TRAINING

Spokane, WA	Live Field Training	Register
Centralia, WA	Live Field Training	Register
Seattle, WA	Live Field Training	Register

WISCONSIN

Appleton, WI	Online + Field Training	Register
Milwaukee, WI	Online + Field Training	Register



Financing For Your Education

Payment plan to suit your needs!

If you are exploring financing for ICA's Home Inspection training courses, we have several options available.

See below to learn about each, and decide what's right for you. If you need more assistance, please call us at **(888) 803-1650.**

affirm

Pay over time with Affirm

All home inspector course purchases of $499 or more are eligible for financing with Affirm. Select Affirm at checkout, or call us at (888) 803-1650 and we can help you apply over the phone.

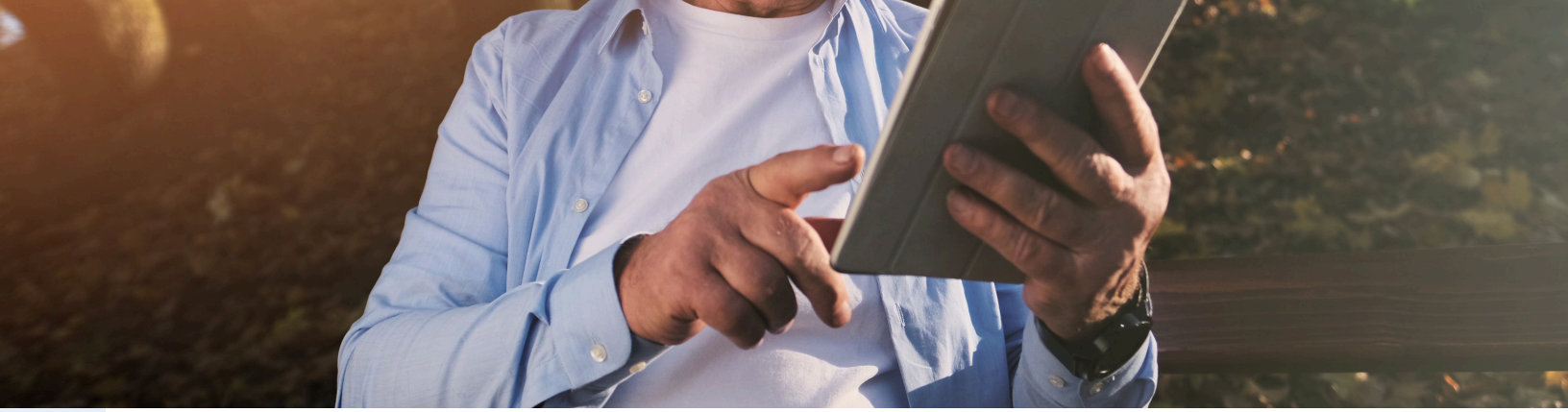
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All home inspector course purchases of $499 or more are eligible for four- month financing at 0% APR with PayPal. Simply select PayPal at checkout and follow the instructions.



What are others saying about ICA?

This class will teach you how to be a home inspector, and help you identify function and safety items for clients. It is well worth the money. Also their upfront pricing including the additional classes makes it an even better buy.

– James B.

Absolutely wonderful and unforgettable experience. I am ready to start a new journey of my life as home inspector, but would not hesitate one minute to take this class again!

-Jiri S.

I cannot express how much this course has changed my life and way of thinking. As a contractor, I came in thinking I knew more than I did. ICA it made it so much easier to understand everything. HIGHLY RECOMMENDED.

– Christian B.

Ready to begin your home inspector training?

*Visit our website at **www.icaschool.com***
or call us at (888) 803-1650 to get started!

Remember your exclusive discount: Take $50 off any new home inspector course with code ALLIN50 at checkout!

*Does not apply to Ohio home inspection training.