

**OHIO HOME INSPECTOR BOARD  
DEPARTMENT OF COMMERCE**

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## General information (COM)

### Duties

The duties of the Ohio Home Inspector Board are set out in Ohio Revised Code Section 4764.05.

<https://codes.ohio.gov/ohio-revised-code/section-4764.05>

### Membership *(Current members, chairperson and other officers, and selection process.)*

The Ohio home inspector board consists of seven members. The governor shall appoint five members who are licensed home inspectors. The president of the senate and the speaker of the house of representatives each shall appoint one member who represents the public and has no financial interest in the home inspection industry. Not more than four members of the board shall be members of the same political party.

Barant Pastorek - Term Exp. 4/5/25

Todd R Radloff - Term Exp. 4/5/27

Peter Pitts - Term Exp. 4/5/27

Tim Stanford - Term Exp. 3/9/28

Rodney Berning- Term Exp. 4/5/2024 [Vice Chair]

John Cordell- Term Exp. 4/5/2024<sup>1</sup> [Chair]

1 Vacancy

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<sup>1</sup> A member shall continue in office subsequent to the expiration of the term until the member's successor takes office.

**Budget** *(Current budget, description of budgeting process, sources of funding, and expected increases or decreases in budget or funding in future years.)*

As of State Fiscal Year 2024, The Home Inspectors Fund (Fund 5VC0) budget and revenue was combined with the Real Estate Operating Fund (Fund 5490).

The Real Estate Operating Fund (Fund 5490) FY2025 operating budget is \$8,031,650 and is expected to decrease to \$7,210,686 in the upcoming biennium budget request.

**Workload** *(Assess current, past, and anticipated workload. Has the workload increased or decreased significantly in the preceding six years?)*

The licensing program was enacted in 2019 and the licensing program is continuing to develop. Ohio home inspector licenses were first offered to practitioners on August 1, 2019. We anticipate that the workload of the Division and the Board will continue to grow as new licensees apply and, if there are more consumer complaints filed with the Division.

**Staffing** *(How many staff are currently employed by the Board? What are their roles? Are staffing levels proportionate to the Board's current and anticipated workload?)*

The Division has four staff members who each serve this Board. The staff members ensure Ohio home inspector licensees and applicants are properly trained and educated to complete home inspections. This is necessary for the stability of our economy for home inspectors to have the required skills and knowledge as their services directly affect real property transactions throughout the state.

1. A Division attorney provides administrative support to the Board, supervision for the day-to-day operations of the licensing program, reviews intake of consumer complaints, and makes recommendation to the Superintendent of the Division of Real Estate & Professional Licensing (Superintendent) regarding the disposition of those complaints.

**Staffing** *(How many staff are currently employed by the Board? What are their roles? Are staffing levels proportionate to the Board's current and anticipated workload?)*

2. A Division licensing examiner provides day-to-day processing of initial license applications and the renewal of license applications for home inspectors, which serves the role of ensuring applicants and licensees are properly trained and qualified to provide such services in compliance with Ohio law (Ohio Revised Code Chapter 4764).

3. A program administrator reviews qualifying and continuing education offerings to ensure the providers are offering home inspector education that increase an applicant's or licensee's skill, knowledge, and competency in the profession.

4. A Division investigator reviews and investigates consumer complaints involving home inspector licensees and other individuals engaged in the profession in an unlicensed capacity for the purpose of promoting consistent and legal home inspection practices. All these positions directly benefit consumers of these services and anyone who is involved with a real property transaction.

**Administrative hearings and public complaints** *(Describe the Board's processes for administering discipline and addressing complaints. Assess the efficiency of the processes.)*

Complaints are submitted to the Division for review and processing. The investigator assigned reviews the allegations and makes findings of fact with respect to the allegations and facts that were discovered during the process. If reasonable evidence of a violation is found the superintendent shall notice the licensee with a notice of hearing pursuant to 119. After a hearing before a hearing officer, the Board reviews the report issued by the hearing officer and determines, what, if any discipline to impose. Please see RC 4764.13

## Home inspector

### Survey response (COM)

#### Description

The Ohio Home Inspector Board ("Board") was created through the enactment of Senate Bill 255 of the 132nd General Assembly. The Board is responsible for regulating the licensure and performance of home inspectors in Ohio, while Home Inspector Law is administered by the Division of Real Estate & Professional Licensing ("Division").

**Type** (*License, specialty license for medical reimbursement, government certification, registration, bonding or insurance, inspection, or process regulation. See R.C. 4798.01 for relevant definitions.*)

The Division issues a Home Inspector License.

**If the regulation is a registration, certification, or license requirement, please complete the following:**

#### Number issued annually

2022: 230  
2023: 128  
2024 (thus far): 129

#### Number renewed annually

Home Inspectors renew triennially, thus the number per year will vary.  
Upcoming renewals:

If the regulation is a registration, certification, or license requirement, please complete the following:	
	<ul style="list-style-type: none"> <li>• 2025: 793</li> <li>• 2026: 261</li> <li>• 2027: 241 (this could be greater based upon the number of remaining renewals in 2024)</li> </ul>
<b>Have there been significant increases or decreases in active registrations, certifications or licenses in the preceding six years?</b>	The program has not been in existence for six years, however, we can report that we have issued 129 new licenses thus far in 2024.
<b>Education or training requirements</b>	At least 80 hours of approved home inspector qualifying education.
<b>Experience requirements</b>	<p>There are 2 experience options:</p> <ul style="list-style-type: none"> <li>• An applicant needs to complete 10 parallel inspections with an Ohio licensed home inspector.</li> </ul> <p>OR</p> <ul style="list-style-type: none"> <li>• An applicant needs to complete a curriculum of experience and a peer review. <ul style="list-style-type: none"> <li>○ The curriculum of experience rule states applicants may obtain a curriculum of experience under the supervision of an Ohio licensed home inspector OR may obtain a curriculum of experience through an approved interactive experience under the direction of a Board approved instructor.</li> </ul> </li> </ul>
<b>Examination requirements</b> ( <i>Who administers the exam? How is the exam and administrator selected? What fees are charged? Does the Board receive any proceeds of those fees? If so, how are the proceeds used?</i> )	<p>An applicant will need to successfully complete the National Home Inspector Examination within two years prior to applying for an Ohio home inspector license.</p> <p>The exam is currently administered by PSI, the cost is \$225, payable directly to the testing vendor.</p> <p>The board does not receive any proceeds of the fees collected by the testing vendor.</p>

<b>If the regulation is a registration, certification, or license requirement, please complete the following:</b>	
<b>Continuing education requirements</b> <i>(Including a description of the curriculum and the process of setting it.)</i>	<p>The continuing education requirements are found in R.C. 4764.08 and OAC 1301:17-1-10. Pursuant to 1301:17-1-10 (C) Acceptable home inspector continuing education must fall within the following topics:</p> <ul style="list-style-type: none"> <li>(1) Inspection safety;</li> <li>(2) Report writing;</li> <li>(3) Canons of ethics;</li> <li>(4) Standard of practice;</li> <li>(5) Systems and components as defined in the Ohio home inspector board's standards of practice;</li> <li>(6) Environmental issues;</li> <li>(7) A meeting of the Ohio home inspector board;</li> <li>(8) Use of technology as applied to the practice of home inspection;</li> <li>(9) Personal safety for the home inspector and the consumer; and</li> <li>(10) Continuing education course offerings approved by the Ohio home inspector board.</li> </ul> <p>Continuing Education Providers seek approval to teach continuing education courses pursuant to the provisions set out in OAC 1301:17-1-11.</p>
<b>Initial fee</b>	The original application fee for a Home Inspector license applicant is \$250.
<b>Duration</b>	A home inspector license issued or renewed expires three years after the date of issuance or renewal.
<b>Renewal fee</b> <i>(If different from initial fee, please explain why.)</i>	<p>If submitting on or before your license expiration date: \$250 renewal fee</p> <p>If submitting after and within 3 months of your license expiration date: \$375 renewal fee</p>

If the regulation is a registration, certification, or license requirement, please complete the following:	
<b>Does the Board recognize uniform licensure requirements or allow for reciprocity?</b>	The board follows newly enacted Chapter 4796 with respect to the issuance of licenses to out of state licensees. Ohio Revised Code Section 4764.10 pertains to licensees from other jurisdictions.
<b>Are there any similar national registrations, certifications, or licenses? Could they be used as a substitute for the state regulation?</b>	Many other states issue home inspector licenses but not a national license, there are private organizations that issue certifications. The Division would review and consider a private certification in accordance with RC 4796 and RC 4764.10 (B)(2) which states” The applicant has satisfactory work experience, a government certification, or a private certification as described in that chapter as a home inspector in a state that does not issue that license.”
<b>Are there any circumstances in which an individual may practice elements of the occupation without being regulated by the Board?</b>	<p>Ohio Revised Code Section 4764.03 sets out the exceptions and states:</p> <p>Section 4764.02 of the Revised Code does not apply to any person described as follows if the person is acting within the scope of practice of the person's respective profession:</p> <p>(A) A person who is employed by or whose services otherwise are retained by this state or a political subdivision of this state for the purpose of enforcing building codes;</p> <p>(B) A person holding a valid certificate to practice architecture issued under Chapter 4703. of the Revised Code;</p> <p>(C) A person registered as a professional engineer under Chapter 4733. of the Revised Code;</p> <p>(D) A heating, ventilating, and air conditioning contractor, refrigeration contractor, electrical contractor, plumbing contractor, or hydronics contractor who is licensed under Chapter 4740. or section 3781.102 of the Revised Code or who is licensed or registered under section 715.27 of the Revised Code;</p> <p>(E) A real estate broker, real estate salesperson, foreign real estate dealer, or foreign real estate salesperson who is licensed under Chapter 4735. of the Revised Code;</p> <p>(F) A real estate appraiser who is licensed under Chapter 4763. of the Revised Code;</p> <p>(G) A public insurance adjuster who holds a valid certificate of authority issued under Chapter 3951. of the Revised Code or an employee or representative of an insurer licensed to transact</p>



If the regulation is a registration, certification, or license requirement, please complete the following:	
	<p>business in this state under Title XXXIX of the Revised Code who conducts an inspection of any property or structure for purposes related to the business of insurance;</p> <p>(H) A commercial applicator of pesticide who is licensed under Chapter 921. of the Revised Code.</p>
<b>Is the Board permitted to exercise discretion in determining whether to register, certify, or license an individual?</b>	Ohio Revised Code Section 4764.14 states that the superintendent of real estate and professional licensing may, except as provided in (B) refuse to issue or renew a license. The superintendent, must act in accordance with Ohio Revised Code Section 9.79
<b>Other information</b> ( <i>Significant attributes or prerequisites to licensure not addressed in this chart.</i> )	
Oversight and disciplinary authority of the Board respecting individuals engaged in the occupation.	
<p>The board may order discipline that it deems appropriate in accordance with RC 4764.13.</p>	

**How much revenue is derived from fees charged by the Board to individuals engaged in the occupation (such as license and renewal fees)? How is that revenue used?**

During Fiscal Year 2024, \$70,040 was deposited into the Real Estate Operating Fund (Fund 5490) from license fees and renewal

**Describe any federal regulations that apply to the occupation. Does federal law require the state to regulate the occupation?**

There are no federal rules or laws directly affecting the Division's regulation of Ohio home inspector licensees.

**What is the harm that the regulation seeks to prevent? (See, R.C. 4798.02(B).)**

The purpose of the corresponding laws and rules are to ensure Ohio home inspector licensees and applicants are properly trained and educated to complete home inspections. Our primary goal is to give potential home buyers, making arguably the biggest purchase of their lives, confidence that any inspector they plan to hire is knowledgeable, properly trained, and adheres to a consistent standard of practice and ethics that is in the public interest.

**Is the regulation effective at preventing the harm described above? Are there other, less restrictive ways to prevent the harm?**

The regulations are effective in preventing the harm by requiring licensure and providing a means of redress by an aggrieved consumer.

**Are there any changes the Board would like to see implemented?**

The Division seeks to change existing law found in RC 4764.08 to require completion of 42 hours of continuing education over a three year renewal period rather than 14 hours each year.

**Surrounding state comparison (LSC) (as of September 5, 2024)**

Home Inspector License						
	Ohio	Indiana	Kentucky	Michigan	Pennsylvania	West Virginia
Type of regulation (Name of regulation)	License (License) <i>(R.C. 4764.02)</i>	License (Home inspector license) <i>(Ind. Code 25-20.2-5-1)</i>	License (Home inspector license) <i>(Ky. Rev. Stat. 198B.712(1))</i>	No clear equivalent	License (License) <i>(68 Pa. Cons. Stat. 7502(a)(3) and 7506)</i>	License (Certification) <i>(W. Va. Code R. 103-7-2)</i>

Home Inspector License						
	Ohio	Indiana	Kentucky	Michigan	Pennsylvania	West Virginia
Education or training	Curriculum approved by the Ohio Home Inspector Board in addition to a high school diploma or GED <i>(R.C. 4764.07 (D)(5) and (8))</i>	Completion of an Indiana Home Inspectors Licensing Board-approved training program in addition to a high school diploma or GED <i>(Ind. Code Ann. 25-20.2-5-2(a)(1) and (3))</i>	Completion of a Kentucky Board of Home Inspectors-approved course in addition to a high school diploma or GED <i>(Ky. Rev. Stat. 198B.712(3))</i>	N/A	N/A	High school or its equivalent  Completion of at least 80 hours of instruction as determined by the State Fire Marshal, that directly relates to the performance of professional home inspections  <i>(W. Va. Code R. 103-7-4.1)</i>
Experience	Completing ten inspections with a licensed home inspector or through a separate curriculum approved by the Board <i>(R.C. 4764.07 (D)(6))</i>	N/A <i>(Ind. Code Ann. 25-20.2-5-2)</i>	N/A <i>(See e.g., 831 Ky. Admin. Regs. 2:020)</i>	N/A	Must perform or participate in more than 100 home inspections to become a full member of a national home inspectors association  <i>(68 Pa. Cons. Stat. 7502(a)(3))</i>	N/A

Home Inspector License						
	Ohio	Indiana	Kentucky	Michigan	Pennsylvania	West Virginia
Exam	Yes, the National Home Inspector Examination <i>(R.C. 4764.04 (D)(4))</i>	Yes, the National Home Inspector Examination <i>(Ind. Code Ann. 25-20.2-5-2(3); 878 Ind. Admin. Code 1-3-3)</i>	Yes, from a provider approved by the Kentucky Board of Home Inspectors <i>(Ky. Rev. Stat. 198B.712(3); 831 Ky. Admin. Regs. 2:020)</i>	N/A	Yes, an exam that is a recognized or accredited examination testing knowledge of the proper procedures for conducting a home inspection <i>(68 Pa. Cons. Stat. 7502(a)(3))</i>	Yes, the National Home Inspector Examination offered by the Examination Board of Professional Home Inspectors or other comparable examination, as determined or designated by the State Fire Marshal <i>(W. Va. Code R. 103-7-4.1)</i>
Continuing education	14 hours per year <i>(R.C. 4764.08(A))</i>	32 hours for renewal <i>(878 Ind. Admin. Code 1-5-1(a))</i>	14 hours per year <i>(831 Ky. Admin. Regs. 2:040, section 11)</i>	N/A	Continuing professional education classes as an ongoing condition of membership in national organization <i>(68 Pa. Cons. Stat. 7502(a)(4))</i>	16 continuing education units annually (an education unit is one hour for every 50 minutes of instruction) <i>(W. Va. Code R. 103-7-6.4)</i>

Home Inspector License						
	Ohio	Indiana	Kentucky	Michigan	Pennsylvania	West Virginia
Initial licensure fee	\$235 <sup>2</sup> <i>(O.A.C. 1301:17-1-03(A))</i>	\$50 <i>(878 Ind. Admin. Code 1-3-1)</i>	\$250 <i>(831 Ky. Admin. Regs. 2:020, section 1(1)(g))</i>	N/A	N/A	\$125 <i>(W. Va. Code R. 103-7-7.1)</i>
License duration	Three years <i>(R.C. 4764.09)</i>	Two years <i>(Ind. Code 25-20.2-6-1)</i>	Two years <i>(Ky. Rev. Stat. 198B.722)</i>	N/A	N/A	One year <i>(W. Va. Code R. 103-7-6)</i>
Renewal fee	\$235 <sup>3</sup> <i>(O.A.C. 1301:17-1-03(B))</i>	\$50 <i>(878 Ind. Admin. Code 1-3-1 and 1-5-1)</i>	\$200 per year <i>(831 Ky. Admin. Regs. 2:020, section 5)</i>	N/A	N/A	\$100 <i>(W. Va. Code R. 103-7-6.6, 103-7-7.2, and 103-7-7.4)</i>

<sup>2</sup> Note, however, that the application form sets the fee at \$250 (Ohio Department of Commerce, Division of Real Estate and Professional Licensing, [Home Inspector License Application \(PDF\)](#)).

<sup>3</sup> Note, however, that the application form sets the fee at \$250 (Ohio Department of Commerce, Division of Real Estate and Professional Licensing, [Renewal Application \(PDF\)](#)).