



# IDFPR

## Illinois Department of Financial and Professional Regulation

Division of Real Estate

[idpfr.illinois.gov](http://idpfr.illinois.gov)

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### HOME INSPECTOR PRE-LICENSE FIELD COURSE

The Home Inspection Pre-License Field Course shall consist of:

- 1) 5 Field inspection events in residential real property, conducted for the purpose of learning inspection methodology, techniques, communication, and observation skills, and describing observed conditions.
  - A) Each field inspection shall be a minimum of 2 hours.
  - B) Field inspection events must be conducted under the direct supervision of a home inspector who holds an active Illinois home inspector license or a license in inactive status for no more than 2 years, with at least 5 years' experience, on-site and in person. A licensed home inspector can supervise a maximum of 5 licensure candidates in each field inspection event.
  - C) The student may accompany the home inspector on a home inspection that may qualify as a field inspection event but shall not perform or participate in any home inspection that is paid for by a client of the supervising home inspector, instructor, or of any home inspector.
  - D) The required 5 field inspection events shall not all be the same type of residential real property, if feasible, but offer a variety of residential properties to inspect.
    - i. Each property must be in an inhabitable condition, and shall include a roof, walls, windows, doors, foundation, and working electrical, plumbing and waste, and heating and/or cooling systems.
- 2) A final field examination to be performed by the students after all 5 field inspection events are completed.
  - A) The content, logistics, and administration of the examination will be developed and determined by the education provider. At a minimum, the examination shall include the following specifications:
    - i. A draft or mock written home inspection report to be completed by the students; based on either one of the 5 field inspection properties, or an additional property that is of a similar residential type to a field inspection event previously performed.
      1. The report shall include a description and inspection performed of each system identified in [Sections 1410.200](#) and [1410.520](#).
      2. The report shall cover the identification of components and potential defects of each system.
  - B) No student shall be deemed to have passed the final field examination unless the student has scored a minimum of 70% on the examination.
- 3) The field course shall be a minimum of 15 hours including the field exam and not including homework or study outside of the field inspections.