

*Home Inspector Training Academy
PO Box 51
Gainesville, Virginia 20156
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Syllabus

Home Inspector Training Academy is pleased to announce its 72-hour core curriculum.

This is a comprehensive entry-level introduction to home inspection course. It assumes a high school education and includes 72 hours of classroom lecture by an experienced home inspector and home inspector trainer.

Topic	Content	Hours
<u>Introduction</u>	Instructor Introduction Home Inspection Process <ul style="list-style-type: none"> • Inspector's Role • Real Estate Contract <ul style="list-style-type: none"> ○ Property Condition Clause ○ Inspection Contingency Clause • Standard of Practice • Professional Ethics 	
<u>Structure</u>	Requirements of Standard Foundation (Recognize, describe & become familiar w/ components) <ul style="list-style-type: none"> • Stone • Brick • Block • Concrete • Pier • Other Floor (Recognize, describe & become familiar w/ components) <ul style="list-style-type: none"> • Dimensional-wood joist • Open-web wood joist • Wood-I joist • Wood-plank subfloor • Plywood subfloor • OSB subfloor • Concrete slab • Other Wall (Recognize, describe & become familiar w/ components) <ul style="list-style-type: none"> • Masonry • Wood frame • Metal frame • Other Ceiling & Roof (Recognize, describe & become familiar w/ components)	

	<ul style="list-style-type: none"> • Dimensional-wood joists & rafters • Wood trusses • Wood-I rafters • Wood-plank sheathing • Plywood sheathing • OSB sheathing 	
	<p>Basement Dampness</p> <ul style="list-style-type: none"> • Evidence • Causes <ul style="list-style-type: none"> ○ Water table ○ Roof and ground-surface runoff water control ○ Alternate sources • Damp proofing 	
	<p>Other Structural Systems (Recognize, describe & become familiar w/ components)</p> <ul style="list-style-type: none"> • Wood timber • Post & beam • Metal frame 	
	<p>Fundamentals of Structure (Understand & apply concepts)</p> <ul style="list-style-type: none"> • Loads & stresses • Define terms: <ul style="list-style-type: none"> ○ Live load ○ Dead load ○ Compression ○ Tension ○ Moment ○ Shear 	
	<p>Defect recognition</p> <ul style="list-style-type: none"> • Concrete and masonry cracks • Differential settlement • Wood rot • Wood-boring insects • Problem soils • Insufficient design • Alterations 	
		9 Hours
<u>Heating</u>	<p>Requirements of Standard</p>	
	<p>Furnaces (Recognize, describe & become familiar w/ components)</p> <ul style="list-style-type: none"> • Distribution <ul style="list-style-type: none"> ○ Gravity ○ Forced air • Venting <ul style="list-style-type: none"> ○ Natural draft ○ Induced draft ○ Direct vent • Energy sources <ul style="list-style-type: none"> ○ Gas ○ Oil ○ Electricity ○ Solid fuels <ul style="list-style-type: none"> ▪ Wood ▪ Coal ▪ Pellets 	

	<ul style="list-style-type: none"> • Determining age & capacity
	<p>Boilers (Recognize, describe & become familiar w/ components)</p> <ul style="list-style-type: none"> • Distribution <ul style="list-style-type: none"> ○ Gravity ○ Forced hot water ○ Steam • Energy sources <ul style="list-style-type: none"> ○ Gas ○ Oil • Determining age & capacity
	<p>Solid Fuel Burning Systems</p> <ul style="list-style-type: none"> • Wood stoves • Pellet & corn stoves • Other
	<p>Fundamentals of Heating (Understand & apply concepts)</p> <ul style="list-style-type: none"> • Energy <ul style="list-style-type: none"> ○ Forms of energy ○ Energy transfer & conversion ○ Efficiency • Combustion <ul style="list-style-type: none"> ○ Fumes ○ Venting ○ Back drafting • Pressure • Heat loss & gain • Define terms <ul style="list-style-type: none"> ○ Convection <ul style="list-style-type: none"> ▪ Natural ▪ Forced ○ Conduction ○ Radiation ○ Gravity vs. forced ○ Draft ○ BTU ○ BTUH ○ Watt-hour ○ Watt ○ Sensible heat ○ Latent heat of vaporization ○ AFUE ○ HSPF
	<p>Testing Procedures & Defect Recognition</p> <ul style="list-style-type: none"> • Deterioration <ul style="list-style-type: none"> ○ Heat exchanger ○ Other components • Temperature rise • Combustion • Drafting • Distribution
	9 Hours
Air Conditioning & Heat Pumps	Requirements of Standard
	Central Air Conditioning (Recognize, describe & become

	familiar with components) <ul style="list-style-type: none"> • Evaporator • Compressor/Condenser • Distribution • Determining age & capacity
	Energy Sources <ul style="list-style-type: none"> • Electricity <ul style="list-style-type: none"> ○ Circuit-wire rating ○ Breaker rating • Gas
	Heat Pumps (Recognize, describe & become familiar with components) <ul style="list-style-type: none"> • Reversing valve • Thermostat
	Fundamentals of Cooling Systems (Understand and apply concepts) <ul style="list-style-type: none"> • Refrigeration cycle • Evaporative cooling • Define terms <ul style="list-style-type: none"> ○ Refrigeration ○ Latent heat of fusion ○ COP ○ EER ○ SEER
	Testing Procedures & Defect Recognition <ul style="list-style-type: none"> ○ Temperature drop ○ Condition of equipment ○ Installation ○ Etc.
	6 Hours
<u>Electrical</u>	Requirements of Standard
	Service Entrance (Recognize, describe & become familiar w/ components) <ul style="list-style-type: none"> • Overhead – underground • Service entrance cables (determine rating) • Clearances • Determining capacity <ul style="list-style-type: none"> ○ Voltage ○ Amperage • Main disconnect • Distribution panel • System grounding & bonding • Over-current protection • Ground-fault protection • Arc-fault protection
	Distribution (Recognize, describe & become familiar w/ components) <ul style="list-style-type: none"> • Wiring methods • Conductors (determining ratings) • Outlets <ul style="list-style-type: none"> ○ Receptacles ○ Switches ○ Lights ○ Fans

	<ul style="list-style-type: none"> ○ Etc. • Equipment grounding
	<p>Fundamentals of Electricity (Understand & apply concepts)</p> <ul style="list-style-type: none"> • Energy transfer & conversion • Circuitry • Grounding & bonding • Define & apply terms: <ul style="list-style-type: none"> ○ Circuit ○ Current <ul style="list-style-type: none"> ▪ Direct ▪ Alternating ○ Ampere ○ Volt ○ Watt ○ Watt-hour ○ Resistance ○ Ohm ○ Ground ○ Bond ○ Polarity
	<p>Inspection Procedures & Defect Recognition</p> <p style="text-align: right;">7 Hours</p>
Plumbing	<p>Requirements of Standard</p>
	<p>Service Entrance (Recognize, describe & become familiar w/ characteristics)</p> <ul style="list-style-type: none"> ▪ Lead ▪ Galvanized ▪ Copper ▪ Plastic <ul style="list-style-type: none"> ○ Polybutylene ○ Polyethylene ○ PEX ▪ Other pipes ▪ Main water shutoff
	<p>Distribution (Recognize, describe & become familiar w/ characteristics)</p> <ul style="list-style-type: none"> ▪ Galvanized ▪ Copper ▪ Plastic <ul style="list-style-type: none"> ○ Polybutylene ○ CPVC ○ PEX ▪ Other pipes ▪ Valves & fixtures
	<p>Waste (Recognize, describe & become familiar w/ characteristics)</p> <ul style="list-style-type: none"> ▪ Lead ▪ Cast iron ▪ Galvanized ▪ Asphalt ▪ Plastic <ul style="list-style-type: none"> ○ ABS ○ PVC ▪ Other pipes
	<p>Fuel Storage & Distribution (Recognize, describe & become</p>

	familiar w/ characteristics) <ul style="list-style-type: none"> ▪ Pipes <ul style="list-style-type: none"> ○ Black iron ○ Copper ○ Stainless steel ▪ Tanks <ul style="list-style-type: none"> ○ Above ground ○ Below ground
	Fundamentals of Plumbing (Understand & apply concepts) <ul style="list-style-type: none"> ○ Pressure ○ Flow ○ Venting ○ Define & apply terms: <ul style="list-style-type: none"> ○ Pressure ○ Functional flow ○ Functional drainage
	Inspection Procedures & Defect Recognition
	6 Hours
<u>Bathroom</u>	Requirements of Standard
	Fixtures <ul style="list-style-type: none"> • Toilet • Bidet • Lavatory • Vanity • Tub <ul style="list-style-type: none"> ○ Whirlpool • Shower <ul style="list-style-type: none"> ○ Shower door
	Wall Covering <ul style="list-style-type: none"> • Tile <ul style="list-style-type: none"> ○ Mud base ○ In mastic <ul style="list-style-type: none"> ▪ WR gypsum board ▪ Cement board • Fiberglass • Metal
	Floor Covering <ul style="list-style-type: none"> • Hard tile • Resilient tile • Sheet-goods • Other
	Water Damage
	Inspection Procedures & Defect Recognition
<u>Kitchen & Appliances</u>	Requirements of Standard
	Cabinets & Countertops
	Appliances <ul style="list-style-type: none"> • Oven • Range • Cook-top • Sink • Disposal • Refrigerator
	Inspection Procedures & Defect Recognition

Interior	Requirements of Standard
	Wall Coverings (Recognize, describe & become familiar w/ characteristics) <ul style="list-style-type: none"> • Plaster • Gypsum board • Paneling • Other
	Ceiling Coverings (Recognize, describe & become familiar w/ characteristics) <ul style="list-style-type: none"> • Plaster • Gypsum board • Ceiling tile • Other
	Floor Coverings (Recognize, describe & become familiar w/ characteristics) <ul style="list-style-type: none"> • Softwood • Hardwood • Carpet • Tile • Laminate • Other
	Windows (Recognize, describe & become familiar w/ characteristics) <ul style="list-style-type: none"> • Materials • Styles • Mechanisms • Function <ul style="list-style-type: none"> ○ Operation ○ Thermal resistance • Safety glazing
	Doors (Recognize, describe & become familiar w/ characteristics) <ul style="list-style-type: none"> • Materials • Styles • Mechanisms • Function
	Inspection Procedures & Defect Recognition <p style="text-align: right;">4 Hours</p>
Fireplace & Solid Fuel-burning Systems	Solid Fuel Burning Systems <ul style="list-style-type: none"> • Wood stoves • Pellet & corn stoves • Other Fireplace <ul style="list-style-type: none"> • Firebox • Hearth • Damper • Flue liner Gas fireplace <ul style="list-style-type: none"> • Vented • Unvented
	Inspection Procedures & Defect Recognition <p style="text-align: right;">3 Hours</p>

Attic & Crawlspace	Requirements of Standard
	Attic <ul style="list-style-type: none"> • Access • Insulation <ul style="list-style-type: none"> ○ Fiberglass ○ Cellulose ○ Styrofoam ○ Vermiculite ○ Foam • Vapor retarders • Ventilation • Roof leaks
	Crawlspace <ul style="list-style-type: none"> • Access • Ventilation <ul style="list-style-type: none"> ○ Sealed (pros & cons) <ul style="list-style-type: none"> ▪ Conditioned • Insulation • Dampness <ul style="list-style-type: none"> ○ Vapor barrier
	3 Hours
Exterior	Requirements of Standard
	Wall Coverings (Recognize, describe & become familiar w/ characteristics) <ul style="list-style-type: none"> • Masonry <ul style="list-style-type: none"> ○ Veneer ○ Solid masonry • Siding <ul style="list-style-type: none"> ○ Wood ○ Cement-asbestos ○ Aluminum ○ Vinyl ○ Fiber-cement
	Windows
	Doors <ul style="list-style-type: none"> • Panels • Hinges • Locksets • Deadbolts
	Trim <ul style="list-style-type: none"> • Materials • Coatings • Claddings
	Chimney <ul style="list-style-type: none"> • Masonry <ul style="list-style-type: none"> ○ Masonry ○ Crown ○ Flue liner • Metal <ul style="list-style-type: none"> ○ Connections • Clearances
	Carport
	Garage

	<ul style="list-style-type: none"> • Garage doors • Garage door operators <ul style="list-style-type: none"> ○ Safety-reverse mechanisms <hr/> <p>Grounds</p> <ul style="list-style-type: none"> • Grading & drainage • Deck <ul style="list-style-type: none"> ○ Ledger attachment ○ Steps ○ Rails • Paving <ul style="list-style-type: none"> ○ Driveway ○ Walkway ○ Patio • Vegetation • Retaining walls <hr/> <p>Inspection Procedures & Defect Recognition</p>
<u>Roofing</u>	<p style="text-align: right;">6 Hours</p> <hr/> <p>Requirements of Standard</p> <p>Roof Coverings (Recognize, describe & become familiar w/ characteristics)</p> <ul style="list-style-type: none"> • Asphalt composition shingles • Built-up asphalt • Rubber membrane • Slate • Wood shake & shingle • Metal <ul style="list-style-type: none"> ○ Standing seam ○ Flat seam • Clay tile • Concrete tile • Other <ul style="list-style-type: none"> ○ Synthetic <hr/> <p>Flashing</p> <ul style="list-style-type: none"> • Step flashing • Counter flashing • Reglets • Pan flashing <hr/> <p>Inspection Procedures & Defect Recognition</p> <p style="text-align: right;">10 Hours</p>
<u>Standards of Practice</u>	<p>Definitions</p> <p>Purpose</p> <p>Scope</p> <p>Limitations</p> <p>Requirements</p> <ul style="list-style-type: none"> • Structure • Exterior • Roofing • Plumbing • Electrical • Heating • Cooling • Interior • Insulation & Ventilation

	<ul style="list-style-type: none"> • Fireplaces & Solid Fuel Burning Appliances 	4 Hours
<u>Code of Ethic</u>	Responsibilities Prohibitions Ancillary Services Conflict of Interest	1 Hour
<u>Report Writing</u>	Purpose Report Types Audience Components <ul style="list-style-type: none"> • Subject • Data • Summary Content	4 Hours
	Total Classroom Hours:	72
<u>Final Exam</u>		

Exam

Final exams will be administered by Home Inspector Training Academy after each class. Students will be required to pass the test in order to receive credit for successful completion. Students who do not pass will be given the opportunity to take the test over.

Instructors

Classes are taught by Hollis Brown. Mr. Brown spent twenty-five years in the residential construction business prior to entering the home inspection business in 1997. He has personally performed over 4,500 home inspections. He is an ASHI-Certified Home Inspector and holds the Certified Residential Inspector (CRI) credential of the National Association of Home Inspectors. Mr. Brown began his teaching career in November of 1999 with HomeTech Information Systems, Inc. of Bethesda, Maryland and has been training and mentoring beginning home inspectors ever since. He opened Home Inspector Training Academy in 2003.

Mr. Brown has presented classes similar to this curriculum in excess of fifty times to over a thousand students in more than ten different cities. He has been a featured speaker at the American Society of Home Inspectors annual conference and the National Association of Home Inspectors East Coast Conference.

Mr. Brown has been featured on the HGTV program, "Location - Location - Location." He has been quoted in the Washington Post and on the front page of the Washington Times on home inspection related issues and was interviewed for an article in the Maryland Daily Record.

Hollis Brown is the sole owner of two companies. ThoroSpec, LLC is a local home inspection company covering the greater Baltimore Washington area. Home Inspector Training Academy (HITA) provides entry-level home inspector training in the Washington, DC area.

Course Offerings

HITA regularly offers the curriculum at its Arlington, Virginia venue.