



Board for Asbestos, Lead, and Home Inspectors

Guidance Document: CPE for Home Inspectors with the NRS Specialty

*Adopted: May 16, 2019
Effective: October 17, 2019*

I. Background

Effective July 1, 2017, home inspectors conducting new residential structure (NRS) inspections are required to obtain the NRS specialty, which is achieved by successfully completing an eight-hour NRS training module approved by the Board no more than two years prior to application¹. In order to maintain the NRS specialty, a licensed home inspector must submit proof of completion of a four-hour, Board-approved NRS CPE course².

II. Issues

The NRS specialty can be added to a home inspector license at any time during the two-year license cycle. However, the renewal of the NRS specialty is simultaneous with the renewal of the home inspector license. Staff has received a number of inquiries from home inspectors with the NRS specialty who took the initial training module within the last few months and would have to take the NRS CPE course in order to renew the license. For example, the NRS CPE course was taken and the NRS specialty added to the license in January 2019. The license expired July 31, 2019. Would the NRS CPE course be required so soon after the initial NRS CPE training module was completed?

III. Board Guidance

¹ See 18VAC15-40-35 of the Home Inspector Licensing Regulations

² See 18VAC15-40-75 of the Home Inspector Licensing Regulations

Because there are few, if any, changes in the NRS courses (initial and CPE) in such a short time period, the Board adopts the following guidance:

A home inspector license with the NRS specialty wherein the initial NRS training module pursuant to 18VAC15-40-35.2 of the Home Inspector Licensing Regulations was taken no more than **one year** before the expiration date on the license, will not require proof of the NRS CPE course pursuant to 18VAC15-40-75 for that renewal. For example, a home inspector license with the NRS specialty expires July 31, 2019. If the initial NRS training module was completed on or after August 1, 2018, the NRS CPE course would not be required to renew the license for that license cycle. The NRS CPE course will be required to have been completed during each subsequent renewal cycle in order to maintain the NRS specialty.

All other requirements for renewal must be met in order to renew the license and the home inspector is still required to have completed 16 contact hours of CPE during the license cycle pursuant to 18VAC15-40-72.
