**Section 1410.520 Pre-License Education and Curriculum**

a) To sit for the home inspector written examination, an individual must complete the pre-license education of 60 credit hours of instruction, 5 field inspection events, and a final field examination.

b) The content for pre-license education shall represent a progression of instruction and must include the following topics at a minimum:

1) Exteriors: Exterior study must include, at a minimum, the methods and techniques for identifying, describing, and inspecting the following:

A) Exposed foundations.

B) Siding, exterior doors and windows, exterior wall covering material, flashing and trim, eaves, soffits, and fascia, including aluminum, brick, vinyl, steel asphalt, hardboard, stucco, wood, and exterior insulation finish system.

C) Gutter and drainage control systems.

D) Porches, attached decks, balconies, stoops, steps, landings, and railings, including the structural composition.

E) Vegetation, grading, and surface drainage, including retaining walls, walkways, driveways, and patios leading to a dwelling entrance.

2) Interiors: Interior study must include, at a minimum, the methods and techniques for identifying, describing, and inspecting the following:

A) Wall, ceiling, and floor defects.

B) Step, stair, balconies, and railing defects.

C) Countertop, cabinet, and island defects, as they pertain to a kitchen or other type room.

D) Interior and exterior door defects.

E) Window defects and operation.

F) Garage door defects, garage door opener defects, and garage structure defects, including fire safety and habitability.

G) Water related or seepage related sources.

3) Roofing: Roofing study must include, at a minimum, the methods and techniques for identifying, describing, and inspecting the following:

A) Types and styles of roofs.

B) Roofing materials used, including asphalt, cedar shake, cedar shingle, tar, residential rolled roofing, clay or concrete tiles, slate, metal and asbestos.

C) Skylights, flashings, roof coverings, and roof drainage systems.

D) Chimneys and other penetrations, including proper height and composition.

4) Plumbing: Plumbing study must include, at a minimum, the methods and techniques for identifying, describing, and inspecting the following:

A) The interior water supply and main distribution system, including all fixtures, faucets, valves, and materials.

B) All piping, drain, waste, and vent systems, including all fixtures and materials.

C) Water heating systems and their capacity.

D) Fuel storage and distribution systems and materials.

E) All drainage control devices, including sump pumps, ejector pumps, or other related piping.

F) Water source, water service entry, and sewer distribution.

5) Electrical: Electrical study must include, at a minimum, the methods and techniques for identifying, describing, and inspecting the following:

A) Main service equipment, main disconnects, including the size, location, amperage, voltage, overcurrent protection such as a breaker or a fuse, service drop, service entrance conductors, cables, and raceways.

B) The branch distribution, including fuse boxes, breaker boxes, service panels, and subpanels.

C) All overcurrent protection devices and wire type identification.

D) Installed lighting fixtures, switches, and receptacles.

E) Safety controls or devices, including ground fault circuit interrupters.

F) Carbon monoxide alarms and smoke detectors in compliance with State law.

6) Heating, ventilation and air conditioning (HVAC) study must include, at a minimum, the methods and techniques for identifying, describing, and inspecting the following:

A) Installed heating and cooling equipment, operating controls, and ventilation including fans, ducts, radiators, gas forced air, fuel oil forced air, heat pumps, electric forced air, and hydronic heating equipment, as well as the distribution related to the various types.

B) Energy sources and distribution systems.

C) Flue pipes, chimneys, and spent gas removal systems.

D) All related safety controls or devices.

E) Installed cooling systems, including central and window mounted systems.

F) Insulation and vapor retarders in unfinished spaces, the ventilation of attics and foundation areas, and mechanical ventilation systems.

7) Structural: Structural study must include, at a minimum, the methods and techniques for identifying, describing, and inspecting the following:

A) All structural components and their construction type, including the foundation, floor, wall, ceiling, under floor crawl space, basement, attic, and wall framing.

B) All foundation support systems, including poured concrete, concrete block, brick, stone and wood, and all related perimeter footing systems.

C) Water related or seepage related sources.

D) Flood control devices.

E) Roof structure and systems related to composition.

F) Under-roof and under-floor ventilation.

G) Insulation and vapor protection systems.

H) Infestation that significantly impacts the structure or integrity of the home.

8) Appliances and fireplaces: Appliance and fireplace study must include, at a minimum, the methods and techniques for identifying, describing, and inspecting the following:

A) All fireplaces, solid fuel burning appliances, chimneys, and vents.

B) All major household appliances included with the property, including but not limited to range, stove, oven, refrigerator, window air conditioner, washer, dryer, trash compactor and garbage disposal, and other appliances that may be part of a real estate transaction.

9) Applicable Laws: Illinois specific law study must include, at a minimum:

A) Specific knowledge and understanding of the Illinois Home Inspector License Act and this Part.

B) General knowledge and understanding of the Illinois Human Rights Act [775 ILCS 5].

C) General knowledge and understanding of contract law.

10) Standards of Practice: Standards of Practice study must include, at a minimum:

A) Required disclosures to a client;

B) Required report content;

C) Competent report writing; and

D) Specific knowledge of business practices and Standards of Practice.

11) Five Field inspection events in residential real property.

A) Field inspection events must be conducted under the direct supervision of an Illinois licensed home inspector with at least five years' experience, on-site and in person. A licensed home inspector can supervise a maximum of five licensure candidates in each field inspection event.

B) Field inspection events are conducted for the purpose of learning inspection methodology, techniques, communication, and observation skills, and describing observed conditions.

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 five field inspection events shall not all be the same type of residential real property, if feasible, but offer a variety of homes to inspect.

12) A final field examination to be performed by the students after all 5 field inspection events are completed. 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:

A) A draft or mock written home inspection report to be completed by the students;

B) The report based on either one of the 5 field inspection event properties, or an additional property that is of a similar residential type to a field inspection event previously performed;

C) The report shall include a description and inspection performed of each system identified in Sections 1410.200 and 1410.520.

D) The report shall cover the identification of components and potential defects of each system.

E) No student shall be deemed to have passed the final field examination unless the student has scored a minimum of 70% on the examination.

(Source: Amended at 48 Ill. Reg. 2424, effective February 2, 2024)