



How to Become a Home Inspector in Wisconsin

A Complete Career Guide from
Homesight Home Inspection Academy



Start your journey to becoming a licensed home inspector in Wisconsin. This guide will walk you step by step from career exploration to real-world readiness.

Table of Contents

1. Introduction	3
2. What Does a Home Inspector Do?	4
3. Who Makes a Great Home Inspector?	5
4. Income Potential and Career Flexibility	6
5. Demand for Home Inspectors	7
6. Wisconsin Licensing Requirements	8
7. Step-by-Step Path to Licensure	9
8. Homesight Academy Training	10
9. Starting Your Career	11
10. 1099 vs Employee: What You Should Know	12
11. Career Opportunities with Homesight	13
12. Take the Next Step	14

Introduction

Why home inspection is a smart, flexible career in Wisconsin?

Home inspection is one of the few careers that offers flexibility, independence, and meaningful work—without years of schooling or overwhelming startup costs. In Wisconsin, licensed home inspectors play a critical role in protecting homebuyers, sellers, and homeowners by providing objective, professional evaluations of a property's condition.

Whether you are exploring a new career, transitioning from another industry, or already licensed and looking for the right company to work with, this guide will walk you through the Wisconsin-specific path to becoming—and succeeding as—a home inspector.



What Does a Home Inspector Do?

Understanding the day-to-day responsibilities of a home inspector

A home inspector provides an objective assessment of a home's visible and accessible systems and components. The goal is not to predict the future, but to clearly document the current condition of the property so clients can make informed decisions.

- **Roofing, gutters, and exterior systems**
- **Foundations, basements, and structural components**
- **Electrical systems**
- **Plumbing systems**
- **Heating and cooling systems**
- **Attics, insulation, and ventilation**
- **Interior components and safety concerns**



Who Makes a Great Home Inspector?

PAGE 5

Traits and skills that lead to a successful inspection career

You do not need a construction background to become a successful home inspector. Many excellent inspectors come from careers such as trades, maintenance, engineering, sales, education, military service, or completely unrelated fields.

Traits of Successful Inspectors:

- **Strong attention to detail**
- **Professional judgment and objectivity**
- **Clear communication skills**
- **Willingness to learn and follow standards**
- **Reliability and ethical decision-making**

If you enjoy problem-solving, helping people, and working independently while maintaining high professional standards, home inspection may be a strong fit!



Income Potential and Career Flexibility

PAGE 6

How much you can earn and the freedom to work on your schedule?



Home inspection offers flexible income potential depending on how much you choose to work. Many inspectors operate full-time, while others work part-time or build their business gradually.

Inspection fees vary based on location, property size, age, and services performed. Many inspectors also increase their income by offering ancillary services such as radon testing, sewer scopes, or other specialty inspections once properly trained.

Because inspectors control their schedules, home inspection can provide excellent work-life balance compared to many traditional careers.

Demand for Home Inspectors

PAGE 7

Why this career remains stable and in demand

Home inspections are a standard part of residential real estate transactions in Wisconsin. Buyers, sellers, and homeowners rely on professional inspections to understand property conditions and risks.

Other inspections include:

- **Sellers preparing homes for market**
- **Homeowners seeking maintenance guidance**
- **Investors evaluating properties**

This consistent demand makes home inspection a stable, long-term career option.



Wisconsin Licensing Requirements

PAGE 8

Steps and credentials you need to legally inspect homes

To legally perform home inspections in Wisconsin, inspectors must meet state licensing and registration requirements.

Requirements:

- **Completion of 40 hours of approved pre-licensing education, including 20 hours of hands-on training**
- **Passing the National Home Inspector Examination (NHIE)**
- **Passing the Wisconsin Home Inspector Statutes and Rules Examination with a score of 85% or higher**
- **Registering with the Wisconsin Department of Safety and Professional Services (DSPS)**



Step-by-Step Path

A clear, actionable roadmap to licensure



Complete an approved pre-licensing education program

Step 2



Register with the Wisconsin DSPS

Step 4

Step 1

Learn Wisconsin's licensing and education requirements



Step 3

Pass the required examinations



Finally...

Choose how you want to work as a licensed inspector



Homesight Academy Training

PAGE 10

Learn from the owner and founder of the largest inspection firm in Wisconsin

Our 5-day, 40-hour program is approved by the state and meets Wisconsin pre-licensing requirements, including hands-on training.

The Academy prepares students to pass exams and confidently perform inspections. Classes are offered quarterly.

Focus Areas:

- **Wisconsin Standards of Practice and legal requirements**
- **Inspection of major residential systems**
- **Professional inspection report writing**
- **Real-world inspection scenarios**
- **Ethical responsibilities and client communication**
- **Two days of classroom learning and three days out in the field inspecting**
- **How to market your business and get business**

Homesight Academy bridges the gap between licensing and real-world readiness.



Starting Your Career

PAGE 11

Choosing the best path for long-term success and stability



After licensing, new inspectors must decide how to work: independently or with an established company.

Being employed with a professional company provides

- **Consistent inspection opportunities:** Gain a steady flow of clients without spending months finding business on your own.
- **Established systems and procedures:** Learn efficient inspection workflows, report writing standards, and scheduling processes.
- **Administrative and operational support:** Focus on inspections while the company handles invoicing, customer service, and marketing.
- **Reduced business startup burden:** Reduced business startup burden: Avoid costly startup mistakes, licensing pitfalls, and unnecessary liability.
- **Team Learning & Mentorship:** Work on a team with other inspectors while learning industry best practices and gaining mentorship

Tips for New Inspectors:

- Start with part-time inspections if you're transitioning from another career—build confidence and experience before going full-time.
- Take advantage of ongoing training opportunities to stay up to date on Wisconsin regulations, standards, and new inspection technologies.
- Keep detailed records of your inspections and maintain professional reporting habits—this protects you, your clients, and your career reputation.

Choosing the right path early not only sets the foundation for your career but also helps ensure stability, professional growth, and long-term success in the home inspection industry.

1099 Independent Contractor Status

PAGE 12

Understanding risks, liability, and support when working as an inspector

Some companies classify inspectors as 1099 independent contractors, which can carry risks:

- **Personal liability exposure for mistakes**
- **Misclassification can result in tax penalties**
- **Lack of support and long-term stability**



A legitimate company protects inspectors, clients, and the business through proper employment structures.



Career Opportunities with



PAGE 13

How Homesight supports inspectors and builds professional careers

Homesight works with licensed Wisconsin home inspectors who value professionalism, accuracy, and ethical standards. We provide a supportive environment where inspectors can focus on performing high-quality inspections without the stress of managing every business detail.

Benefits of working with Homesight include:

- **Established inspection systems:** Follow proven workflows and reporting standards that ensure consistent, professional results.
- **Administrative and operational support:** Let us handle scheduling, client communications, call backs and paperwork so you can focus on inspections.
- **Focus on compliance and professional standards:** We keep you up to date on Wisconsin licensing requirements, industry standards, and ethical practices.
- **Opportunities for growth without starting from scratch:** Expand your skills, take on specialized inspections, and build your career while backed by an experienced team.
- **Professional mentorship and collaboration:** Learn from seasoned inspectors and grow your expertise in a supportive environment.
- **Flexible Work Schedule:** 100% flexible scheduling. You work when you want to work.





If home inspection feels like the right fit for you, the next step is choosing how you want to move forward. Whether you're just starting out or already licensed, having the right training and support can make all the difference in building a stable, professional career.

Homesight offers clear options designed to help inspectors grow with confidence, avoid common pitfalls, and focus on doing the job the right way.

Take the Next Step in Your Home Inspection Career!



Classes fill quickly!

Reserve your spot for only a \$200 deposit!

SCAN ME



For informational purposes only. Reflects Wisconsin-specific licensing requirements.