

Survey to Review and Validate the REVISED National Occupational Standard for the Canadian 'Professional Home and Property Inspector'

In February 2008 a group of highly experienced home and property inspectors from across Canada updated the National Occupational Standard for 'Professional Home and Property Inspector'. Now the new standard that they created needs to be reviewed by hundreds more home and property inspectors to make sure it is an accurate snapshot of what home and property inspectors actually do.

If you work or have worked as a Home and Property Inspector, please invest about 15 minutes to complete this survey

If you have any questions please about this survey or the National Occupational Standard project please contact:

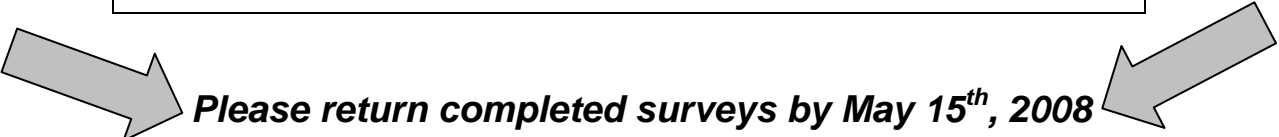
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 ***Please return completed surveys by May 15th, 2008***

Validation Survey Participant Information (for tracking purposes only)

Your Name	
Your Company or Organization	
Best way to contact you (cell, email, fax, etc)	
Which province(s) do you work in?	
Home and Property Inspection designations and credentials you hold	
Your years of experience as a home and property inspector	

Scope of the Professional Home and Property Inspector Occupation

The title 'Professional Home and Property Inspector' refers to a professional who uses his or her training, experience and professionalism to report in an objective manner on the operation, condition, necessary repairs, and safety of existing properties and dwellings through visual and non-intrusive means and through operating normal user controls.

In addition many Professional Home and Property Inspectors conduct other activities, such as the inspection of commercial buildings, pre-renovation consultations, phase and pre-delivery quality control inspections on new construction, problem identification related to structure/conditions of other properties, etc. It must be noted that Professional Home and Property Inspectors **do not** provide building or other code compliance services.

Most prospective clients engage the services of a Professional Home and Property Inspector prior to purchasing or renovating, or as a building consultant. A qualified inspector will visually inspect major components relating to the electrical, heating and air conditioning, plumbing, interior and exterior structures. When major concerns and/or defects are identified, clients are advised of the necessary steps to take, possible solutions and potential risks involved. Inspections of structures and properties are entirely visual in nature and may include a recommendation for further investigation by specialists when necessary. Specialized sensors and equipment may be used to verify visual observations.

Professional Home and Property Inspectors follow standards of practice, which are available to the client, and provide a written report according to such standards of practice. As interpersonal communication is an integral part of the on-going inspection process, the inspector must be able to communicate, verbally and in writing, the findings and recommendations in specific, easily understood terms.

Professional Home and Property Inspectors should have broad general knowledge of construction and building systems both past and present. They must also have knowledge of the normal operation of building systems and recognize and report on conditions and/or the potential for failure over time.

Professional Home and Property Inspectors must constantly be aware of their legal liability and Duty of Care when inspecting homes and properties, and must take steps to protect themselves and their organizations from potential litigation.

The Professional Home and Property Inspection sector includes sole-operators, multi-inspector companies, consulting firms, and franchised businesses.

Safety

Safe working procedures and conditions, accident prevention and the preservation of health are of primary importance to industry in Canada. These responsibilities are shared and require the joint efforts of government, employers and employees. It is imperative that all parties become aware of circumstances that may lead to injury or harm. Safe learning experiences and environments can be created by controlling the variables and behaviours that may contribute to accidents or injury.

It is generally recognized that a safety-conscious attitude and work practices contribute to a healthy, safe and accident-free working environment.

It is imperative to apply and be familiar with the Occupational Health and Safety Act and Regulations. As well, it is essential to determine workplace hazards and take measures to protect oneself, co-workers, the public and the environment.

Standards of Practice

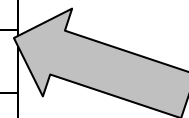
Professional Home and Property Inspector work is performed under standards of practice developed by professional associations, franchises and other organizations. These standards describe the scope and limitations of a home/property inspection. They are also valuable public documents since they detail what a client can expect from a standard home inspection. If appropriately qualified, the Professional Home and Property Inspector may do additional inspection work outside the standards of practice at the request of the client.

NOTE - The occupational analysis encompasses the entire scope of the Professional Home and Property Inspector occupation. Not every task or subtask will be performed by every home and property inspector on every project, and some variation may exist across sectors of the industry or in particular regions.

Task Survey Ratings

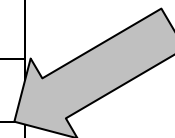
Please rate the **IMPORTANCE** of each task using the following scale:

This task is not relevant to the work I do	0
If this task is performed incorrectly, the consequences for safety, quality, productivity and/or liability are extremely low	1
If this task is performed incorrectly, the consequences for safety, quality, productivity and/or liability are low	2
If this task is performed incorrectly, the consequences for safety, quality, productivity and/or liability are moderate	3
If this task is performed incorrectly, the consequences for safety, quality, productivity and/or liability are high	4
If this task is performed incorrectly, the consequences for safety, quality, productivity and/or liability are extremely high.	5



Please rate the **FREQUENCY** of each task using the following scale:

I NEVER perform this task	0
I perform this task less than once every quarter (3 months)	1
I perform this task at least once per quarter	2
I perform this task at least monthly	3
I perform this task at least weekly	4
I perform this task on every inspection/daily	5



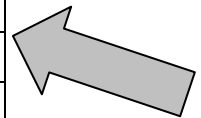
Block A Manages Inspection Process

Task A1 Performs Pre Inspection Procedures

Context Statement - Interpersonal communications is a key component of the Professional Home and Property Inspector's occupation. Professional Home and Property Inspectors must determine the client's expectations of the inspection and clarify the scope and limitations of the inspection. Access to the site must be arranged and the availability of the utilities such as gas, power, and water should be determined, since this may further limit the scope of the inspection.

This task can include SOME or ALL of the following subtasks:			
A1.01	Outlines methodology	A1.04	Determines scope of the work
A1.02	Qualifies site conditions	A1.05	Contracts with clients
A1.03	Determines client's Terms of Reference		

IMPORTANCE – Using the rating scale from Page 3, please rate the Importance of this Task	
FREQUENCY – Using the rating scale from Page 3, how often is this Task performed ??	
Any other comments ?	



Task A2 Communicates Orally

Context Statement - Professional Home and Property Inspectors act for and on behalf of a client. They must carefully explain the condition of the property and address all the client's questions and concerns in understandable terms. They must also take care to ensure the client understands the practical limitations of inspecting a property. They must also be able to communicate with other parties affected by the transaction such as owners, agents, and trades conducting repairs.

This task can include SOME or ALL of the following subtasks:			
A2.01	Answers clients' questions	A2.03	Explains building defects
A2.02	Explains building operating systems to clients.		

IMPORTANCE – Using the rating scale from Page 3, please rate the Importance of this Task	
FREQUENCY – Using the rating scale from Page 3, how often is this Task performed ??	
Any other comments ?	

Task A3 Provides Written Reports

Context Statement - A written report is prepared by the Professional Home and Property Inspector, consolidating the details of the inspection. The report may be a computer generated custom report, a pre printed checklist or a combination of both. Whatever the format used the report must be carefully worded and explained in detail to the client. Again, the limitations of the inspection must be carefully spelled out to avoid misunderstandings. Written reports can be supplemented with supportive documents such as photographs, etc.

This task can include SOME or ALL of the following subtasks:			
A3.01	Determines report formats	A3.02	Prepares report

IMPORTANCE – Using the rating scale from Page 3, please rate the Importance of this Task	
FREQUENCY – Using the rating scale from Page 3, how often is this Task performed ??	
Any other comments ?	

Task A4 Resolves Conflicts

Context Statement - Many parties can be involved in the inspection process: owners, vendors, purchasers and representatives of various agencies and professions. The Professional Home and Property Inspector must be aware of the responsibilities of associated professionals involved in the conflict. Occasionally, conflicts may arise stemming from the perceived condition of the property when purchased, as opposed to the actual condition of the property when inspected, or as a result of a misunderstanding of the limitations of the inspection, or as a result of actual or alleged negligence by the inspector. The Professional Home and Property Inspector should respond to client's complaints/concerns as soon as they arise to prevent the escalation of the conflict.

This task can include SOME or ALL of the following subtasks:			
A4.01	Obtains details of complaint	A4.03	Verifies complaint
A4.02	Responds to complaints	A4.04	Develops a resolution process

IMPORTANCE – Using the rating scale from Page 3, please rate the Importance of this Task	
FREQUENCY – Using the rating scale from Page 3, how often is this Task performed ??	
Any other comments ?	

Task A5 Recognizes Legal Responsibility

Context Statement - Professional Home and Property Inspectors require a basic understanding of law and their legal responsibility to their client. They must also be aware of their responsibility to warn other parties when a dangerous or unsafe condition is observed.

This task can include SOME or ALL of the following subtasks:			
A5.01	Recognizes duty of care situations	A5.03	Recognize limitations on inspection caused by legislation and jurisdictional issues
A5.02	Recognizes roles and responsibilities.		

IMPORTANCE – Using the rating scale from Page 3, please rate the Importance of this Task	
FREQUENCY – Using the rating scale from Page 3, how often is this Task performed ??	
Any other comments ?	

Block B Inspects Building Exterior (Structure and Envelope)

Task B1 Visually Inspects Exterior Structure

Context Statement - Professional Home and Property Inspectors visually inspect the exterior structure of the building(s). They observe and describe the condition of structural components, such as foundation, walls and roofs, and report on observed signs of defects caused by improper workmanship, inappropriate materials or deterioration/degradation, etc. In some cases the Professional Home and Property Inspector will physically probe structural components displaying signs of rot or decay. However, since the Professional Home and Property Inspector is not required to walk on roofs, they must report on the actual methods employed to inspect the roof, and any other limitations of the inspection.

This task can include SOME or ALL of the following subtasks:			
B1.01	Visually inspects condition of exposed foundations	B1.05	Visually inspects condition of exterior columns
B1.02	Visually inspects condition of exterior roof structure	B1.06	Visually inspects condition of exterior beams
B1.03	Visually inspects condition of exterior wall structure and components	B1.07	Document inspection findings
B1.04	Visually inspects condition of extended structures and floors (decks, patios, solariums, etc).		

IMPORTANCE – Using the rating scale from Page 3, please rate the Importance of this Task	
FREQUENCY – Using the rating scale from Page 3, how often is this Task performed ??	
Any other comments ?	

Task B2 Visually Inspects Exterior Components

Context Statement - Professional Home and Property Inspectors inspect the building surroundings such as vegetation, driveways and grading purely from the impact that these elements may have on the building, and occupant safety. They are not required to inspect or report on the condition of the landscaping, recreational facilities or outbuildings (other than attached garages) unless specifically directed or contracted to by the client.

This task can include SOME or ALL of the following subtasks:			
B2.01	Visually inspects condition of roofing components	B2.05	Visually inspects condition of exterior doors and trim
B2.02	Visually inspects condition of chimney exterior	B2.06	Operates garage doors and automatic devices
B2.03	Visually inspects condition of exterior cladding and finishes	B2.07	Document inspection findings
B2.04	Visually inspects condition of windows and skylights		

IMPORTANCE – Using the rating scale from Page 3, please rate the Importance of this Task	
FREQUENCY – Using the rating scale from Page 3, how often is this Task performed ??	
Any other comments ?	

Task B3 Visually Inspects Site Elements

Context Statement - Professional Home and Property Inspectors inspect the building surroundings such as vegetation, driveways and grading purely from the impact that these elements may have on the building, and occupant safety. They are not required to inspect or report on the condition of the landscaping, recreational facilities or outbuildings (other than attached garages) unless specifically directed or contracted to by the client.

This task can include SOME or ALL of the following subtasks:			
B3.01	Identifies potential impacts of site surroundings	B3.04	Visually inspects condition of retaining walls
B3.02	Visually inspects condition of site for grading	B3.05	Visually inspects condition of steps, railings, decks and balconies
B3.03	Visually inspects condition of walkways, driveways and patios	B3.06	Document inspection findings

IMPORTANCE – Using the rating scale from Page 3, please rate the Importance of this Task	
FREQUENCY – Using the rating scale from Page 3, how often is this Task performed ??	
Any other comments ?	

Block C Inspects Building Interiors and Envelope

Task C1 Visually Inspects Windows and Skylights

Context Statement - Professional Home and Property Inspectors are required to inspect and operate, as a minimum, a representative number of windows and skylights, and report on signs of damage, deterioration or non-operability.

This task can include SOME or ALL of the following subtasks:			
C1.01	Visually inspects condition of windows and skylights	C1.03	Document inspection findings
C1.02	Test function of windows and skylights		

IMPORTANCE – Using the rating scale from Page 3, please rate the Importance of this Task	
FREQUENCY – Using the rating scale from Page 3, how often is this Task performed ??	
Any other comments ?	

Task C2 Visually Inspects Doors

Context Statement - Professional Home and Property Inspectors are required to inspect and operate, as a minimum, a representative number of doors, and report on signs of damage, deterioration or non-operability.

This task can include SOME or ALL of the following subtasks:

C2.01	Visually inspects condition of doors	C2.03	Document inspection findings
C2.02	Test function of doors		

IMPORTANCE – Using the rating scale from Page 3, please rate the Importance of this Task	
FREQUENCY – Using the rating scale from Page 3, how often is this Task performed ??	
Any other comments ?	

Task C3 Visually Inspects Ventilation

Context Statement - Professional Home and Property Inspectors operate and report on the condition of all permanently installed mechanical ventilation systems where possible.

This task can include SOME or ALL of the following subtasks:

C3.01	Visually inspects condition of mechanical exhaust systems	C3.03	Document inspection findings
C3.02	Visually inspects condition of passive ventilation		

IMPORTANCE – Using the rating scale from Page 3, please rate the Importance of this Task	
FREQUENCY – Using the rating scale from Page 3, how often is this Task performed ??	
Any other comments ?	

Task C4 Visually Inspects insulation

Context Statement - Since the inspections performed by Professional Home and Property Inspectors are non-intrusive in nature, inspections of insulation are limited to the observation of insulation and air/vapour barriers in unfinished spaces.

This task can include SOME or ALL of the following subtasks:

C4.01	Visually inspects condition of visible air/vapour barriers	C4.03	Document inspection findings
C4.02	Visually inspects condition of visible insulation		

IMPORTANCE – Using the rating scale from Page 3, please rate the Importance of this Task	
FREQUENCY – Using the rating scale from Page 3, how often is this Task performed ??	
Any other comments ?	

Task C5 Visually Inspects Interior Surfaces

Context Statement - Professional Home and Property Inspectors observe the condition of readily accessible interior wall, ceilings and floor finishes, installed fixtures and trim, and report on signs of damage, deterioration and hazards. In some cases the Professional Home and Property Inspector will physically probe structural components displaying signs of rot or decay. The Professional Home and Property Inspector will enter and report on the condition of crawl spaces and attics if accessible. If these are not accessible or available for safe inspection Professional Home and Property Inspectors will then report that they cannot access the crawl space/attic, and the reason.

This task can include SOME or ALL of the following subtasks:			
C5.01	Visually inspects condition of walls	C5.04	Visually inspects condition of crawl spaces
C5.02	Visually inspects condition of floors	C5.05	Visually inspects condition of attics
C5.03	Visually inspects condition of ceilings	C5.06	Document inspection findings

IMPORTANCE – Using the rating scale from Page 3, please rate the Importance of this Task	
FREQUENCY – Using the rating scale from Page 3, how often is this Task performed ??	
Any other comments ?	

Task C6 Visually Inspects Interior Structure

Context Statement - Professional Home and Property Inspectors perform a visual inspection of the accessible interior structural components to detect and report conditions which need repair or further evaluation by a qualified structural specialist. Such conditions include deterioration, deflection and improper alteration. The inspection is limited to floor wall, foundation, ceiling, roof, stair and railing assemblies which are visible, accessible and not covered by finishes or furnishings.

This task can include SOME or ALL of the following subtasks:			
C6.01	Visually inspects condition of floor structure	C6.06	Visually inspects condition of interior stairs and railings
C6.02	Visually inspects condition of interior wall structure	C6.07	Visually inspects condition of interior columns
C6.03	Visually inspects condition of interior foundation structure	C6.08	Visually inspects condition of interior beams
C6.04	Visually inspects foundation systems for leaks and water infiltration	C6.09	Document inspection findings
C6.05	Visually inspects condition of interior roof systems		

IMPORTANCE – Using the rating scale from Page 3, please rate the Importance of this Task	
FREQUENCY – Using the rating scale from Page 3, how often is this Task performed ??	
Any other comments ?	

Block D Inspects Building Heating and Air Conditioning Systems

Task D1 Visually Inspects Primary Heating Systems

Context Statement - Professional Home and Property Inspectors visually inspect the primary heating system for the purpose of determining safe and functional operation and fuel sources. Normal user controls and equipment components are observed and described. The Professional Home and Property Inspector is not required to operate equipment that is damaged, shut down or otherwise inoperable due to weather conditions, nor is the interior of chimneys inspected. Solid fuel appliances are normally only inspected if the inspector holds appropriate industry qualifications (WETT).

This task can include SOME or ALL of the following subtasks:

D1.01	Identifies type of heating system(s)	D1.06	Visually inspects condition of heat distribution systems.
D1.02	Identifies type and source of fuel(s)	D1.07	Observes operation of heating system(s).
D1.03	Visually inspects condition of fuel storage system(s).	D1.08	Identifies source of combustion and/or make-up air.
D1.04	Visually inspects condition of fuel distribution system.	D1.09	Visually inspects exterior condition of chimneys, flues and vents.
D1.05	Visually inspects condition of heating equipment.	D1.10	Document inspection findings

IMPORTANCE – Using the rating scale from Page 3, please rate the Importance of this Task	
FREQUENCY – Using the rating scale from Page 3, how often is this Task performed ??	
Any other comments ?	

Task D2 Visually Inspects Supplemental Heating Systems

Context Statement - Professional Home and Property Inspectors visually inspect any supplemental heating system for the purpose of determining safe and functional operation. Fuel services and storage, normal user controls and equipment components are observed and described. The Professional Home and Property Inspector is not required to operate solid fuel-burning stoves or any heating device that does not respond to normal operating controls.

This task can include SOME or ALL of the following subtasks:

D2.01	Identifies types of supplemental heating.	D2.05	Visually inspects condition of supplemental heat distribution systems.
D2.02	Visually inspects condition of supplemental fuel storage system(s).	D2.06	Identification of source of combustion and/or make-up air.
D2.03	Visually inspects condition of supplemental fuel distribution system.	D2.07	Visually inspects exterior condition of chimneys, flues and vents.
D2.04	Visually inspects condition of supplemental heating equipment.	D2.08	Document inspection findings

IMPORTANCE – Using the rating scale from Page 3, please rate the Importance of this Task	
FREQUENCY – Using the rating scale from Page 3, how often is this Task performed ??	
Any other comments ?	

Task D3 Visually Inspects Permanent Cooling Systems

Context Statement - Professional Home and Property Inspectors visually inspect the condition of permanent cooling systems for safe and functional operation. Normal user controls and equipment components are observed and described. Signs of ineffective operation, damage or deterioration are observed and noted. In cold weather conditions the Professional Home and Property Inspector may not be able to operate the permanent cooling system, in which case this is noted in the final report.

This task can include SOME or ALL of the following subtasks:			
D3.01	Identifies type of cooling system.	D3.04	Visually inspects condition of cold air distribution system.
D3.02	Visually inspects condition of exterior equipment.	D3.05	Tests function of cooling system(s).
D3.03	Visually inspects condition of interior equipment.	D3.06	Document inspection findings

IMPORTANCE – Using the rating scale from Page 3, please rate the Importance of this Task	
FREQUENCY – Using the rating scale from Page 3, how often is this Task performed ??	
Any other comments ?	

Task D4 Visually Inspects Air Handling Systems

Context Statement – Professional Home and Property Inspectors identify the type of air handling systems and visually inspect the system for safe and functional operation. Normal user controls and both interior and exterior equipment and components are observed and described. Signs of ineffective operation, damage or deterioration are observed and noted.

This task can include SOME or ALL of the following subtasks:			
D4.01	Identifies type of air handling system.	D4.03	Tests function of air handling system.
D4.02	Visually inspects condition of air handling system.	D4.04	Document inspection findings

IMPORTANCE – Using the rating scale from Page 3, please rate the Importance of this Task	
FREQUENCY – Using the rating scale from Page 3, how often is this Task performed ??	
Any other comments ?	

Block E Inspect Building Plumbing Systems

Task E1 Visually Inspects Water Service Supply and Distribution

Context Statement - Professional Home and Property Inspectors perform a visual inspection on the potable water supply and distribution on the property. They observe and describe the type of service, components such as piping material, supports valves, and fixtures and report on their condition including signs of deterioration and leaks.

This task can include SOME or ALL of the following subtasks:			
E1.01	Identifies source(s) of water supply.	E1.05	Visually inspects condition of distribution piping.
E1.02	Identifies presence and condition of shut-off valves.	E1.06	Visually inspects exterior hose bib.
E1.03	Visually inspects condition of pumps and tanks.	E1.07	Document inspection findings
E1.04	Identifies type(s) of distribution piping.		

IMPORTANCE – Using the rating scale from Page 3, please rate the Importance of this Task	
FREQUENCY – Using the rating scale from Page 3, how often is this Task performed ??	
Any other comments ?	

Task E2 Visually Inspects and Operates Fixtures

Context Statement- Professional Home and Property Inspectors visually inspect and operate plumbing fixtures. They observe and report on the functional water flow proper operation, and resilient leak resistant surfaces. They are not required to operate the shut-off valves or any inoperative fixture, nor do they report on recreational facilities.

This task can include SOME or ALL of the following subtasks:

E2.01	Visually inspects condition of fixtures.	E2.04	Operates faucets and fixtures
E2.02	Visually inspects condition of tub and shower enclosures.	E2.05	Verifies functional flow of water.
E2.03	Visually inspects condition of faucets.	E2.06	Document inspection findings

IMPORTANCE – Using the rating scale from Page 3, please rate the Importance of this Task	
FREQUENCY – Using the rating scale from Page 3, how often is this Task performed ??	
Any other comments ?	

Task E3 Visually Inspects and Operates Water Heaters

Context Statement - Professional Home and Property Inspectors visually inspect and operate water heaters for the purpose of determining safe and functional operation and fuel sources. Normal user controls and equipment components are observed and described. Operation of the water heater is limited to operating hot water taps and observing the results.

This task can include SOME or ALL of the following subtasks:

E3.01	Identifies types of water heaters.	E3.05	Visually inspects condition of fuel storage system(s).
E3.02	Visually inspects condition of water heater.	E3.06	Visually inspects condition of fuel distribution system.
E3.03	Verifies serviceability of water heater.	E3.07	Document inspection findings
E3.04	Identifies type and source of fuel(s).		

IMPORTANCE – Using the rating scale from Page 3, please rate the Importance of this Task	
FREQUENCY – Using the rating scale from Page 3, how often is this Task performed ??	
Any other comments ?	

Task E4 Visually Inspects Drain, Waste and Venting

Context Statement - Professional Home and Property Inspectors inspect visible waste and drain components such as traps, waste lines, vent piping, and piping supports, venting and cleanouts for evidence of leaks, deterioration, improper installation and function and cross connections.

This task can include SOME or ALL of the following subtasks:

E4.01	Visually inspects condition of piping.	E4.05	Visually inspects for existence of floor drains.
E4.02	Observes functional drainage.	E4.06	Visually inspects for existence and condition of sump pump and discharge.
E4.03	Visually inspects for existence of vents.	E4.07	Visually inspects for existence and condition of sewage ejection pump
E4.04	Visually inspects for existence of clean-outs.	E4.08	Document inspection findings

IMPORTANCE – Using the rating scale from Page 3, please rate the Importance of this Task	
FREQUENCY – Using the rating scale from Page 3, how often is this Task performed ??	
Any other comments ?	

Block F Inspect Building Electrical Systems

Task F1 Visually Inspects Exterior Service Entrances

Context Statement - Professional Home and Property Inspectors inspect electrical supply components, as can be safely accessed, from the electrical utility's connection at the property line up to the main breaker or fuse box, and check for unsafe conditions, deterioration and compatibility and suitability of components.

This task can include SOME or ALL of the following subtasks:			
F1.01	Identifies type of service entrance.	F1.03	Visually inspects condition of service entrance.
F1.02	Visually inspects compatibility of service entrance components.	F1.04	Document inspection findings

IMPORTANCE – Using the rating scale from Page 3, please rate the Importance of this Task	
FREQUENCY – Using the rating scale from Page 3, how often is this Task performed ??	
Any other comments ?	

Task F2 Visually Inspects Main Panel

Context Statement - Professional Home and Property Inspectors identify the location of the main electrical panel and visually inspect the branch circuit wiring. Basic electrical test equipment may be used to determine if circuits are live. In some jurisdictions the cover plate of the main panel may be removed to inspect the condition and compatibility of wiring, in others, only cover plates of switches, receptacles and junction boxes may be removed. The Professional Home and Property Inspector is not required to insert any tool or testing device inside the panel, nor are they required to operate any overcurrent device except for Ground Fault Circuit Interrupters (GFCI) or Arc Fault Circuit Interrupters (AFCI). The Professional Home and Property Inspector should identify any types of branch circuit wiring.

This task can include SOME or ALL of the following subtasks:			
F2.01	Identifies type of main disconnect.	F2.05	Determines compatibility of wire size with fuses/breakers.
F2.02	Visually inspects condition of main panel(s).	F2.06	Visually inspects existence and condition of grounding.
F2.03	Identifies size of disconnect and service panel.	F2.07	Document inspection findings
F2.04	Identifies type of over-current protection device.		

IMPORTANCE – Using the rating scale from Page 3, please rate the Importance of this Task	
FREQUENCY – Using the rating scale from Page 3, how often is this Task performed ??	
Any other comments ?	

Task F3 Visually Inspects Distribution

Context Statement - Professional Home and Property Inspectors visually inspect branch circuit wiring where it is visible, and the condition of sub-panels. In some jurisdictions the cover plate of the main and auxiliary panels may be removed to inspect the condition and compatibility of wiring, in others, only cover plates of switches, receptacles and junction boxes may be removed. The Professional Home and Property Inspector is not required to insert any tool or testing device inside the panel, nor are they required to operate any overcurrent device except for Ground Fault Circuit Interrupters (GFCI) or Arc Fault Circuit Interrupters (AFCI). The Professional Home and Property Inspector should identify any types of branch circuit wiring.

This task can include SOME or ALL of the following subtasks:			
F3.01	Identifies type of wiring.	F3.04	Visually inspects branch circuit wiring.
F3.02	Identifies size of disconnect and wire at sub-panels.	F3.05	Document inspection findings
F3.03	Visually inspects condition of sub-panels.		

IMPORTANCE – Using the rating scale from Page 3, please rate the Importance of this Task	
FREQUENCY – Using the rating scale from Page 3, how often is this Task performed ??	
Any other comments ?	

Task F4 Visually Inspects Outlets, Switches and Fixtures

Context Statement - The Professional Home and Property Inspector operates and visually inspects a representative number of interior and exterior outlets, switches and fixtures for condition and functionality. They may also observe the presence or absence of GFCI's, smoke and CO detectors, etc

This task can include SOME or ALL of the following subtasks:			
F4.01	Observes and operates fixture switches.	F4.04	Visually inspects condition of fixtures.
F4.02	Visually inspects and tests receptacles	F4.05	Identifies existence or absence of smoke, CO and other detectors.
F4.03	Tests ground fault circuit interrupters/arc fault circuit interrupters.	F4.06	Document inspection findings

IMPORTANCE – Using the rating scale from Page 3, please rate the Importance of this Task	
FREQUENCY – Using the rating scale from Page 3, how often is this Task performed ??	
Any other comments ?	

The following Block represents an emerging area of occupational practice, and is included here for preliminary validation/development by practitioners.

Block G Perform Phase and Pre Delivery Inspection on New Construction

Context Statement - Professional Home and Property Inspectors may serve as quality control agents for purchasers or builders of new buildings. "Phase Inspections" are performed at specific points in the construction process to ensure that the building meets contractual specifications or recognized construction industry practices for quality and/or workmanship.

Task G1 Inspect Excavations

This task can include SOME or ALL of the following subtasks:			
G1.01	Determine inspection methodology	G1.04	Inspect excavation
G1.02	Coordinate on-site inspection	G1.05	Document inspection results
G1.03	Observe site conditions		

IMPORTANCE – Using the rating scale from Page 3, please rate the Importance of this Task	
FREQUENCY – Using the rating scale from Page 3, how often is this Task performed ??	
Any other comments ?	

Task G2 Inspect Footings and Foundations

This task can include SOME or ALL of the following subtasks:			
G2.01	Coordinate on-site inspection	G2.04	Inspect building materials
G2.02	Observe site conditions	G2.05	Document inspection results
G2.03	Inspect footing and foundation		

IMPORTANCE – Using the rating scale from Page 3, please rate the Importance of this Task	
FREQUENCY – Using the rating scale from Page 3, how often is this Task performed ??	
Any other comments ?	

Task G3 Perform 'Lock Up' Stage Inspection

Context Statement - Professional Home and Property Inspectors perform "lock up stage" inspections once the exterior of a building is framed and sheathed – that is when the building can be "locked up" to protect the interior from weather and vandalism.

This task can include SOME or ALL of the following subtasks:			
G3.01	Coordinate on-site inspection	G3.04	Inspect system components
G3.02	Observe site conditions	G3.05	Inspect building materials
G3.03	Inspect building at "lock-up" phase	G3.06	Document inspection results

IMPORTANCE – Using the rating scale from Page 3, please rate the Importance of this Task	
FREQUENCY – Using the rating scale from Page 3, how often is this Task performed ??	
Any other comments ?	

Task G4 Perform Pre Drywall Inspection

Context Statement - Professional Home and Property Inspectors perform pre-drywall inspections (pre-cover inspections) once mechanical and electrical rough-ins are complete, as well as after insulation and vapour barriers are installed.

This task can include SOME or ALL of the following subtasks:			
G4.01	Coordinate on-site inspection	G4.04	Inspect system components
G4.02	Observe site conditions	G4.05	Inspect building materials
G4.03	Perform pre-drywall inspection	G4.06	Document inspection results

IMPORTANCE – Using the rating scale from Page 3, please rate the Importance of this Task	
FREQUENCY – Using the rating scale from Page 3, how often is this Task performed ??	
Any other comments ?	

Task G5 Perform Interior Finish Inspection

Context Statement - Professional Home and Property Inspectors perform interior finish inspections to ensure that finish materials and components meet contractual, performance, quality and or workmanship specifications.

This task can include SOME or ALL of the following subtasks:			
G5.01	Coordinate on-site inspection	G5.06	Document inspection results
G5.02	Perform finish inspection		

IMPORTANCE – Using the rating scale from Page 3, please rate the Importance of this Task	
FREQUENCY – Using the rating scale from Page 3, how often is this Task performed ??	
Any other comments ?	

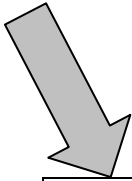
Task G6 Perform Final / Pre Delivery Inspection

Context Statement - Professional Home and Property Inspectors perform final or pre-delivery inspections to ensure that the new construction is ready for occupancy and meets required performance, quality and workmanship specifications. Pre delivery inspections (PDI) may also be performed at regular intervals after occupancy (30 day, 90 day, etc) to confirm continued performance and for warranty compliance. Pre delivery inspections may follow very specific procedures established by standards of practice or contractual terms.

This task can include SOME or ALL of the following subtasks:

G6.01	Coordinate on-site inspection	G6.03	Document inspection results
G6.02	Perform PDI inspection on building system		

IMPORTANCE – Using the rating scale from Page 3, please rate the Importance of this Task	
FREQUENCY – Using the rating scale from Page 3, how often is this Task performed ??	
Any other comments ?	



Any Final Comments ??

Thank you !!

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