

# OCCUPATIONAL STANDARDS

## PROFESSIONAL HOME/PROPERTY INSPECTOR



Human Resources    Développement des  
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HOME TO CANADIANS  
Canada



**CAHPI**

CANADIAN ASSOCIATION OF HOME AND PROPERTY INSPECTORS

MAY 1, 2001

This occupational standard has been developed by industry professionals and describes the skills, knowledge and abilities required to perform the duties as a Professional Home/Property Inspector. Occupational standards can be used for a variety of purposes, and may form the basis for training, curriculum development, accreditation of training programs, recruitment, performance improvement, career development and the certification of practitioners.

For copies of this standard, or information on the Canadian Home Inspectors and Building Officials Steering Committee for National Standards contact:

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**Printed MAY 2001**

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## ACKNOWLEDGEMENTS

The CHIBO Steering Committee for National Standards acknowledges the volunteer support and guidance of the Standards Development Steering Committee, which is comprised of the following members:

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For further information regarding the CHIBO members see Appendix A.

The home inspection and municipal building official sectors gratefully appreciate the time and interest the members have taken from their busy schedules to provide a vision for the future. Without their co-operation, the National Occupational Standards could not have been completed. Further information regarding these members can be found at the end of the text. The CHIBO members want to extend a special thanks to Mr. Michael Ludolph, Chair who managed to bring both sectors together and focus on common objectives. The group also wants to acknowledge Mr. John Kiedrowski, Project Manager, for his constant and professional support.

The CHIBO and the members from the home inspectors and municipal building officials sectors want to thank Human Resources Development Canada (HRDC) and Canada Mortgage and Housing Corporation (CMHC) for their financial contribution to the project. In particular, the CHIBO wants to thank Mr. John Keating, Project Officer, Human Resources partnerships Directorate (HRDC), and Darrel Smith, Senior Researcher, Housing Technology (CMHC) for their constant support and encouragement throughout the project. CHIBO wishes to acknowledge the work of Chapman and Chapman, Occupational Research Consultants for developing the National Occupational Standards.

The Canadian Home Inspectors and Building Officials' (CHIBO) Steering Committee for National Standards wishes to express sincere appreciation for the contribution of the many companies, associations, labour organizations, Professional Home/Property Inspectors, and all others who contributed, directly or indirectly, to this publication.

## ACKNOWLEDGEMENTS (CONT.)

The CHIBO wants to thank the following people who volunteered their time to provide constructive input and help in finalizing this document:

Brent Applegate	Applegate Ventures Ltd.	Alberta
Graham Ashdown	GrassRoots	Ontario
Brian Boddez	Madsen Technical Services Inc.	Alberta
Steve Balshin	Majestic Home Inspection Services Inc.	Ontario
Ralph Banks	AmeriSpec Home Inspection Services	Ontario
Chris Bottriell	Bottriell Home Inspections Ltd.	Alberta
Michael Bourgeois	Pillar to Post	Alberta
Alan Carson	Carson Dunlop	Ontario
Terry Carson	Guardian Home Inspectors Inc.	Ontario
Rick Cartmel	Insurance Advisory Organization	Quebec
Gil Chacun	Home Chec Canada Ltd.	Manitoba
Roy Chan	Abode Inspection Services	Ontario
Jeff Clarke	Baker Street Home Inspection Services Inc.	Ontario
Brian Crewe	Bransen Enterprises (Reg'd)	Quebec
Bob Cummings	All Around Home Inspection	British Columbia
Owen Dickie	HomePro Inspections	British Columbia
Andrew Dixon	Residential Solutions	PACHI
Frank Dodich	Franks Building Inspections Ltd.	British Columbia
George Eastwood	Homestead Inspections & Engineering	Ontario
Terry Fikowski	HouseMaster	Alberta
W.J. Foy	HouseMaster	Alberta
Germain FrJchette	Inspection 2000	Quebec
Alfred Freidberg	Woodland Home Inspection Service	Alberta
Dennis Gall	Colombia Home Inspection Services	British Columbia
Richard Gorham	Acme Inspection Services Ltd.	New Brunswick
John Harris	DSG Home Inspections	Ontario
Glen Hill	Shuswap Consulting Services	Ontario
Kirk Iredale	Iredale Inspections	Ontario
Harry Janssen	Accurate Home and Building Inspection Consultants	Ontario
Bob Johnson	Inspection Maters By Bob Johnson	Ontario
Clyde Johnson	A1 Home Inspection Services	Alberta
Wolfram Jung	Home-Facts Canada	Ontario
Patrick Kernohan	Baker Street Home Inspection Services	Ontario
John Lueck	J.M.Lueck Building Consultants Inc.	Ontario
Don Macmillan	D.B. Macmillan Consulting Inc.	Ontario
Bill Mullen	Bluewater Home Inspection	Ontario
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Gerald Smith	Experts Immobiliers Smith/Lussier	Quebec
Gil Strachan	Electrospec Home Inspections	Ontario
Mark Stevens	Artec Inspections	British Columbia

Reinhard Thomas	Professional Home Inspections Ltd.	Alberta
Ron Tropea	Home-Pal Inspection Services Inc.	Ontario
Paul Wilson	Home Inspectors Ontario	
George Webb	HomePro Southwestern Ontario	Ontario
Charles Wood	HouseMaster Moncton	Atlantic

Every effort has been made to ensure the above is an accurate and complete list of all those who have had input into this document. If the CHIBO Steering Committee for National Standards has omitted anyone, please accept our apologies

# **CANADIAN HOME INSPECTORS AND BUILDING OFFICIALS STEERING COMMITTEE FOR NATIONAL STANDARDS**

The Canadian Home Inspectors and Building Officials Steering Committee for National Standards was formed to conduct occupational analyses and establish National Occupational Standards for Professional Home/Property Inspectors and Professional Building Officials. The steering committee is comprised of representatives from the Canadian Association of Home and Property Inspectors (CAHPI) and the Alliance of Canadian Building Officials' Associations (ACBOA). These individuals represent all regions and segments of the industry.

The objectives of the project on National Occupational Standards for the private home and property inspection and municipal building code inspectors sectors are as follows:

## **Primary objectives:**

- 1 Develop National Occupational Analyses that will provide competencies and tasks specific to each sector as well as common core competencies common to both.
- 2 Validate and endorse National Occupational Standards.
- 3 Publish National Occupational Standards and Common Core Competencies.
- 4 Market and promote National Occupational Standards and Common Core Competencies.

## **Secondary objectives:**

- 1 Establish a partnership between the home/property inspection and building official sectors.
- 2 Merge common competencies that are similar in both sectors.
- 3 Bring a better understanding of the roles and responsibilities of the sectors to each other and to consumers.
- 4 Establish partnerships with stakeholders and others consulted in the process.
- 5 Enhance education and training mechanisms across Canada for both sectors.
- 6 Enhance the recognition and value of the professional within the industry.

The national occupational standards Professional Home/Property Inspectors will be used to consider the following activities:

- Develop training programs to meet the needs of the Professional Home/Property Inspectors that are specific to each sector, at the same time taking into account the uniqueness of each group.
- Develop training programs that recognize existing training that Professional Home/Property Inspectors have received to date.
- Establish certification programs that include evaluation instruments, examinations, feedback, and if certification is not issued, appropriate guidelines to help the individual obtain certification.
- Establish an accreditation program for institutions delivering educational programs.
- Revise existing training programs and develop new ones based on the occupational standards.
- Develop curricula that may include prior learning assessment and recognition.
- Develop policies for worker mobility.
- Promote and market occupational standards, especially to consumers and related stakeholders.
- Develop access on a national basis to education training programs via the internet.
- Develop a national standard of practice and Code of Ethics.
- Develop formal nationally recognized designations for qualified/certified Professional Home/Property Inspectors.
- Consult with stakeholders and provincial organizations to maintain communication and joint ownership.

# **GUIDE TO THE OCCUPATIONAL STANDARD**

## DEVELOPMENT OF THE OCCUPATIONAL STANDARD

This Occupational Standard was developed and validated by industry professionals with extensive knowledge and experience in Home/Property Inspections.

In September 2000, extensive research was conducted into existing Provincial Standards, training programs and existing DACUM charts.

In October 2000, an Occupational Analysis Workshop was conducted in Toronto, Ontario with 11 industry practitioners.

In November 2000, 150 hard copies and 45 electronic copies of the document were circulated for validation. Over 30 responses were received and comments were analysed and incorporated into this document.

Funds for this project came from the Alliance of Canadian Building Officials' Association (ACOBA), the Canadian Association of Home and Property Inspectors (CAHPI), Human Resources Development Canada (HRDC) under the Sectoral Partnership Initiatives program (SPI) and Canada Mortgage and Housing Corporation (CMHC).

## STRUCTURE OF THE STANDARD

To facilitate the understanding of the nature of the occupation, the work performed is divided into the following divisions:

**BLOCK** is the largest division within the analysis, and reflects a distinct operation relevant to the occupation.

**TASK** is a distinct, observable, measurable, activity, that, combined with others, makes up the logical and necessary steps the practitioner is required to perform to complete a specific assignment within a block.

**Context Statement** defines the scope of the task and addresses the limitations of the task.

**SUB-TASK** is the smallest division into which it is practical to subdivide any work activity, and, combined with others, fully describes all duties constituting a task.

### Supporting Knowledge and Abilities

define the elements of skill and knowledge an individual must acquire to adequately perform the sub-task. Examples of material, components and defects etc. following the knowledge and ability statements are provided to further clarify the type and level of knowledge and ability required. These example come from actual situations encountered by Professional Home/Property Inspectors and are not intended to be a comprehensive listing of all materials, components and defects that may be encountered by a Professional Home/Property Inspector.

## **SCOPE OF THE HOME/PROPERTY INSPECTOR'S OCCUPATION**

The title Professional Home/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/Property Inspectors do more, such as the inspection of small (under 600 square metres) commercial buildings, pre-renovation consultations, and problem identification related to structure/conditions of other properties, etc. For the purposes of this document, the Professional Home/Property Inspector performs visual inspections of existing single family dwellings only. Professional Home/Property Inspectors do not provide code compliance services.

Most prospective clients engage the services of a Professional Home/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.

Professional Home/Property Inspectors follow a comprehensive Standard of Practice, which is 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/Property Inspectors must be conversant with 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/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 Home/Property Inspection sector includes sole-operators, 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 legislation and related regulations. As well, it's essential to determine workplace hazards and take measures to protect oneself, co-workers, the public and the environment.

## **STANDARDS OF PRACTICE**

All Professional Home/Property Inspectors' work is performed under a comprehensive provincial or national Standards of Practice, which describe the scope and limitations of a home/property inspection. The Standard of Practice is also a valuable public document since it details what a client can expect from a standard home inspection. If so qualified, the Professional Home/Property Inspector can do additional inspection work outside the Standard of Practice at the request of the client.

Numerous Standards of Practice have been referenced in the preparation of this document, however to avoid repetition, knowledge of applicable Standards of Practice is a given and not necessarily recorded under the supporting knowledge and abilities statements throughout this document.

## **ANALYSIS**

# BLOCK A

## PROFESSIONAL PRACTICES

### Task 1 Performs pre-inspection procedures.

*Context Statement:* Interpersonal communications is a key component of the Professional Home/Property Inspector's occupation. Professional Home/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.

#### Sub-task

#### 1.01 Outlines methodology.

#### Supporting Knowledge & Abilities

- |         |  |
|---------|--|
| 1.01.01 | knowledge of methods of inspection   |
| 1.01.02 | knowledge of Standard of Practice  |
| 1.01.03 | knowledge of the duty of care to clients, the public and others in the transaction                                       |
| 1.01.04 | knowledge of professional and legal responsibilities to all parties and duties to employers, employees, franchiser, etc. |
| 1.01.05 | ability to determine client's needs, intended use of the property, occupancy and preconceptions of the property          |
| 1.01.06 | ability to convey limitations of the inspection  |
| 1.01.07 | ability to direct client to specialized services outside the standard of practice such as well capacity testing          |
| 1.01.08 | ability to assess client's understanding of the process and the limitation of the inspection                             |

**Sub-task**

**1.02 Qualifies site conditions.**

**Supporting Knowledge & Abilities**

- 1.02.01 knowledge of local conditions and concerns
- 1.02.02 ability to determine utility conditions such as gas, power and water availability
- 1.02.03 ability to inform clients of limitations of inspection without utilities
- 1.02.04 ability to arrange access to site with real estate agents or client

**Sub-task**

**1.03 Determines client's Terms of Reference.**

**Supporting Knowledge & Abilities**

- 1.03.01 knowledge of Standards of Practice
- 1.03.02 knowledge of legal aspects such as limitations of Agreements to Purchase and Sale Waivers and new home warranty programs
- 1.03.03 ability to determine client's requirements and expectations of the inspection
- 1.03.04 ability to reconcile client's requirements with realities of inspection process

**Sub-task**

**1.04 Determines scope of work.**

**Supporting Knowledge & Abilities**

- 1.04.01 knowledge of Standards of Practice
- 1.04.02 knowledge of personal abilities and limitations
- 1.04.03 knowledge of legal restrictions of rights of property entry, and any legal restricted practices
- 1.04.04 ability to negotiate scope of work with client
- 1.04.05 ability to reconcile client's expectations with realities of inspection process

- 1.04.06 ability to document scope of work, in contract language
- 1.04.07 ability to direct client to specialized/professional services beyond the accepted scope of a home/property inspection

**Sub-task**

**1.05 Contracts with clients.**

**Supporting Knowledge & Abilities**

- 1.05.01 knowledge of contracts, duties to perform, exculpatory clauses and obligations
- 1.05.02 ability to adopt existing contracts or contract blanks to meet requirements

**Task 2 Communicates orally.**

*Context Statement:*

Professional Home/Property Inspectors act for, and on behalf of, their 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 an existing property. They must also be able to communicate with other parties affected by the transaction such as owners, agents, and trades conducting repairs.

**Sub-task**

**2.01 Answers client's questions.**

**Supporting Knowledge & Abilities**

- 2.01.01 knowledge of Standards of Practice
- 2.01.02 knowledge of building systems and components
- 2.01.03 knowledge of building science and house as a system
- 2.01.04 knowledge of problems, causes and solutions to common building system problems
- 2.01.05 knowledge of local conditions and retroactive requirements

- 2.01.06 ability to respond at a level compatible to client's level of comprehension
- 2.01.07 ability to solicit feedback to clarify client's understanding
- 2.01.08 ability to refer clients to additional sources of information such as CMHC, local building authorities, professionals and trades people

**Sub-task**

**2.02 Explains building operating systems to clients.**

**Supporting Knowledge & Abilities**

- 2.02.01 knowledge of Standards of Practice
- 2.02.02 knowledge of building operating systems maintenance and health hazards
- 2.02.03 ability to provide information at a level compatible to client's level of comprehension with reference to technical manuals and documents
- 2.02.04 ability to solicit feedback to clarify understanding

**Sub-task**

**2.03 Explains building defects.**

**Supporting Knowledge & Abilities**

- 2.03.01 knowledge of Standards of Practice
- 2.03.02 knowledge of proper function of building systems
- 2.03.03 knowledge of building science and house as a system
- 2.03.04 knowledge of problems, causes and solutions to common building system problems
- 2.03.05 ability to provide information at a level compatible to client's level of comprehension
- 2.03.06 ability to determine client's needs and expectations of the house and the inspection
- 2.03.07 ability to convey limitations of the inspection

- 2.03.08 ability to describe the building defects in a balanced, non-judgmental manner
- 2.03.09 ability to describe hazardous and potentially hazardous conditions detrimental to building and occupant safety
- 2.03.10 ability to address client's concerns
- 2.03.11 ability to describe what was not inspected and explain why
- 2.03.12 ability to solicit feedback to clarify client's understanding

**Task 3 Provides written reports.**

*Context Statement:*

A written report is prepared by the Professional Home/Property Inspector, consolidating the details of the inspection. The report may be a computer generated custom report, a preprinted 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.

**Sub-task**

**3.01 Determines report format.**

**Supporting Knowledge & Abilities**

- 3.01.01 knowledge of Standards of Practice
- 3.01.02 knowledge of the purpose and end uses of the report
- 3.01.03 knowledge of report formats
- 3.01.04 ability to create or modify a propriety inspection report for use
- 3.01.05 ability to identify the details required to meet client's needs

**Sub-task**

**3.02 Prepares reports.**

**Supporting Knowledge & Abilities**

- 3.02.01 knowledge of reporting systems
- 3.02.02 knowledge of Standards of Practice
- 3.02.03 knowledge of legal implications related to report, such as contract and tort law
- 3.02.04 knowledge of problems, causes and solutions to common building system problems
- 3.02.05 ability to describe site and building conditions in a concise, objective manner
- 3.02.06 ability to relate report to scope of inspection
- 3.02.07 ability to specify clearly and concisely what was and what was not inspected and why

**Sub-task**

**3.03 Delivers and explains report.**

**Supporting Knowledge & Abilities**

- 3.03.01 knowledge of Standards of Practice
- 3.03.02 knowledge of legal implications related to report, such as contract and tort law
- 3.03.03 knowledge of problems, causes and solutions to common building system problems
- 3.03.04 ability to provide information at a level compatible to client's level of comprehension
- 3.03.05 ability to solicit feedback to clarify understanding
- 3.03.06 ability to listen for underlying meaning
- 3.03.07 ability to respond at a level compatible to client's level of comprehension
- 3.03.08 ability to determine client's needs and expectations
- 3.03.09 ability to convey limitations of the inspection process

3.03.10 ability to ascertain client's understanding of the report

**Task 4 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/Property Inspector must be aware of the responsibilities of associated professionals involved in the resolution of potential conflicts. 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/Property Inspector should respond to client's complaints/concerns as soon as they arise to prevent the escalation of the conflict.

**Sub-task**

**4.01 Obtains details of complaint.**

**Supporting Knowledge & Abilities**

- 4.01.01 knowledge of conflict resolution techniques
- 4.01.02 knowledge of potential legal liability related to complaint
- 4.01.03 ability to listen to or read client's complaint in an objective manner
- 4.01.04 ability to record details of complaint for potential insurance/legal action

**Sub-task**

**4.02 Responds to complaints.**

**Supporting Knowledge & Abilities**

- 4.02.01 knowledge of conflict resolution techniques
- 4.02.02 knowledge of potential legal liability related to complaint
- 4.02.03 knowledge of Standards of Practice
- 4.02.04 knowledge of tort and contract law
- 4.02.05 ability to listen to or read client's complaint in an objective manner

4.02.06 ability to respond to complaint with tact, diplomacy and fairness

**Sub-task**

**4.03 Verifies complaint.**

**Supporting Knowledge & Abilities**

- 4.03.01 knowledge of Standards of Practice and duty of care
- 4.03.02 knowledge of potential legal liability related to complaint
- 4.03.03 ability to recognise the need for third party involvement/intervention
- 4.03.04 ability to record and document current condition of building in relation to complaint

**Sub-task**

**4.04 Develops a resolution process.**

**Supporting Knowledge & Abilities**

- 4.04.01 knowledge of Standards of Practice and Standards of Care
- 4.04.02 knowledge of conflict resolution techniques
- 4.04.03 knowledge of potential legal liability related to complaint
- 4.04.04 ability to identify and include specialists, such as architects and professional engineers, if necessary
- 4.04.05 ability to negotiate mutually beneficial resolution to complaint

**Task 5 Recognizes legal responsibility.**

*Context Statement:* Professional Home/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.

**Sub-task**

**5.01 Recognizes duty of care situations.**

**Supporting Knowledge & Abilities**

- 5.01.01 knowledge of principles of duty of care
- 5.01.02 knowledge of legal implications of adhering to duty of care
- 5.01.03 ability to differentiate between duty of care, duty to warn, and standard of care (practice)
- 5.01.04 ability to adhere to duty of care
- 5.01.05 ability to apply standard of care
- 5.01.06 ability to document duty of care and duty to warn situations

**Sub-task**

**5.02 Recognizes roles and responsibilities.**

**Supporting Knowledge & Abilities**

- 5.02.01 knowledge basic principles of roles and responsibilities under the law
- 5.02.02 knowledge of professional and legal responsibilities to all parties and duties to employers, employees, franchiser, etc.
- 5.02.03 knowledge of legal implications of actions
- 5.02.04 knowledge of individual rights and responsibilities
- 5.02.05 knowledge of applicable laws
- 5.02.06 ability to act within legal guidelines

## BLOCK B

### EXTERIORS

#### Task 6 Visually inspects exterior structure.

*Context Statement:*

Professional Home/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/Property Inspector may physically probe structural components displaying signs of rot or decay. However, since the Professional Home/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.

#### Sub-task

#### 6.01 Visually inspects condition of exposed foundations.

#### Supporting Knowledge & Abilities

- |         |   |
|---------|---|
| 6.01.01 | knowledge of foundation construction materials such as concrete, masonry, wood and stone                        |
| 6.01.02 | knowledge of requirements for foundation materials and installation   |
| 6.01.03 | knowledge of types of foundations   |
| 6.01.04 | knowledge of the effects of foundation movement   |
| 6.01.05 | knowledge of remedial measures for common foundation problems   |
| 6.01.06 | ability to identify defects in exposed foundations such as cracks, water penetration, frost damage and movement |

**Sub-task**

**6.02 Visually inspects condition of exterior roof structure.**

**Supporting Knowledge & Abilities**

- 6.02.01 knowledge of roof construction material such as wood and metal
- 6.02.02 knowledge of roof structure such as trusses, rafters, joists and sheathing
- 6.02.03 knowledge of roof surface membranes such as wood, asphalt and steel
- 6.02.04 knowledge of requirements for roof materials and installation
- 6.02.05 knowledge of roof hazards, safe ladder and climbing practices
- 6.02.06 knowledge of remedial measures for common roofing problems
- 6.02.07 ability to identify defects in roof structures such as signs of deflection, damage, aging, leaks ice damage, poor eavestrough drainage and rot
- 6.02.08 ability to estimate approximate age and life span of roof and roof components

**Sub-task**

**6.03 Visually inspects condition of exterior wall structure.**

**Supporting Knowledge & Abilities**

- 6.03.01 knowledge of wall construction materials such as wood, metal, masonry and stucco
- 6.03.02 knowledge of requirements for wall materials and installation
- 6.03.03 knowledge of remedial measures for common wall structure problems
- 6.03.04 ability to identify defects in wall structures such as poor rain shedding, moisture penetration, aging, deflection and settlement

**Sub-task**

**6.04 Visually inspects condition of extended structures and floors.**

**Supporting Knowledge & Abilities**

- 6.04.01 knowledge of extended structure construction materials such as wood, metal and concrete
- 6.04.02 knowledge of construction methods re joining new and existing structures
- 6.04.03 knowledge of supporting elements such as posts, piers and cantilevers
- 6.04.04 knowledge of requirements for extended structure materials and installation
- 6.04.05 knowledge of remedial measures for common extended structures problems
- 6.04.06 ability to identify defects in extended structures such as deterioration, settlement, heaving, deflection and rot
- 6.04.07 ability to identify impact of defects on building and occupant security

**Sub-task**

**6.05 Visually inspects condition of exterior columns.**

**Supporting Knowledge & Abilities**

- 6.05.01 knowledge of column material such as wood, metal, masonry and concrete
- 6.05.02 knowledge of column types such as solid, hollow or pre-engineered
- 6.05.03 knowledge of purposes of columns, such as structural or decorative
- 6.05.04 knowledge of requirements for materials and installation
- 6.05.05 knowledge of remedial measures for common column problems
- 6.05.06 ability to identify column defects such as rot, heaving, settlement, lean and rust

6.05.07 ability to identify impact defects have on building and occupant security

**Sub-task**

**6.06 Visually inspects condition of exterior beams.**

**Supporting Knowledge & Abilities**

- 6.06.01 knowledge of beam materials such as wood, metal and concrete
- 6.06.02 knowledge of beam types such as solid, laminated or pre-engineered
- 6.06.03 knowledge of purpose of beams, such as structural or decorative
- 6.06.04 knowledge of requirements for materials and installation
- 6.06.05 knowledge of remedial measures for common beam problems
- 6.06.06 ability to identify beam defects such as rot, deflection, disconnection and improper support
- 6.06.07 ability to identify impact of defects on building and occupant security

**Task 7 Visually inspects exterior elements.**

*Context Statement:*

Professional Home/Property Inspectors visually inspect the visible exterior elements of the building. They observe and describe the condition of membranes covering walls and roofs, and report on observed signs of defects caused by improper workmanship, inappropriate materials or deterioration/degradation, etc. However, since the Professional Home/Property Inspector is not required to walk on roofs they must report on the actual methods employed to inspect the roof, and any limitations of the inspection.

**Sub-task****7.01 Visually inspects condition of roofing components.****Supporting Knowledge & Abilities**

- 7.01.01 knowledge of roofing materials such as asphalt, wood, tile and metal
- 7.01.02 knowledge of roofing components such as flashing, skylights, eaves troughs and roof venting
- 7.01.03 knowledge of requirements for roof component materials and installation
- 7.01.04 knowledge of methods of roof drainage
- 7.01.05 knowledge of roof hazards, safe ladder and climbing practices
- 7.01.06 knowledge of remedial measures for common roofing problems
- 7.01.07 ability to identify defects in roofing components such as signs of deflection, damage, aging, leaks, ice damage, poor eavestrough drainage and rot
- 7.01.08 ability to estimate approximate age and life span of roof and roofing components

**Sub-task****7.02 Visually inspects condition of chimney exterior.****Supporting Knowledge & Abilities**

- 7.02.01 knowledge of chimney materials, such as masonry, metal and stone
- 7.02.02 knowledge of chimney components, such as braces, clean-outs, caps and liners
- 7.02.03 knowledge of chimney material, installation and clearance requirements
- 7.02.04 knowledge of remedial measures for common chimney problems
- 7.02.05 ability to identify defects in chimney exteriors such as signs of abnormal movement, aging corrosion and separation, and defective masonry

7.02.06 ability to identify impact of defects on building and occupant security

**Sub-task**

**7.03 Visually inspects condition of exterior cladding and finishes.**

**Supporting Knowledge & Abilities**

- 7.03.01 knowledge of cladding materials such as wood, masonry, metal, asbestos, vinyl and EIFS
- 7.03.02 knowledge of finishing materials such as paint, stain, flashing and caulking
- 7.03.03 knowledge of installation requirements of common cladding material
- 7.03.04 knowledge of basic building science principles related to air movement, pressure, infiltration and exfiltration
- 7.03.05 knowledge of wood to soil infestation and deterioration issues
- 7.03.06 knowledge of remedial measures for cladding and finish problems
- 7.03.07 ability to identify cladding and finish defects due to poor installation, aging, buckling, separation and spalling

**Sub-task**

**7.04 Visually inspects condition of windows and skylights.**

**Supporting Knowledge & Abilities**

- 7.04.01 knowledge of window types such as awnings, sliders, casements, skylights and single/double hung
- 7.04.02 knowledge of window materials such as vinyl, wood and metal
- 7.04.03 knowledge of window components such as flashing and weather stripping
- 7.04.04 knowledge of window material and installation requirements

- 7.04.05 knowledge of remedial measures for common window problems
- 7.04.06 ability to identify window defects such as rot, misalignment and defective hardware
- 7.04.07 ability to identify impact of defects on building and occupant security

**Sub-task**

**7.05 Visually inspects condition of exterior doors and trim.**

**Supporting Knowledge & Abilities**

- 7.05.01 knowledge of types of exterior doors
- 7.05.02 knowledge of exterior door materials such as wood and metal
- 7.05.03 knowledge of exterior door material and installation requirements
- 7.05.04 knowledge of remedial measures for common exterior door problems
- 7.05.05 ability to identify exterior door defects such as rot, misalignment and defective hardware
- 7.05.06 ability to identify impact of defects on building and occupant security

**Sub-task**

**7.06 Operates garage doors and automatic devices.**

**Supporting Knowledge & Abilities**

- 7.06.01 knowledge of types of garage doors
- 7.06.02 knowledge of requirements of garage doors, operating devices and their controls
- 7.06.03 knowledge of safety devices
- 7.06.04 knowledge of remedial measures for common garage door problems
- 7.06.05 ability to recognize abnormal operation and non-functioning safety devices
- 7.06.06 ability to identify impact of defects on building and occupant security

**Task 8            Visually inspects site elements.**

*Context Statement:*

Professional Home/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 garages and carports ) unless specifically contracted to by the client.

**Sub-task**

**8.01    Identifies potential impacts of site surroundings.**

**Supporting Knowledge & Abilities**

- 8.01.01      knowledge of the effects of surrounding elements such as lakes, trees, water table and soil
- 8.01.02      knowledge of erosion and its control
- 8.01.03      knowledge of local soil and site conditions
- 8.01.04      ability to identify above-ground site contamination and refer environmental evaluation
- 8.01.05      ability to identify the impact of large trees and other potential site hazards on the building
- 8.01.06      ability to identify and report trip and fall hazards
- 8.01.07      ability to identify impact of defects on building and occupant security

**Sub-task**

**8.02    Visually inspects condition of site for grading.**

**Supporting Knowledge & Abilities**

- 8.02.01      knowledge of acceptable grading practices
- 8.02.02      knowledge of proper storm water control
- 8.02.03      knowledge of remedial measures for common grading problems
- 8.02.04      ability to identify defects in site grading
- 8.02.05      ability to identify impact on building of improper grading and water control system

**Sub-task**

**8.03 Visually inspects condition of walkways, driveways and patios.**

**Supporting Knowledge & Abilities**

- 8.03.01 knowledge of walkway, driveway and patio materials
- 8.03.02 knowledge of walkway, driveway and patio installation requirements
- 8.03.03 knowledge of requirements for exterior catchment drains, catch basins, and surface water control
- 8.03.04 knowledge of remedial measures for common walkway, driveway and patio problems
- 8.03.05 ability to identify defects in walkways, driveways and patios
- 8.03.06 ability to identify impact of defects on building and occupant security

**Sub-task**

**8.04 Visually inspects condition of retaining walls.**

**Supporting Knowledge & Abilities**

- 8.04.01 knowledge of materials used in construction of retaining walls
- 8.04.02 knowledge of types of retaining walls
- 8.04.03 knowledge of basic size requirements for retaining walls and other soil retention devices
- 8.04.04 knowledge of retaining wall construction requirements
- 8.04.05 knowledge of purposes of retaining walls
- 8.04.06 knowledge of remedial measures for common retaining wall problems
- 8.04.07 ability to identify defects in retaining walls
- 8.04.08 ability to identify impact of defects on building and occupant security

**Sub-task**

**8.05 Visually inspects condition of steps, railings, decks and balconies.**

**Supporting Knowledge & Abilities**

- |         |  |
|---------|--|
| 8.05.01 | knowledge of material and products used to construct steps, railings, decks and balconies  |
| 8.05.02 | knowledge of installation and construction requirements of steps, railings, decks and balconies such as weather resistance, and attachment to building |
| 8.05.03 | knowledge of possible unsafe conditions such as railing height and riser height  |
| 8.05.04 | knowledge of remedial measures for common step, railing deck, and balcony problems   |
| 8.05.05 | ability to identify defects in steps, railings, decks and balconies such as possible unsafe conditions, rot, corrosion and improper installation       |
| 8.05.06 | ability to identify impact of defects on building and occupant security  |

## BLOCK C

### INTERIORS

#### Task 9 Visually inspects windows and doors.

*Context Statement:*

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

#### Sub-task

#### 9.01 Visually inspects condition of windows and skylights.

#### Supporting Knowledge & Abilities

- |         |  |
|---------|--|
| 9.01.01 | knowledge of window types such as awnings, sliders, casements, skylights, and single/double hung |
| 9.01.02 | knowledge of window materials such as vinyl, wood and metal                                      |
| 9.01.03 | knowledge of window material and installation requirements                                       |
| 9.01.04 | knowledge of requirements for ventilation, egress, natural light, child safety and security      |
| 9.01.05 | knowledge of remedial measures for common window problems  |
| 9.01.06 | ability to identify window defects such as rot, misalignment and defective hardware              |
| 9.01.07 | ability to identify impact of defects on building and occupancy safety                           |

**Sub-task****9.02 Operates windows and skylights.****Supporting Knowledge & Abilities**

- |         |   |
|---------|---|
| 9.02.01 | knowledge of proper operation of windows and skylights  |
| 9.02.02 | knowledge of proper operation of hardware such as locks, hinges and sash weights                          |
| 9.02.03 | knowledge of remedial measures for common window operating problems                                       |
| 9.02.04 | ability to operate all types of windows and skylights such as casements, sliders, awnings and double hung |
| 9.02.05 | ability to identify window defects such as water infiltration, rot in frames and sashes and rack frames   |
| 9.02.06 | ability to identify non-operability of windows  |

**Sub-task****9.03 Visually inspects condition of doors.****Supporting Knowledge & Abilities**

- |         |  |
|---------|--|
| 9.03.01 | knowledge of door types such as hinged, bi-fold, pocket, hollow, sliding and solid core,                                 |
| 9.03.02 | knowledge of door materials such as wood, metal, insulated, and plastics   |
| 9.03.03 | knowledge of door material and installation requirements   |
| 9.03.04 | knowledge of gas-proofing requirements of doors  |
| 9.03.05 | knowledge of remedial measures for common door problems  |
| 9.03.06 | ability to identify door defects such as warp, racked, rot and lack of gas proofing between garage and home access doors |
| 9.03.07 | ability to identify impact of defects on building and occupancy safety   |

## Sub-task

### 9.04 Operates doors.

#### Supporting Knowledge & Abilities

9.04.01	knowledge of proper operation of doors
9.04.02	knowledge of proper operation of door hardware such as hinges, locks and rollers
9.04.03	knowledge of remedial measures for common door operating problems
9.04.04	ability to operate all types of doors such as hinged, sliding, pocket and folding
9.04.05	ability to determine proper operation of all types of doors such as hinged, sliding, pocket and folding
9.04.06	ability to identify defects in doors such as warping, rot, and air and water leakage
9.04.07	ability to identify non-operability of doors

## Task 10 Visually inspects insulation and ventilation.

### *Context Statement:*

Since home inspections are non-intrusive in nature, inspections of insulation are limited to the observation of insulation and air/vapour barriers in unfinished spaces. Professional Home/Property Inspectors also operate and report on the condition of all permanently installed mechanical ventilation systems where possible.

## Sub-task

### 10.01 Visually inspects condition of mechanical exhaust systems.

#### Supporting Knowledge & Abilities

10.01.01	knowledge of basic building science concepts of pressure differences, air flow, stack effect, unsafe of back drafting,
10.01.02	knowledge of air movement
10.01.03	knowledge of principles and requirements of heat recovery ventilators

- 10.01.04 knowledge of exhaust system components, such as fans, ducting, fan controls, filters, dampers, dryer vents, etc.
- 10.01.05 knowledge of types of ducting materials
- 10.01.06 knowledge of remedial measures for common exhaust system problems
- 10.01.07 Ability to operate fan controls
- 10.01.08 ability to identify mechanical exhaust systems defects
- 10.01.09 ability to identify impact of defects on building and occupancy safety

**Sub-task**

**10.02 Visually inspects condition of passive ventilation.**

**Supporting Knowledge & Abilities**

- 10.02.01 knowledge of types of passive vents such as soffit, gable, roof, ridge, baffles, make-up air and combustion air
- 10.02.02 knowledge of required air circulation such as attic venting, crawl space venting and furnace combustion air
- 10.02.03 knowledge of remedial measures for common ventilation problems
- 10.02.04 ability to identify defects caused by inadequate ventilation such as mould, rot, back drafting and high humidity
- 10.02.05 ability to identify impact of defects on building and occupancy safety

**Sub-task**

**10.03 Visually inspects condition of visible air/vapour barriers.**

**Supporting Knowledge & Abilities**

- 10.03.01 knowledge of types of air/vapour barriers such as polyethylene and foil
- 10.03.02 knowledge of air/vapour barrier requirements
- 10.03.03 knowledge of remedial measures for common air/vapor barrier problems
- 10.03.04 ability to differentiate between vapour and air barriers
- 10.03.05 ability to identify defects caused by inadequate air/vapour barriers such as mould, rot, high humidity and moisture infiltration
- 10.03.06 ability to identify impact of defects on building and occupant security

**Sub-task**

**10.04 Visually inspects condition of visible insulation.**

**Supporting Knowledge & Abilities**

- 10.04.01 knowledge of thermo resistance value by type such as fibreglass, cellulose and rigid foam
- 10.04.02 knowledge of insulation material and installation requirements
- 10.04.03 knowledge of remedial measures for common insulation problems
- 10.04.04 ability to identify types of insulation such as batts, loose fill and rigid
- 10.04.05 ability to identify insulation defects such as voids, compressed and wet insulation and improper use/installation
- 10.04.06 ability to assess approximate thermo resistance value of insulation

## **Task 11 Visually inspects interior spaces.**

### *Context Statement:*

Professional Home/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/Property Inspector will physically probe structural components displaying signs of rot or decay. The Professional Home/Property Inspector will enter and report on the condition of crawl spaces and attics. If these are not accessible or available for safe inspection. Professional Home/Property Inspectors will then report that they cannot access the crawl space/attic.

### **Sub-task**

#### **11.01 Visually inspects condition of walls.**

#### **Supporting Knowledge & Abilities**

- |          |   |
|----------|---|
| 11.01.01 | knowledge of wall materials such as studs, panelling, plaster, drywall and trim |
| 11.01.02 | knowledge of plaster and drywall installation requirements                      |
| 11.01.03 | knowledge of remedial measures for common wall problems                         |
| 11.01.04 | ability to identify wall defects such as cracks and water damage                |

### **Sub-task**

#### **11.02 Visually inspects condition of floors.**

#### **Supporting Knowledge & Abilities**

- |          |   |
|----------|---|
| 11.02.01 | knowledge of types of floor finishes such as hardwood, tiles, slates and vinyl  |
| 11.02.02 | knowledge of floor material and installation requirements   |
| 11.02.03 | knowledge of finished floor underlay and other installation requirements for ceramic tile, hardwood and wood finishes |
| 11.02.04 | knowledge of remedial measures for common floor problems  |

- 11.02.05 ability to identify floor defects such as slope, deflection, water damage and trip unsafe
- 11.02.06 ability to identify impact of defects on building and occupancy safety

**Sub-task**

**11.03 Visually inspects condition of ceilings.**

**Supporting Knowledge & Abilities**

- 11.03.01 knowledge of ceiling material such as plaster, and drywall
- 11.03.02 knowledge of plaster and drywall material and installation requirements
- 11.03.03 knowledge of remedial measures for common ceiling problems
- 11.03.04 ability to identify ceiling defects such as deflection, water damage and cracks

**Sub-task**

**11.04 Visually inspects condition of crawl spaces.**

**Supporting Knowledge & Abilities**

- 11.04.01 knowledge of building science as applicable to crawl spaces
- 11.04.02 knowledge of requirements for crawl space construction, ventilation, clearances, service and moisture control
- 11.04.03 knowledge of wood to soil clearance issues
- 11.04.04 knowledge of structural components encountered in crawl spaces
- 11.04.05 knowledge of proper insulation installation
- 11.04.06 knowledge of proper ventilation
- 11.04.07 knowledge of proper moisture protection in crawl space
- 11.04.08 knowledge of remedial measures for common crawl space problems

- 11.04.09 ability to identify signs of moisture/humidity problems apparent in crawl space
- 11.04.10 ability to identify signs of structural defects apparent in crawl space
- 11.04.11 ability to identify signs of plumbing and electrical defects apparent in crawl space
- 11.04.12 ability to identify insulation/ventilation defects apparent in crawl space
- 11.04.13 ability to identify impact of defects on building and occupancy safety

**Sub-task**

**11.05 Visually inspects condition of attics.**

**Supporting Knowledge & Abilities**

- 11.05.01 knowledge of building science as applicable to attics
- 11.05.02 knowledge of attic construction requirements
- 11.05.03 knowledge of structural components observed in attics
- 11.05.04 knowledge of insulation and air/vapour barriers
- 11.05.05 knowledge of attic ventilation requirements
- 11.05.06 knowledge of remedial measures for common attic problems
- 11.05.07 ability to identify signs of structural defects visible in attics
- 11.05.08 ability to identify signs of insulation defects visible in attics
- 11.05.09 ability to identify signs of plumbing defects visible in attics
- 11.05.10 ability to identify signs of electrical defects visible in attics such as exposed wiring, lack of strain relief and pot lamp protection

- 11.05.11 ability to identify signs of ducting defects such as poor connection and lack of insulation
- 11.05.12 ability to identify signs of moisture problems such as leakage, condensation water infiltration, and ice damming
- 11.05.13 ability to identify impact of defects on building and occupancy safety

**Task 12 Visually inspects interior structure.**

*Context Statement:*

Professional Home/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 professional. 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.

**Sub-task**

**12.01 Visually inspects condition of floor structure.**

**Supporting Knowledge & Abilities**

- 12.01.01 knowledge of floor structure material such as wood, steel, engineered wood products and concrete
- 12.01.02 knowledge of floor components such as joists, subfloor and blocking
- 12.01.03 knowledge of flooring material and installation requirements
- 12.01.04 knowledge of proper framing methods and span tables
- 12.01.05 knowledge of remedial measures for common floor problems
- 12.01.06 ability to identify floor defects such as improper framing methods, improper supports, improper joist spacing, overspanning, rot and deflection

12.01.07 ability to identify impact of defects on building and occupancy safety

**Sub-task**

**12.02 Visually inspects condition of interior wall structure.**

**Supporting Knowledge & Abilities**

12.02.01 knowledge of wall materials such as studs, plates and headers

12.02.02 knowledge of purpose of walls such as load bearing or partition

12.02.03 knowledge of wall material and installation

12.02.04 knowledge of remedial measures for common wall problems

12.02.05 ability to identify signs of wall defects such as cracks, settlement, deflection and bulges

**Sub-task**

**12.03 Visually inspects condition of interior foundation structure.**

**Supporting Knowledge & Abilities**

12.03.01 knowledge of foundation materials such as wood, concrete, brick and stone

12.03.02 knowledge of foundation construction

12.03.03 knowledge of remedial measures for common foundation problems

12.03.04 ability to identify defects in foundation systems such as settlement, cracks, bowing, shrinkage, progressive cracks, cold joints, water infiltration, degradation and pyrite

**Sub-task**

**12.04 Visually inspects foundation systems for leaks and water infiltration.**

**Supporting Knowledge & Abilities**

- 12.04.01 knowledge of requirements for foundation water control
- 12.04.02 knowledge of retrofitted water control systems
- 12.04.03 knowledge of floor slabs, drain and sump systems
- 12.04.04 knowledge interior and exterior water catchment methods
- 12.04.05 knowledge of leak patterns of various wall types
- 12.04.06 knowledge of remedial measures for common water infiltration problems
- 12.04.07 ability to identify water infiltration

**Sub-task**

**12.05 Visually inspects condition of interior roof systems.**

**Supporting Knowledge & Abilities**

- 12.05.01 knowledge of roof framing materials such as trusses, sheathing and rafters
- 12.05.02 knowledge of purpose of roof framing components
- 12.05.03 knowledge of roof material and installation
- 12.05.04 knowledge of remedial measures for common roofing problems
- 12.05.05 ability to identify signs of roof defects such as improper modifications, overspanning sheathing sag, rot and water infiltration

**Sub-task**

**12.06 Visually inspects condition of interior stairs and railings.**

**Supporting Knowledge & Abilities**

- |          |   |
|----------|---|
| 12.06.01 | knowledge of stair and railing material such as wood, metal and concrete  |
| 12.06.02 | knowledge of stair and railing material and installation  |
| 12.06.03 | knowledge of remedial measures for common stair and railing problems  |
| 12.06.04 | ability to identify stair and railing defects such as improper riser to tread ratios, railing height, baluster spacing, stairwell lighting, and rot and deterioration |
| 12.06.05 | ability to identify impact of defects on building and occupancy safety  |

**Sub-task**

**12.07 Visually inspects condition of interior columns.**

**Supporting Knowledge & Abilities**

- |          |  |
|----------|--|
| 12.07.01 | knowledge of column materials such as wood, pre-engineered, concrete, masonry and metal, |
| 12.07.02 | knowledge of purposes of columns such as decorative or structural                        |
| 12.07.03 | knowledge of remedial measures for common interior column problems                       |
| 12.07.04 | ability to identify column defects such as rot, off-plumb and rust                       |

**Sub-task**

**12.08 Visually inspects condition of interior beams.**

**Supporting Knowledge & Abilities**

- |          |  |
|----------|--|
| 12.08.01 | knowledge of beam materials such as wood, pre-engineered and steel             |
| 12.08.02 | knowledge of purpose of beams such as decorative or structural                 |
| 12.08.03 | knowledge of remedial measures for common interior beam problems               |
| 12.08.04 | ability to identify beam defects such as rot, deflection and poor installation |

## BLOCK D

### HEATING AND AIR CONDITIONING

#### Task 13 Visually inspects primary heating systems.

*Context Statement:*

Professional Home/Property Inspectors visually inspect the primary heating systems 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/Property Inspector is not required to operate equipment that is damaged, shut down or otherwise inoperable due to weather conditions.

#### Sub-task

#### 13.01 Identifies type of heating system(s).

#### Supporting Knowledge & Abilities

13.01.01	knowledge of forced air systems
13.01.02	knowledge of hydronic systems
13.01.03	knowledge of heat pump systems
13.01.04	knowledge of convection, conduction, radiation and heat transfer
13.01.05	knowledge of latent heat, sensible heat, evaporation and condensation
13.01.06	knowledge of fuel systems
13.01.07	ability to recognize combined systems
13.01.08	ability to identify type of heating system
13.01.09	ability to ability to estimate approximate age and life span of heating equipment

**Sub-task**

**13.02 Identifies type and source of fuel(s).**

**Supporting Knowledge & Abilities**

- 13.02.01 knowledge of types of fuels such as oil, propane, natural gas, electricity and solid fuels
- 13.02.02 knowledge of tanks, piping and material
- 13.02.03 knowledge of safety aspects of fuels containment
- 13.02.04 ability to identify type and sources of fuel

**Sub-task**

**13.03 Visually inspects condition of fuel storage system(s).**

**Supporting Knowledge & Abilities**

- 13.03.01 knowledge of types of fuel tanks and containers
- 13.03.02 knowledge of fuel storage material and installation
- 13.03.03 knowledge of impact of abandoned underground fuel storage tanks
- 13.03.04 knowledge of solid fuel storage systems such as wood, coal, etc.
- 13.03.05 knowledge of remedial measures for common fuel storage problems
- 13.03.06 ability to identify fuel storage system defects such as signs of leakage and spillage, instability and corrosion
- 13.03.07 ability to identify impact of defects on building and occupancy safety
- 13.03.08 ability to determine the approximate age and expected life span of fuel storage systems

**Sub-task**

**13.04 Visually inspects condition of fuel distribution system.**

**Supporting Knowledge & Abilities**

- 13.04.01 knowledge of fuel distribution components such as fill pipes, supply lines and venting pipes of containers
- 13.04.02 knowledge of fuel distribution installation
- 13.04.03 knowledge of remedial measures for common fuel distribution problems
- 13.04.04 ability to identify defects in fuel distribution systems such as signs of leaks and unsafe installation
- 13.04.05 ability to identify impact of defects on building and occupancy safety

**Sub-task**

**13.05 Visually inspects condition of heating equipment.**

**Supporting Knowledge & Abilities**

- 13.05.01 knowledge of acceptable installation requirements of heating equipment such as clearances and venting
- 13.05.02 knowledge of remedial measures for common heating equipment problems
- 13.05.03 ability to identify heating equipment defects such as rust, cracks, loose components, leaks and the condition of filters and humidifiers
- 13.05.04 ability to identify impact of defects on building and occupancy safety
- 13.05.05 ability to ability to estimate approximate age and life span of heating equipment

**Sub-task****13.06 Visually inspects condition of heat distribution systems.****Supporting Knowledge & Abilities**

13.06.01	knowledge of duct installation
13.06.02	knowledge of pipe installation
13.06.03	knowledge of heat distribution components
13.06.04	knowledge of proper operation of heat distribution systems
13.06.05	knowledge of proper installation of radiant heating panels
13.06.06	knowledge of remedial measures for common heating distribution problems
13.06.07	ability to identify heat distribution defects such as improper duct installations, incorrect pipe installations, radiator deterioration, corrosion, and missing register or grilles
13.06.08	ability to identify impact of defects on building and occupancy safety

**Sub-task****13.07 Observes operation of heating system(s).****Supporting Knowledge & Abilities**

13.07.01	knowledge of thermostat types and typical location(s)
13.07.02	knowledge of required controls such as safety devices, service shut-offs, etc.
13.07.03	knowledge of burners and flame condition of heating systems
13.07.04	knowledge of operation of ancillary components such as fans, pumps, etc.
13.07.05	knowledge of remedial measures for common heating equipment problems
13.07.06	ability to operate normal user controls
13.07.07	ability to identify defects in operation of heating systems such as improper cycling

**Sub-task****13.08 Identifies source of combustion and/or make-up air.****Supporting Knowledge & Abilities**

- |          |  |
|----------|--|
| 13.08.01 | knowledge of requirements of combustion and/or make-up air systems           |
| 13.08.02 | knowledge of combustion and make-up air materials                            |
| 13.08.03 | knowledge of combustion and make-up air installation                         |
| 13.08.04 | ability to identify combustion and make-up air defects such as back-drafting |
| 13.08.05 | ability to identify impact of defects on building and occupancy safety       |

**Sub-task****13.09 Visually inspects exterior condition of chimneys, flues and vents.****Supporting Knowledge & Abilities**

- |          |   |
|----------|---|
| 13.09.01 | knowledge of chimney, flue and vent material such as metal, stone and ceramic   |
| 13.09.02 | knowledge of chimney, flue and vent components such as dampers, caps and clean-outs                                       |
| 13.09.03 | knowledge of chimneys, flues and vents installation requirements such as clearances, joints and minimum heights           |
| 13.09.04 | knowledge of remedial measures for common chimney problems  |
| 13.09.05 | ability to identify chimneys, flues and vents defects such as incorrect installation, deterioration and unsafe conditions |
| 13.09.06 | ability to identify impact of defects on building and occupant security   |

**Task 14 Visually inspects supplemental heating systems.**

*Context Statement:*

Professional Home/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/Property Inspector is not required to operate solid fuel-burning stoves or any heating device that does not respond to normal operating controls.

**Sub-task**

**14.01 Identifies types of supplemental heating.**

**Supporting Knowledge & Abilities**

- 14.01.01 knowledge of supplemental heating systems such as wood fuel burning devices , fossil fuel burning devices, site built fireplaces prefabricated fireplaces, radiant heating systems and electric heating systems
- 14.01.02 ability to identify types of supplemental heating
- 14.01.03 ability to determine the approximate age and expected life span of supplemental heating system

**Sub-task**

**14.02 Visually inspects condition of supplemental fuel storage system(s).**

**Supporting Knowledge & Abilities**

- 14.02.01 knowledge of types of fuel tanks and containers
- 14.02.02 knowledge of unsafe fuel storage conditions
- 14.02.03 knowledge of impact of abandoned underground fuel storage tanks
- 14.02.04 knowledge of solid fuel storage systems
- 14.02.05 knowledge of remedial measures for common supplemental fuel storage problems
- 14.02.06 ability to identify supplemental fuel storage system defects such as signs of leakage and spillage, instability and corrosion

- 14.02.07 ability to identify impact of defects on building and occupancy safety
- 14.02.08 ability to determine the approximate age and expected life span of supplemental fuel storage systems

**Sub-task**

**14.03 Visually inspects condition of supplemental fuel distribution system.**

**Supporting Knowledge & Abilities**

- 14.03.01 knowledge of supplemental fuel distribution components such as fill pipes, supply lines and venting pipes of containers
- 14.03.02 knowledge of supplemental fuel distribution installation
- 14.03.03 knowledge of remedial measures for common supplemental fuel distribution problems
- 14.03.04 ability to identify defects in supplemental fuel distribution systems such as signs of leaks and unsafe installation
- 14.03.05 ability to identify impact of defects on building and occupancy safety

**Sub-task**

**14.04 Visually inspects condition of supplemental heating equipment.**

**Supporting Knowledge & Abilities**

- 14.04.01 knowledge of acceptable installation of supplemental heating equipment such as clearance and venting
- 14.04.02 knowledge of remedial measures for common supplemental heating equipment problems
- 14.04.03 ability to identify supplemental heating equipment defects such as rust, cracks, loose components, leaks and the condition of filters

- 14.04.04 ability to identify impact of defects on building and occupancy safety
- 14.04.05 ability to ability to estimate approximate age and life span of supplemental heating equipment

**Sub-task**

**14.05 Visually inspects condition of supplemental heat distribution systems.**

**Supporting Knowledge & Abilities**

- 14.05.01 knowledge of duct and pipe installation
- 14.05.02 knowledge of supplemental heat distribution components such as ducts, pipes and radiators
- 14.05.03 knowledge of proper operation of supplemental heat distribution systems
- 14.05.04 knowledge of installation requirements of radiant heating panels
- 14.05.05 knowledge of remedial measures for common supplemental heating distribution problems
- 14.05.06 ability to identify supplemental heat distribution defects such as improper duct installations, incorrect pipe installations, radiator deterioration, corrosion, and missing registers or grilles
- 14.05.07 ability to identify impact of defects on building and occupancy safety

**Sub-task**

**14.06 Identification of source of combustion and/or make-up air.**

**Supporting Knowledge & Abilities**

- 14.06.01 knowledge of combustion and/or make up air systems
- 14.06.02 knowledge of combustion and make-up air materials

- 14.06.03 knowledge of combustion and make-up air installation
- 14.06.04 ability to identify combustion and make-up air defects such as back-drafting
- 14.06.05 ability to identify impact of defects on building and occupancy safety

**Sub-task**

**14.07 Visually inspects exterior condition of chimneys, flues and vents.**

**Supporting Knowledge & Abilities**

- 14.07.01 knowledge of chimney, flue and vent material such as metal, stone and ceramic
- 14.07.02 knowledge of chimney, flue and vent components such as dampers, caps and clean-outs
- 14.07.03 knowledge of chimneys, flues and vents installation such as clearances, joints and minimum heights
- 14.07.04 knowledge of remedial measures for common chimney problems
- 14.07.05 ability to identify chimneys, flues and vents defects such as incorrect installation, deterioration and unsafe conditions
- 14.07.06 ability to identify impact of defects on building and occupancy safety

**Task 15 Visually inspects permanent cooling systems.**

*Context Statement:*

Professional Home/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 limiting conditions the Professional Home/Property Inspector is unable to operate the permanent cooling system, in which case this is noted in the final report.

**Sub-task**

**15.01 Identifies type of cooling system.**

**Supporting Knowledge & Abilities**

- 15.01.01 knowledge of types of cooling systems such as central, isolated and ground source
- 15.01.02 ability to ability to estimate approximate age and life span of cooling equipment

**Sub-task**

**15.02 Visually inspects condition of exterior equipment.**

**Supporting Knowledge & Abilities**

- 15.02.01 knowledge of exterior equipment and components
- 15.02.02 knowledge of exterior equipment installation
- 15.02.03 knowledge of remedial measures for common cooling equipment problems
- 15.02.04 ability to identify exterior cooling equipment defects such as blocked filter, aging, improper installation and leaks

**Sub-task**

**15.03 Visually inspects condition of interior equipment.**

**Supporting Knowledge & Abilities**

- 15.03.01 knowledge of interior equipment and components
- 15.03.02 knowledge of interior equipment installation
- 15.03.03 knowledge of remedial measures for common cooling equipment problems
- 15.03.04 ability to identify cooling equipment defects such as blocked filter, aging, improper installation, improper condensation drainage and leaks

**Sub-task**

**15.04 Visually inspects condition of cold air distribution system.**

**Supporting Knowledge & Abilities**

- 15.04.01 knowledge of cooling system components such as ducts, dampers and grilles
- 15.04.02 knowledge of types of cold air distribution systems
- 15.04.03 knowledge of cold air distribution systems' installation
- 15.04.04 knowledge of remedial measures for common cold air distribution systems' problems
- 15.04.05 ability to identify cooling distribution system defects such as improper duct installation, corrosion and missing grilles

**Sub-task****15.05 Observes operation of cooling system(s).****Supporting Knowledge & Abilities**

- |          |   |
|----------|---|
| 15.05.01 | Knowledge of proper location of thermostat(s)       |
| 15.05.02 | knowledge of proper operation of cooling systems    |
| 15.05.03 | ability to operate normal user controls             |
| 15.05.04 | ability to identify proper cooling system operation |

**Task 16 Visually inspects air-handling systems.**

*Context Statement:* Professional Home/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.

**Sub-task****16.01 Identifies type of air handling system.****Supporting Knowledge & Abilities**

- |          |   |
|----------|---|
| 16.01.01 | knowledge of types of air handling systems such as central, heat recovery ventilator and fan coil |
| 16.01.02 | ability to identify type of air handling system   |

**Sub-task****16.02 Visually inspects condition of air handling system.****Supporting Knowledge & Abilities**

- |          |  |
|----------|--|
| 16.02.01 | Knowledge of types of air handling system                              |
| 16.02.02 | knowledge of distribution components and material                      |
| 16.02.03 | knowledge of remedial measures for common air handling system problems |

16.02.04 ability to identify air handling system defects such as inadequate support, leakage, missing insulation and improper installation

**Sub-task**

**16.03 Observes operation of air handling system.**

**Supporting Knowledge & Abilities**

16.03.01 knowledge of proper operation of air handling systems

16.03.02 knowledge of controls such as dampers

16.03.03 knowledge of operation of thermostats and humidistats

16.03.04 ability to identify air handling systems defects

## BLOCK E

### PLUMBING

#### Task 17 Visually inspects water service supply and distribution.

*Context Statement:*

Professional Home/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, cross connects, and fixtures; reporting on their condition including signs of deterioration and leaks.

#### Sub-task

##### 17.01 Identifies source(s) of water supply.

##### Supporting Knowledge & Abilities

- 17.01.01 knowledge of public and private water systems
- 17.01.02 knowledge of piping materials such as copper, lead, plastic and galvanized
- 17.01.03 knowledge of local conditions such as community wells, private wells, tanks and municipal supply
- 17.01.04 knowledge of limitations of inspection of private wells and need to recommend separate well capacity and potability testing
- 17.01.05 ability to locate and identify sources of water supply

##### 17.02 Identifies presence and condition of shut-off valves.

##### Supporting Knowledge & Abilities

- 17.02.01 knowledge of types of shut-off valves
- 17.02.02 knowledge of shut-off valve requirements
- 17.02.03 ability to identify shut-off valve defects such as corrosion and leakage
- 17.02.04 ability to identify absence of shut-off valves

**Sub-task**

**17.03 Visually inspects condition of pumps and tanks.**

**Supporting Knowledge & Abilities**

- 17.03.01 knowledge of types of pumps such as submersible, pressure, in-line and jet pumps
- 17.03.02 knowledge of types of tanks such as water storage and pressure tanks
- 17.03.03 knowledge of pump/tank installation requirements
- 17.03.04 knowledge of remedial measures for common pump and tank problems
- 17.03.05 ability to locate pump and tank
- 17.03.06 ability to identify pump defects such as corrosion, leakage, defective drive systems and improper pump/tank installation
- 17.03.07 ability to identify tank defects such as corrosion, leakage and waterlogging

**Sub-task**

**17.04 Identifies type(s) of distribution piping.**

**Supporting Knowledge & Abilities**

- 17.04.01 knowledge of piping material and installation
- 17.04.02 ability to identify type(s) of distribution piping

**Sub-task**

**17.05 Visually inspects condition of distribution piping.**

**Supporting Knowledge & Abilities**

- 17.05.01 knowledge of piping installation
- 17.05.02 knowledge of remedial measures for common distribution problems
- 17.05.03 ability to identify distribution piping defects such as improper material usage, unsupported piping, corrosion, and cross connections

**Sub-task**

**17.06 Visually inspects exterior hose bib.**

**Supporting Knowledge & Abilities**

- |          |  |
|----------|--|
| 17.06.01 | knowledge of types of hose bib   |
| 17.06.02 | knowledge of installation of hose bib  |
| 17.06.03 | knowledge of for vacuum breaks and back-flow preventers  |
| 17.06.04 | ability to identify defects of hose bib such as leaking, cross connections and absence of anti-siphoning devices |

**Task 18 Visually inspects and operates fixtures.**

*Context Statement:*

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

**Sub-task**

**18.01 Visually inspects condition of fixtures.**

**Supporting Knowledge & Abilities**

- |          |   |
|----------|---|
| 18.01.01 | knowledge of types of fixtures such as steel or ceramic sinks and tubs and water closets                                      |
| 18.01.02 | knowledge of fixture material and installation  |
| 18.01.03 | knowledge of remedial measures for common fixture problems  |
| 18.01.04 | ability to identify fixture defects such as improper installation, loose water closets, cracks, ineffective seals and leakage |

**Sub-task**

**18.02 Visually inspects condition of tub and shower enclosures.**

**Supporting Knowledge & Abilities**

- 18.02.01 knowledge of types of tub/shower enclosures such as moulded acrylic, ceramic tile and plastic laminate
- 18.02.02 knowledge of tub and shower enclosures material and installation
- 18.02.03 knowledge of remedial measures for common tub and shower enclosures problems
- 18.02.04 ability to identify tub and shower enclosures defects

**Sub-task**

**18.03 Visually inspects condition of faucets.**

**Supporting Knowledge & Abilities**

- 18.03.01 knowledge of faucet types such as washerless, single lever and pressure/temperature sensitive
- 18.03.02 knowledge of faucet installations and material
- 18.03.03 ability to identify faucet defects such as leakage, corrosion and deterioration

**Sub-task**

**18.04 Operates faucets and fixtures.**

**Supporting Knowledge & Abilities**

- 18.04.01 knowledge of standard operation procedures regarding faucets and fixtures
- 18.04.02 knowledge of proper function of faucets and fixtures such as controls and overflow mechanisms
- 18.04.03 knowledge of remedial measures for common fixture problems
- 18.04.04 ability to identify defects of faucets and fixtures such as leaks, water hammer and blockage

**Sub-task**

**18.05 Observes functional flow of water.**

**Supporting Knowledge & Abilities**

- 18.05.01 knowledge of acceptable flow rate
- 18.05.02 knowledge of remedial measures for common flow problems
- 18.05.03 knowledge to identify excessive water pressure
- 18.05.04 ability to recognize abnormal flow such as weak flow and intermittent flow

**Task 19 Visually inspects and operates water heaters.**

*Context Statement:*

Professional Home/Property Inspectors visually inspect and operate water heaters to determine 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.

**Sub-task**

**19.01 Identifies type of water heaters.**

**Supporting Knowledge & Abilities**

- 19.01.01 knowledge of types of water heaters such as electric, natural gas and oil fired
- 19.01.02 ability to identify type and capacity of water heater
- 19.01.03 ability to ability to estimate approximate age and life span of water heating equipment

**Sub-task**

**19.02 Identifies type and source of fuel(s).**

**Supporting Knowledge & Abilities**

- 19.02.01 knowledge of types of fuels such as oil, propane, natural gas or electricity
- 19.02.02 knowledge of tanks, piping and material
- 19.02.03 knowledge of safety aspects of fuels containment
- 19.02.04 ability to identify type and sources of fuel

**Sub-task**

**19.03 Visually inspects condition of fuel storage system(s).**

**Supporting Knowledge & Abilities**

- 19.03.01 knowledge of types of fuel tanks and containers
- 19.03.02 knowledge of unsafe fuel storage conditions
- 19.03.03 knowledge of impact of abandoned underground fuel storage tanks
- 19.03.04 knowledge of remedial measures for common fuel storage problems
- 19.03.05 ability to identify fuel storage system defects such as signs of leakage and spillage, instability and corrosion
- 19.03.06 ability to identify impact of defects on building and occupancy safety
- 19.03.07 ability to determine the approximate age and expected life span of fuel storage systems

**Sub-task**

**19.04 Visually inspects condition of fuel distribution system.**

**Supporting Knowledge & Abilities**

- 19.04.01 knowledge of fuel distribution components such as fill pipes, supply lines and venting pipes of containers
- 19.04.02 knowledge of fuel distribution installation
- 19.04.03 knowledge of remedial measures for common fuel distribution problems
- 19.04.04 ability to identify defects in fuel distribution systems such as signs of leaks and unsafe installation
- 19.04.05 ability to identify impact of defects on building and occupancy safety

**Sub-task**

**19.05 Visually inspects condition of water heater.**

**Supporting Knowledge & Abilities**

- 19.05.01 knowledge of water heater installation
- 19.05.02 knowledge of remedial measures for common water heater problems
- 19.05.03 ability to identify water heater defects such as rust/corrosion, improper exhaust venting and inadequate safety devices such as temperature and pressure temperature relief valves
- 19.05.04 ability to identify impact of defects on building and occupancy safety
- 19.05.05 ability to ability to estimate approximate age and life span of water heating equipment

**Sub-task**

**19.06 Observes operation of water heater.**

**Supporting Knowledge & Abilities**

- 19.06.01 knowledge of proper water heater operation
- 19.06.02 ability to activate water heater
- 19.06.03 ability to identify a deficiency in hot water supply/temperature

**Task 20 Visually inspects drain, waste and venting.**

*Context Statement:*

Professional Home/Property Inspectors inspect visible waste and drain components such as traps, waste lines, vent piping, and piping supports for evidence of leaks, deterioration, improper installation and function.

**Sub-task**

**20.01 Visually inspects condition of piping.**

**Supporting Knowledge & Abilities**

- 20.01.01 knowledge of types of waste water piping such as copper, metal and plastics
- 20.01.02 knowledge of waste piping installation
- 20.01.03 knowledge of remedial measures for common waste piping problems
- 20.01.04 ability to identify waste piping defects such as rust, cracks, joint separation, inadequate slope, and improper connections
- 20.01.05 ability to identify impact of defects on building and occupancy safety

**Sub-task**

**20.02 Observes functional drainage.**

**Supporting Knowledge & Abilities**

- 20.02.01 knowledge of venting requirements to prevent siphoning
- 20.02.02 knowledge of remedial measures for common drainage problems
- 20.02.03 ability to identify drainage and venting defects such as signs of leakage and blockage

**Sub-task**

**20.03 Visually inspects for existence of vents.**

**Supporting Knowledge & Abilities**

- 20.03.01 knowledge of vent material and installation
- 20.03.02 knowledge of remedial measures for common venting problems
- 20.03.03 ability to identify mechanical vents
- 20.03.04 ability to identify venting defects such as inadequate non-siphoning action improper installations and lack of proper venting

**Sub-task**

**20.04 Visually inspects for existence of clean-outs.**

**Supporting Knowledge & Abilities**

- 20.04.01 knowledge of clean-out installations
- 20.04.02 ability to locate and identify clean-outs

**Sub-task**

**20.05 Visually inspects for existence of floor drains.**

**Supporting Knowledge & Abilities**

- 20.05.01 knowledge of floor drain material and installation
- 20.05.02 ability to locate floor drain
- 20.05.03 ability to determine presence of floor drain seals
- 20.05.04 ability to determine presence of trap seals and back water valves

**Sub-task**

**20.06 Visually inspects for existence and condition of sump pump and discharge.**

**Supporting Knowledge & Abilities**

- 20.06.01 knowledge of types of sump pumps such as submersible and free standing
- 20.06.02 knowledge of sump pump and discharge installations
- 20.06.03 knowledge of remedial measures for common sump pump problems
- 20.06.04 ability to activate system
- 20.06.05 ability to identify sump pump defects such as rust, improper connections and illegal discharge of gray water

**Sub-task**

**20.07 Visually inspects for existence and condition of sewage ejection pump.**

**Supporting Knowledge & Abilities**

20.07.01	knowledge of types of sewage ejection pumps
20.07.02	knowledge of proper sewage ejection pumps material and installation
20.07.03	knowledge of necessity of sewage ejection pumps
20.07.04	knowledge of remedial measures for common sewage ejection problems
20.07.05	ability to operate pump
20.07.06	ability to identify sewage ejection pump defects such as improper ventilation, seepage and improper installation
20.07.07	ability to identify impact of defects on building and occupancy safety

## BLOCK F

### ELECTRICAL

#### Task 21 Visually inspects exterior service entrances.

*Context Statement:*

Professional Home/Property Inspectors inspect electrical supply components, as can be safely accessed and check for unsafe, deterioration and compatibility of components.

#### Sub-task

##### 21.01 Identifies type of entrance service.

##### Supporting Knowledge & Abilities

- |          |  |
|----------|--|
| 21.01.01 | knowledge of types of entrance services such as overhead and underground |
| 21.01.02 | knowledge of installation of entrance service components                 |
| 21.01.03 | ability to identify types of entrance service                            |

#### Sub-task

##### 21.02 Visually inspects compatibility of service components.

##### Supporting Knowledge & Abilities

- |          |  |
|----------|--|
| 21.02.01 | knowledge of electrical theory   |
| 21.02.02 | knowledge of principles of grounding, phasing, overcurrent protection, sizing of conductors and residential circuit layout |
| 21.02.03 | knowledge of entrance service components installation  |
| 21.02.04 | knowledge of service cable capacity  |
| 21.02.05 | knowledge of conduit size/capacity   |
| 21.02.06 | knowledge of proper mast configuration/assembly  |
| 21.02.07 | knowledge of main breaker capacity   |

- 21.02.08 knowledge of service panel capacity
- 21.02.09 ability to identify capacity of service cable
- 21.02.10 ability to identify proper configuration of mast assembly
- 21.02.11 ability to determine compatibility of service components

**Sub-task**

**21.03 Visually inspects condition of service entrance.**

**Supporting Knowledge & Abilities**

- 21.03.01 knowledge of service entrance components such as cable and mast
- 21.03.02 knowledge of principles of grounding, phasing, overcurrent protection, sizing of conductors and residential circuit layout
- 21.03.03 knowledge of service entrance components installation
- 21.03.04 knowledge of remedial measures for common service entrance problems
- 21.03.05 ability to identify service entrance defects such as height above grade, lack of support and damaged or missing components
- 21.03.06 ability to identify impact of defects on building and occupancy safety

## Task 22 Visually inspects main panel.

*Context Statement:* Professional Home/Property Inspectors identify the location of the main electrical panel and visually inspect the branch circuit wiring. In some jurisdictions the cover plate of the main panel may be removed to inspect the condition and compatibility of wiring. The Professional Home/Property Inspector is not required to insert any tool or testing device inside the panels, nor are they required to operate any overcurrent device except for Ground Fault Circuit Interrupters (GFCI). The Professional Home/Property Inspector is required to identify any observed aluminium branch circuit wiring.

### Sub-task

#### 22.01 Identifies type of main disconnect.

#### Supporting Knowledge & Abilities

- |          |   |
|----------|---|
| 22.01.01 | knowledge of types of main disconnect   |
| 22.01.02 | knowledge of appropriate location of panel  |
| 22.01.03 | knowledge of remedial measures for common main disconnect problems                      |
| 22.01.04 | ability to recognise defects in main disconnect such as signs of overheating and arcing |
| 22.01.05 | ability to identify type of main disconnect   |

### Sub-task

#### 22.02 Visually inspects condition of panel.

#### Supporting Knowledge & Abilities

- |          |  |
|----------|--|
| 22.02.01 | knowledge of types of electrical panels such as fused, breakers, etc.  |
| 22.02.02 | knowledge of basic electricity such as wire size, breakers and fuse size and Ohms law                          |
| 22.02.03 | knowledge of remedial measures for common panel problems   |
| 22.02.04 | ability to identify electrical panel defects such as rust, loose connections, overheating and open panel slots |
| 22.02.05 | ability to identify impact of defects on building and occupancy safety   |

**Sub-task**

**22.03 Identifies size of disconnect and service panel.**

**Supporting Knowledge & Abilities**

- 22.03.01 knowledge of disconnect and service panel capacities (60, 100, 200 amp, etc.)
- 22.03.02 knowledge of three phase panels
- 22.03.03 ability to identify disconnect and service panel capacity

**Sub-task**

**22.04 Identifies type of over-current protection device.**

**Supporting Knowledge & Abilities**

- 22.04.01 knowledge of types of over-current protection devices such as fuses and circuit breakers
- 22.04.02 ability to identify types of over-current protection devices

**Sub-task**

**22.05 Determines compatibility of wire size with fuses/breakers.**

**Supporting Knowledge & Abilities**

- 22.05.01 knowledge of wire capacity (15, 20, 25 amp etc.)
- 22.05.02 knowledge of breaker/fuse capacity
- 22.05.03 knowledge of basic electricity such as wire size and service size calculations
- 22.05.04 knowledge of remedial measures for common wiring compatibility problems
- 22.05.05 ability to identify wire size and current carrying capacity
- 22.05.06 ability to identify breaker/fuse capacity

- 22.05.07 ability to reconcile breaker/fuses ratings with circuit they protect
- 22.05.08 ability to identify impact of defects on building and occupancy safety

**Sub-task**

**22.06 Visually inspects existence and condition of grounding.**

**Supporting Knowledge & Abilities**

- 22.06.01 knowledge of grounding systems and material
- 22.06.02 knowledge of grounding and bonding and methods such as connections to water pipes and ground rod systems
- 22.06.03 knowledge of remedial measures for common grounding problems
- 22.06.04 ability to identify grounding system defects such as inadequate grounding, missing components and corrosion
- 22.06.05 ability to identify impact of defects on building and occupancy safety

**Task 23 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.

**Sub-task**

**23.01 Identifies type of wiring.**

**Supporting Knowledge & Abilities**

- 23.01.01 knowledge of wiring materials such as aluminium and copper
- 23.01.02 knowledge of wiring material and installation
- 23.01.03 knowledge of incompatibility between wiring types, fixtures, and breakers
- 23.01.04 knowledge of wiring types

- 23.01.05 knowledge of remedial measures for common wiring incompatibility problems
- 23.01.06 ability to identify types of wire and material

**Sub-task**

**23.02 Identifies size of disconnect and wire at sub-panels.**

**Supporting Knowledge & Abilities**

- 23.02.01 knowledge of disconnect and sub panel capacities (60, 100, 200 amp)
- 23.02.02 knowledge of electrical sub-panel material and installation
- 23.02.03 knowledge of basic electricity
- 23.02.04 knowledge of remedial measures for common wiring compatibility problems
- 23.02.05 ability to reconcile sub-panel disconnect capacity with wire capacity at sub-panel
- 23.02.06 ability to identify impact of defects on building and occupancy safety

**Sub-task**

**23.03 Visually inspects condition of sub-panels.**

**Supporting Knowledge & Abilities**

- 23.03.01 knowledge of types of sub-panels
- 23.03.02 knowledge of electrical sub-panel material and installation
- 23.03.03 knowledge of basic electricity principles
- 23.03.04 knowledge of remedial measures for common sub-panel problems
- 23.03.05 ability to identify electrical sub-panel defects such as looseness, rust, signs of overheating loose connections missing components and open slots
- 23.03.06 ability to identify impact of defects on building and occupancy safety

**Sub-task**

**23.04 Visually inspects branch circuit wiring.**

**Supporting Knowledge & Abilities**

- |          |   |
|----------|---|
| 23.04.01 | knowledge of wire sizes, types and capacities   |
| 23.04.02 | knowledge of wiring material and installation   |
| 23.04.03 | knowledge of basic electrical principles  |
| 23.04.04 | knowledge of remedial measures for common wiring problems   |
| 23.04.05 | ability to identify wire sizes and types  |
| 23.04.06 | ability to identify wiring defects such as inappropriate wiring techniques, undersized junction boxes, signs of overheating, wiring incompatibility, poor connections, obsolete wiring and missing covers |
| 23.04.07 | ability to identify impact of defects on building and occupancy safety  |

**Task 24 Visually inspects outlets, switches and fixtures.**

*Context Statement:*

The Professional Home and Property Inspector operates and visually inspects a representative number of outlets, switches and fixtures for condition and functionality. They may also observe the presence or absence of smoke and CO detectors.

**Sub-task**

**24.01 Observes and operates fixture switches.**

**Supporting Knowledge & Abilities**

- |          |   |
|----------|---|
| 24.01.01 | knowledge of types of switches such as toggle, dimmer and three way |
| 24.01.02 | knowledge of switch material and installation                       |

- 24.01.03 knowledge of remedial measures for common wiring problems
- 24.01.04 ability to identify switch defects such as inoperability and missing covers
- 24.01.05 ability to identify impact of defects on building and occupancy safety

**Sub-task**

**24.02 Visually inspects and tests receptacles.**

**Supporting Knowledge & Abilities**

- 24.02.01 knowledge of types of receptacles
- 24.02.02 knowledge of receptacle material and installation
- 24.02.03 knowledge of remedial measures for common wiring problems
- 24.02.04 ability to identify defective receptacles such as inoperability and missing covers
- 24.02.05 ability to identify impact of defects on building and occupancy safety

**Sub-task**

**24.03 Tests ground fault circuit interrupters.**

**Supporting Knowledge & Abilities**

- 24.03.01 knowledge of the purposes of ground fault circuit interrupters (GFCI)
- 24.03.02 knowledge of GFCI installation
- 24.03.03 knowledge of remedial measures for common GFCI problems
- 24.03.04 ability to identify GFCIs
- 24.03.05 ability to test GFCIs
- 24.03.06 ability to identify GFCI defects

- 24.03.07 ability to identify lack of GFCIs where required such as in bathrooms, exterior outlets, whirlpools and pool areas
- 24.03.08 ability to identify impact of defects on building and occupancy safety

**Sub-task**

**24.04 Visually inspects condition of fixtures.**

**Supporting Knowledge & Abilities**

- 24.04.01 knowledge of types of fixtures such as pot lights and fluorescent lights
- 24.04.02 knowledge of material and installation for permanently connected electrical fixtures
- 24.04.03 knowledge of remedial measures for common fixture problems
- 24.04.04 ability to identify fixture defects such as inoperability, improper installation and missing components
- 24.04.05 ability to identify impact of defects on building and occupant security

**Sub-task**

**24.05 Identifies existence or absence of smoke/CO detectors.**

**Supporting Knowledge & Abilities**

- 24.05.01 knowledge of smoke detectors
- 24.05.02 knowledge of CO detectors
- 24.05.03 knowledge of optimum smoke and CO detectors location
- 24.05.04 ability to identify smoke and CO detectors
- 24.05.05 ability to identify the presence or absence and location of smoke and CO detectors
- 24.05.06 ability to identify impact of defects on building and occupancy safety

## **APPENDICES**

## APPENDIX A

### Canadian Home Inspectors and Building Officials Steering Committee For National Occupational Standards

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## GLOSSARY

**BACKFLOW PREVENTER**

A device that prevents the flowing back or reversal of the normal direction of the flow.

**BUILDING SCIENCE**

The theory of acceptable building techniques, practices and procedures.

**COMPONENT**

A part of a system.

**CRAWL SPACE**

The area within the confines of the foundation and between the ground and the underside of the floor. And due to height limitations is not considered a basement.

**CROSS-CONNECTION**

An actual or potential connection between a potable water system and any source of pollution or contamination. A bypass arrangement through which backflow may occur.

**DEFECTS**

Failure of the building or any building component to be erected in a reasonably workmanlike manner intended, causing observable damage.

**DESCRIBE**

To report a system or component by its type or other observed, significant characteristics to distinguish it from other systems or components.

**DUTY OF CARE**

The obligation to take reasonable care to avoid injury through defects in the premises to another person or property of those whom the inspector should have in contemplation as likely to suffer such injury if care is not taken.

**EIFS**

A trade acronym for “exterior insulated finish system”.

**EXISTING SINGLE FAMILY DWELLING**

A residential structure intended for the use and occupancy by a family that currently exists, or is in the process of being constructed or is in the process of having its construction being completed.

**EXTENDED STRUCTURES**

Extensions or portions of a building that have been added such as grade level enclosed porches, sun porches, shed-styled storage facilities, balconies, decks and decorative features including trellis, or carports.

## **FUNCTIONAL OPERATION**

Referencing the condition or lack of proper function and operation of an item such as a water faucet, light switch or installed equipment such as a furnace.

## **FURTHER EVALUATION**

The examination and analysis by a qualified professional, licensed or a certified tradesperson or certified service technician beyond that provided by the home inspection.

## **HAZARDOUS**

Exposing to peril or danger.

## **HRV**

A trade acronym for “heat recovery ventilator”. Also known as air to air heat exchangers.

## **INSPECT**

To examine readily accessible systems and components of a building.

## **NORMAL (USER) OPERATING CONTROLS**

Devices such as thermostats, switches or valves intended to be operated by the homeowner.

## **OBSERVE**

Act of making a visual examination.

## **RACKED**

Out of square.

## **READILY ACCESSIBLE**

Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or any action which will likely involve risk to persons or property.

## **RECREATIONAL FACILITIES**

Spas, saunas, steam baths, swimming pools, tennis courts, exercise, entertainment, athletic, playground or other similar equipment and associated accessories.

## **REPORT**

To communicate in writing.

## **REPRESENTATIVE NUMBER**

The review and inspection of at least one component per room. For multiple similar interior components such as windows and electric outlets; one component on each side of the building for multiple and similar exterior components.

## **REMEDIAL MEASURES**

Offering a cure or relief to assist in correcting or repairing a concern.

## **SENSIBLE HEAT**

The heat energy stored in a substance as a result of an increase in its temperature.

## **SHUT DOWN**

A state in which a system or component cannot be operated by normal operating controls.

## **SOLID FUEL BURNING APPLIANCE**

A fire chamber or similar prepared place in which a fire may be built and which is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney and related factory-made parts designed for unit assembly without requiring field construction.

## **STAIR**

A series of steps, with or without landings, joining a lower floor with an upper floor.

## **STANDARD OF CARE**

What another competent professional educated and practicing in the same profession would have done in the same circumstance to protect a person from harm.

## **STRUCTURAL COMPONENT**

A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

## **SYSTEM**

A combination of interacting or interdependent components, assembled to carry out one or more functions.

## **UNSAFE**

A condition in a readily accessible, installed system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential construction standards.

## **VACUUM BREAKER**

A device that will prevent backflow when pressure in the system upstream of the device falls below atmospheric pressure.

## **VISUALLY INSPECT**

To observe readily accessible systems and components and report on the serviceability or safety condition.



**APPENDIX C**  
**TASK PROFILE CHART**