

I. COURSE DESCRIPTION:

This course begins to build defect recognition skills using the knowledge gained in carpentry, electrical, heating and plumbing, etc. Students will cover inspection methodology through practical demonstrations and exercises to develop an appreciation for systematic inspections in reducing errors and omissions.

II. LEARNING OUTCOMES AND ELEMENTS OF THE PERFORMANCE:

Upon successful completion of this course, the student will demonstrate the ability to:

1. ***Apply knowledge of residential home construction, related trades and building codes to recognizing deficiencies within readily accessible components of the following systems:***

1.1 Roof System

Potential Elements of the Performance:

- ***Inspect:***
 1. accessible roof coverings
 2. accessible *roof drainage systems*
 3. accessible flashings
 4. accessible skylights, chimneys, and roof penetrations
- ***Describe*** the roof coverings.
- ***Report*** on the method(s) used to inspect the roof(s).

1.2 Exterior

Potential Elements of the Performance:

- ***Inspect:***
 1. exterior wall covering, flashing and trim
 2. all exterior doors
 3. attached or *adjacent* decks, balconies, steps, porches, and their associated railings
 4. eaves, soffits, and fascias where accessible from the ground level
 5. vegetation, grading, and surface drainage on the property when any of these are likely to adversely affect the building
 6. walkways, patios, and driveways leading to dwelling entrances
 7. landscaping structure attached or adjacent to the building when likely to adversely affect the building
 8. attached garage or carport
 9. garage doors and garage door operators for attached garages
- ***Describe*** the exterior wall covering(s).
- ***Report*** the method(s) used to inspect the exterior wall elevations.

1.3 **Structural System**

Potential Elements of the Performance:

- **Inspect:**
 1. *structural components* including visible foundation and framing
 2. by *probing* a sample of structural components where deterioration is suspected or where clear indications of possible deterioration exist
- **Describe:**
 1. foundation, and *report* the methods used to *inspect* the *under-floor crawl space*
 2. floor structure
 3. wall structure
 4. ceiling structure
 5. roof structure, and *report* the methods used to *inspect* the attic
- **Report** on limitation of structural components not visible or accessible.

1.4 **Insulation**

Potential Elements of the Performance:

- **Inspect** insulation and vapour barriers in unfinished spaces.
- **Describe** insulation and vapour barriers in unfinished spaces.
- **Report** absence of insulation in unfinished spaces within the building envelope.

1.5 **Plumbing System**

Potential Elements of the Performance:

- **Inspect:**
 1. interior water supply and distribution *systems* including all fixtures and faucets
 2. drain, waste and vent *systems* including all fixtures
 3. water heating equipment
 4. vent systems, flues, and chimneys
 5. fuel storage and fuel distribution *systems*
 6. drainage sumps, sump pumps, and related piping
 - **Describe:**
 1. water supply, distribution, drain, waste, and vent piping materials
 2. water heating equipment including the energy source
 3. location of main water and main fuel shut-off valves
2. **Review and examine a variety of case studies to refine defect recognition knowledge and skills, and reporting techniques.**
- Potential Elements of the Performance:
- A review of instructor selected case studies
3. **Complete a home inspection portfolio (ongoing)**

III. TOPICS:

1. Structural system inspection.
2. Exterior inspection.
3. Roof inspection.
4. Insulation inspection.
5. Plumbing system inspection.
6. Defect recognition and reporting
7. Portfolio

IV. REQUIRED RESOURCES / TEXTS / MATERIALS:

- The Complete Book of Home Inspection, 4th Edition, Norman Becker, McGraw-Hill 2011
- Inspecting a House, Rex Cauldwell, Taunton Press 2001
(all the above to be available through the college bookstore in late fall)
- Laptop computer and storage device / CD / DVD, HMI112 portfolio, camera
- Process of inspection and list of deficiencies to be distributed by instructor

V. EVALUATION PROCESS / GRADING SYSTEM:

Quizzes, tests, assignments	- 30 %
Lab work / practical assignments	- 40 %
Portfolio / DVD	- 20 %
Attendance	- 10 %

The following semester grades will be assigned to students:

Grade	<u>Definition</u>	<i>Grade Point Equivalent</i>
A+	90 – 100%	4.00
A	80 – 89%	3.00
B	70 - 79%	3.00
C	60 - 69%	2.00
D	50 – 59%	1.00
F (Fail)	49% and below	0.00
CR (Credit)	Credit for diploma requirements has been awarded.	
S	Satisfactory achievement in field /clinical placement or non-graded subject area.	
U	Unsatisfactory achievement in field/clinical placement or non-graded subject area.	

X	A temporary grade limited to situations with extenuating circumstances giving a student additional time to complete the requirements for a course.
NR	Grade not reported to Registrar's office.
W	Student has withdrawn from the course without academic penalty.

If a faculty member determines that a student is at risk of not being successful in their academic pursuits and has exhausted all strategies available to faculty, student contact information may be confidentially provided to Student Services in an effort to offer even more assistance with options for success. Any student wishing to restrict the sharing of such information should make their wishes known to the coordinator or faculty member.

VI. SPECIAL NOTES:

Attendance:

Sault College is committed to student success. There is a direct correlation between academic performance and class attendance; therefore, for the benefit of all its constituents, all students are encouraged to attend all of their scheduled learning and evaluation sessions. This implies arriving on time and remaining for the duration of the scheduled session.

VI. COURSE OUTLINE ADDENDUM:

The provisions contained in the addendum located in D2L and on the portal form part of this course outline.



HMI205 Home Inspection II – Course Plan

Week	Outcomes	Format	Hrs	Topic /Content	Readings	Assignments	Assessment	Resources
1	Review	Lecture	3	<p><u>Topic:</u> Introduction to and History of home inspection / Standards of practice</p> <p><u>Description:</u> Review and discussion of standards / report writing process</p> <p><u>Application:</u> CAHPI (OAH) Standards of Practice</p>	<p>Standards of Practice and text pages as assigned by instructor</p> <p>DVD/ defect recognition / case studies</p>	<p>Assignment for next class... review various report writing systems / sample reports</p>	<p>Weekly progress and review of questions /quiz / assignments</p> <p>Submitted work review</p>	<p>CAHPI / OAH / ASHI Standards of Practice</p> <p>OAH DVD of defect recognition</p> <p>Complete Book of Home Inspection – N. Becker</p> <p>Inspecting a House - R. Cauldwell</p>
2-3-4	1.1, 2, 3	<p>Review</p> <p>Lecture</p> <p>Lab</p>	<p>2</p> <p>5</p> <p>2</p>	<p>Review assignment / quiz at beginning of each class / review / discussion of answers</p> <p>Topic: Roof Systems</p> <p><u>Description:</u> inspection methodology / identify / describe / report deficiencies/ report writing process</p> <p><u>Application:</u> case studies / defect recognition / report writing exercises photos / group discussion / review/ field trips to shop</p> <p>I.e. speaker – related building materials / discussion / performance.</p> <p>i.e. <u>review material / products in shop</u></p>	<p>Standards of Practice and text pages as assigned by instructor</p> <p>DVD/ defect recognition / case studies</p>	<p>Field assignment for next class... photos of roof system / write up report</p> <p>Assignment ... preparation for quiz next week / readings</p>	<p>Weekly progress and review of questions /quiz / assignments</p> <p>Submitted work review</p> <p>Completion of roof system report</p>	<p>As above and camera</p>

				<p>i.e. speaker – related building materials / performance / City building inspector / building materials / performance. i.e. <u>review material / products in shop</u> / field trip to building site</p>		<p>Assignment / preparation for quiz next week / readings</p>	<p>Completion of structure system report</p>	
11	1.4, 2, 3	Lecture	2	<p>- review assignment at beginning of each following class / review / discussion of answers <u>Topic: Insulation Systems</u> <u>Description:</u> inspection methodology / identify / describe / report deficiencies/ report writing process <u>Application:</u> case studies / report writing exercises photos / group discussion / review/ field trips to shop i.e. <u>review material / products in shop</u> i.e. speaker – related building materials / discuss / performance</p>	<p>CAHPI Standards of Practice As assigned by instructor DVD/ defect recognition / case studies</p>	<p>Field assignment for next class – photos of system / report write up Assignment / preparation for next week quiz</p>	<p>Weekly progress review of questions /quiz / assignments Submitted work review Completion of insulation system report</p>	
12-13	1.5, 2, 3	Review	1	<p>Review assignment / quiz at beginning of each following class / review / discussion of answers</p>	<p>Standards of Practice and text pages as assigned by instructor</p>	<p>Field assignment for next class – photos of plumbing system / write up report</p>	<p>Weekly progress and review of questions /quiz / assignments Submitted work review</p>	As above and camera
		Lecture	4	<p><u>Topic: Plumbing Systems</u> <u>Description:</u> inspection methodology / identify /</p>				

		Lab	1	describe / report deficiencies/ report writing <u>Application</u> : case studies / defect recognition / photos / group discussion / review/ field trips to shop i.e. speaker – Plumbing contractor or city building inspector i.e. view material / <u>products in shop</u> / field trip to building site	DVD/ defect recognition / case studies	Assignment... preparation for quiz next week / readings	Completion of plumbing system report	
14	1, 2, 3	Lecture	2	<u>Topic</u> : Field inspection of home <u>Description</u> : inspection methodology / identify / describe / report deficiencies/ report writing <u>Application</u> : practical application / defect recognition / photos / group discussion	Standards of Practice and text pages as assigned by instructor	Assignment ... preparation for test next week	Weekly progress and review of questions /quiz / assignments Submitted work review	As above
		Group # 1 Lab	2					
		Group # 2 Lab	2		DVD/ defect recognition / case studies			
15	1, 2, 3	Lecture	1	Review assignment / quiz at beginning of each following class / review / discussion of answers <u>Topic</u> : Report writing summary <u>Description</u> : inspection methodology / identify / describe / report deficiencies/ report writing <u>Application</u> : practical application / defect recognition / photos / group discussion	Standards of Practice and text pages as assigned by instructor	Test Week 15;	Weekly progress and review of questions /quiz / assignments Submitted work review	As above
		Lab	2		DVD/ defect recognition / case studies	Assignment... completion of final inspection report	Completion of final report / assignment	

				Final assignment to be submitted				
16	1, 2, 3	Lecture	3	Review and take up final test				