

**SAULT COLLEGE OF APPLIED ARTS AND TECHNOLOGY**

**SAULT STE. MARIE, ONTARIO**



**SAULT  
COLLEGE**

**COURSE OUTLINE**

**COURSE TITLE:** Home Inspection I

**CODE NO. :** HMI 112 **SEMESTER:** 2

**PROGRAM:** Home Inspection Technician

**AUTHOR:** Norman Michel

**DATE:** January 2014 **PREVIOUS OUTLINE DATED:** January 2013

**APPROVED:**

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**CHAIR** **DATE**

**TOTAL CREDITS:** 3

**PREREQUISITE(S):** n/a

**HOURS/WEEK:** 3

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**For additional information, please contact Corey Meunier, Chair**  
**School of Technology & Skilled Trades**  
**(705) 759-2554, Ext. 2610**

**I. COURSE DESCRIPTION:**

An introduction to the home inspection profession. Topics covered will include the history and importance of the home inspection industry, industry-accepted standards, methods and scope of practice; applicable laws and code; the required tools and equipment; and an introduction to report writing and client service expectations.

**II. LEARNING OUTCOMES AND ELEMENTS OF THE PERFORMANCE:**

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

**1. *Gain knowledge and understanding of the development and growth of the home inspection industry.***

Potential Elements of the Performance:

- An examination of the origins and history of home inspection.
- Professional courtesy.
- Rules and codes of the profession.
- Suitable systems of inspection.

**2. *Understand the purpose and scope of a home inspection (ref. National Standards of Practice, July 2011. Sections 2, 3 CAHPI)***

Potential Elements of the Performance:

- Standards by which the inspection is performed, including relevant systems, limitations and exclusions.
- Inspector's responsibilities and non-responsibilities.
- Introduction to purpose and scope.
- Policies and procedures.
- Client service expectations.

**3. *Know and Understand the Canadian Association of Home and Property Inspectors (CAHPI) Standards of Practice (July 2011) and other related standards.***

Potential Elements of the Performance:

- Other *Home Inspector* Standards of Practice including ASHI, OAH, the National Occupational Standard – Professional Home and Property Inspector (June 2008) and CAHPI Common Core Competencies for Professional Home / Property Inspectors and Professional Building Officials (2001)
- Applicable laws and codes.

4. **Identify and use proper home inspection tools and equipment.**
  - Tools of the trade: a look at the home inspector's 'toolkit'.
5. **Understand inspection reporting tools, formats and expectations.**

Potential Elements of the Performance:

- Types of reporting formats (electronic and paper).
- Producing sample reports.
- Supporting technologies for capturing data; data management and retrieval.
- Producing and interpreting data.
- Creating and managing data; filing systems.
- Communication strategies.
- Home inspection ethics.
- Tort law.
- Business efficiency.

### III. TOPICS:

1. History of Home Inspection.
2. Standards of Practice.
5. Professional conduct and ethics before, during and after the inspection process.
6. Tools of the trade and other equipment.
7. Major systems with an overview of deficiencies in the homes.
8. Report writing and formats (electronic / paper); creating your own.
9. Managing data.
10. Tort law.

### IV. REQUIRED RESOURCES/TEXTS/MATERIALS:

Ontario Building Code (OBC 2006) – (note that any relevant text information from the Ontario Building Code (OBC) will be provided by the instructor)

The Complete Book of Home Inspection, 4<sup>th</sup> Edition, Norman Becker, McGraw-Hill 2002.

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, camera

Process of inspection and list of deficiencies to be distributed by instructor

*(NOTE: During the three home inspection courses, students will be creating a personal portfolio (including a DVD or other storage device) containing inspection information and resources for all three home inspection programs and for future use.)*

**V. EVALUATION PROCESS/GRADING SYSTEM:**

<u>Total</u> of all tests and quizzes	- 45 %
Lab work / practical assignments	- 40 %
Portfolio / DVD	- 5 %
Attendance	- 10 %

The following semester grades will be assigned to students:

<b>Grade</b>	<b><u>Definition</u></b>	<i>Grade Point Equivalent</i>
A+	90 – 100%	4.00
A	80 – 89%	3.00
B	70 - 79%	2.00
C	60 - 69%	1.00
D	50 – 59%	0.00
F (Fail)	49% and below	
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.	

**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.

**VII. COURSE OUTLINE ADDENDUM:**

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