

**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  
**INSTRUCTOR:** Jack Davidson

**DATE:** January 2015 **PREVIOUS OUTLINE DATED:** January 2014

**APPROVED:**

*“Corey Meunier”*

**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  
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**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, OAHl, 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>rd</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>Definition</b>	<b>Grade Point Equivalent</b>
A+	90 – 100%	4.00
A	80 – 89%	
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.	

**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.

## HMI112 - Home Inspection I (Course Plan)

Week	Outcomes	Format	Hrs.	Topic/Content	Readings	Assignments	Assessment	Resources
1	1, 2	Lecture	3	<u>Topic:</u> Introduction History of Home Inspection <u>Description:</u> Review and discussion <u>Application:</u> CAHPI /OAH/ ASHI Standards of Practice - prepare for review quiz next week	Standards of Practice and text pages as assigned by instructor	<b>Assignment</b> for next class		CAHPI / OAH/ ASHI Standards of Practice OAH/ DVD of defect recognition Complete Book of Home Inspection – N. Becker Inspecting a House - R. Cauldwell
2 – 3	1,2,3	Review  Lecture	1  5	Review / quiz of assignment from the previous class Questions, group discussion <u>Topic:</u> Standards of practice <u>Description:</u> Relating the 'standards' <u>Application:</u> <b>Test</b> in class / review / discussion	Standards of Practice and text pages as assigned by instructor	<b>Assignment</b> for next class	Weekly progress review of questions /quiz / assignments Submitted work review <b>Test results</b>	As above
4 – 5	1,2,3	Review  Lecture	1  5	Review of previous assignment / quiz/ questions <u>Topic:</u> Professional conduct/ ethics <u>Description / Application:</u> Case study in class / review / discussion	Standards of Practice and text pages as assigned by instructor	<b>Assignment</b> for next class – list tools required.	Weekly progress review of questions / quiz / assignments Submitted work review	As above

6	4	Review  Lecture	1  2	Review of previous assignment / questions <u>Topic:</u> Tool / equipment / safety <u>Description:</u> review / proper use of equipment / <u>Application:</u> sample tools / discussion / demonstration	Standards of Practice and text pages as assigned by instructor	<b>Assignment</b> for next class – research tool applications	Weekly progress review of questions / quiz / assignments  Submitted work review	As above
7-8-9-10-11	1,2,3,5	Review  Lecture  Lab wk #7 Lab wk #8	3  10  1  1	Review of previous assignment / home work/ test /questions <u>Topic:</u> <b>Review 9 major systems</b> to be inspected / intro. to defect recognition / description and reporting / review optional reporting systems <u>Description:</u> slides / case studies / reporting  <u>Application:</u> DVD / case studies / report systems on computer	Standards of Practice and text pages as assigned by instructor	Weekly application / quiz / assignment / <b>case study of reporting system process for each of the 9 major systems</b> Computer lab – investigation and review of alternate reporting systems available <b>Preparation</b> for week 12 field trip	Weekly progress review of questions / quiz /assignments Submitted work review Weekly review of progress and application of reporting system process for each of 9 major systems Submitted work portfolio for review	As above and reporting templates / software as demonstrated / supplied by instructor
12	1,2,3,5	Lecture Lab Group #1 Lab Group #2	1 1.5 to 2  1.5 to 2	<u>Topic:</u> field trip to an existing home  <u>Description:</u> field trip to examine defects / deficiencies  <u>Application:</u> Report after field trip to existing home	Standards of Practice and text pages as assigned by instructor	<b>Assignment</b> – defect recognition / report on deficiencies	Weekly progress review of questions / quiz / assignments Submitted work portfolio for review by instructor	As above and suitable camera with storage device

13 - 14	1,2,3,5	Review Lecture Lab	2 3 1	Review of previous assignment / field visit / discuss photos / questions <u>Topic:</u> Intro. to report writing <u>Description:</u> slides / case study <u>Application:</u> Inspection reporting	Standards of Practice and text pages as assigned by instructor	<b>Assignment</b> for next class Preparation for <b>final test</b>	Weekly progress review of questions / quiz / assignments Submitted work portfolio for review	As above and suitable camera with storage device
15	1,2,3,4,5	Review Lecture	1 2	Review of previous assignment / home work/ questions <u>Topics:</u> Managing data / tort Law <u>Description:</u> Organizational and legal issues re: home inspections <u>Application:</u> Case studies	Instructor handouts re: tort law, etc.	<b>Final test</b>	Weekly progress review of questions / quiz / assignments Submitted work portfolio for review	As above
16	1,2,3,4,5	Lecture	3	<b>Review and take up Final Test</b>				