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| **SAULT COLLEGE OF APPLIED ARTS AND TECHNOLOGY****SAULT STE. MARIE, ONTARIO**COURSE OUTLINE |
| **COURSE TITLE:**  | Home Inspection II |
| **CODE NO. :** | HMI 205 | **SEMESTER:** | THREE |
| **PROGRAM:** | Residential Construction Technician – Home Inspection |
| **PROFESSOR:** | Jack Davidson |
| **DATE:** | September 2015 | **PREVIOUS OUTLINE DATED:** | September 2014 |
| **APPROVED:** | “Corey Meunier” |  |
|  | CHAIR |  |
| **TOTAL CREDITS:** | THREE |
| **PREREQUISITE(S):** | HMI112 – Home Inspection I |
| **HOURS/WEEK:** | THREE |
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| *For additional information, please contact Corey Meunier, Chair* |
| ***Technology & Skilled Trades*** |
| ***(705) 759-2554, Ext. 2610*** |

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| **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. |

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| **II.** | **LEARNING OUTCOMES AND ELEMENTS OF THE PERFORMANCE:** |
|  | Upon successful completion of this course, the student will demonstrate the ability to: |
|  | ***1.******1.1*** | ***Apply knowledge of residential home construction, related trades and building codes to recognizing deficiencies within readily accessible components of the following systems:******Roof System*** |
|  |  | Potential Elements of the Performance:* ***Inspect:***

1. accessible roof coverings2. accessible *roof drainage systems*3. accessible flashings4. 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 trim2. all exterior doors3. attached or *adjacent* decks, balconies, steps, porches, and their associated railings4. eaves, soffits, and fascias where accessible from the ground level5. vegetation, grading, and surface drainage on the property when any of these are likely to adversely affect the building6. walkways, patios, and driveways leading to dwelling entrances7. landscaping structure attached or adjacent to the building when likely to adversely affect the building8. attached garage or carport9. 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.
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|  | ***1.3*** | ***Structural System*** |
|  |  | Potential Elements of the Performance:* ***Inspect:***

1. *structural components* including visible foundation and framing2. 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 structure3. wall structure4. ceiling structure5. roof structure, and *report* the methods used to *inspect* the attic* ***Report*** on limitation of structural components not visible or accessible.
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|  | ***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 faucets2. drain, waste and vent *systems* including all fixtures3. water heating equipment4. vent systems, flues, and chimneys5. fuel storage and fuel distribution *systems*6. drainage sumps, sump pumps, and related piping* ***Describe:***

1. water supply, distribution, drain, waste, and vent piping materials2. water heating equipment including the energy source3. 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
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|  | ***3.*** | ***Complete a home inspection portfolio (ongoing)*** |

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| **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 |

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| **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
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| **V.** | **EVALUATION PROCESS / GRADING SYSTEM:**Quizzes, tests, assignments - 30 %Lab work / practical assignments - 40 %Portfolio / DVD - 20 %Attendance - 10 % |

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|  | The following semester grades will be assigned to students: |
|  | Grade | Definition | *Grade Point Equivalent* |
|  | 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 |
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|  | 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. |  |

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|  | 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.

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| **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.  |

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| **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**

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| Week | Outcomes | Format | Hrs | Topic /Content | Readings | Assignments | Assessment | Resources |
| 1 | Review | Lecture | 3 | Topic: Introduction to andHistory of home inspection / Standards of practiceDescription: Review and discussion of standards / report writing process Application: CAHPI (OAHI) Standards of Practice | Standards of Practice and text pages as assigned by instructorDVD/ defect recognition / case studies | **Assignment** **for next class**... review various report writing systems / sample reports | Weekly progress and review of questions /quiz / assignmentsSubmitted work review | CAHPI / OAHI / ASHI Standards of PracticeOAHI DVD of defect recognitionComplete Book of Home Inspection – N. BeckerInspecting a House - R. Cauldwell |
| 2-3-4 | 1.1, 2, 3 | Review LectureLab  | 252 | Review assignment / quiz at beginning of each class / review / discussion of answersTopic: **Roof Systems**Description: inspection methodology / identify / describe / report deficiencies/ report writing process Application: case studies / defect recognition / report writing exercises photos / group discussion / review/ field trips to shop I.e. speaker – related building materials / discussion / performance.i.e. review material / products in shop | Standards of Practice and text pages as assigned by instructorDVD/ defect recognition / case studies | Field assignment for next class... photos of roof system / write up report**Assignment ...** preparationfor quiz next week / readings | Weekly progress and review of questions /quiz / assignmentsSubmitted work reviewCompletion of roof system report | As above and camera |
| 5-6-7 | 1.2, 2, 3 | Review LectureLab | 252 | Review assignment / quiz at beginning of each following class / review / discussion of answersTopic: **Exterior Systems**Description: inspection methodology / identify / describe / report deficiencies/ report writing Application: case studies / defect recognition / report writing exercises photos / group discussion / review/ field trips to shop I.e. speaker – related building materials / performance.i.e. review material / products in shop / field trip to building site | Standards of Practice and text pages as assigned by instructorDVD/ defect recognition / case studies | Field assignment for next class... photos of exterior system / write up report**Assignment ...** preparationfor quiz next week / readings | Weekly progress and review of questions /quiz / assignmentsSubmitted work reviewCompletion of exterior system report | As above and camera |
| 8-9-10 | 1.3, 2, 3 | Review LectureLab  | 252 | Review assignment / quiz at beginning of each following class / review / discussion of answersTopic: **Structure Systems**Description: inspection methodology / identify / describe / report deficiencies/ report writing Application: case studies / defect recognition / report writing exercises photos / group discussion / review/ field trips to shop I.e. speaker – related building materials / performance / City building inspector / building materials / performance. i.e. review material / products in shop / field trip to building site | Standards of Practice and text pages as assigned by instructorDVD/ defect recognition / case studies | Field assignment for next class – photos of structure system / write up report**Assignment / preparation** for quiz next week / readings  | Weekly progress and review of questions /quiz / assignmentsSubmitted work reviewCompletion of structure system report | As above and camera |
| 11 | 1.4, 2, 3 | LectureLab  | 21 | - review assignment at beginning of each following class / review / discussion of answers Topic: **Insulation Systems**Description: inspection methodology / identify / describe / report deficiencies/ report writing process Application: case studies / report writing exercises photos / group discussion / review/ field trips to shop i.e. review material / products in shopi.e. speaker – related building materials / discuss / performance  | CAHPI Standards of PracticeAs assigned by instructorDVD/ defect recognition / case studies | **Field assignment** for next class – photos of system / report write up **Assignment / preparation** for next week quiz | Weekly progress review of questions /quiz / assignmentsSubmitted work reviewCompletion of insulation system report |  |
| 12-13 | 1.5, 2, 3 | Review LectureLab  | 141 | Review assignment / quiz at beginning of each following class / review / discussion of answersTopic: **Plumbing Systems**Description: inspection methodology / identify / describe / report deficiencies/ report writing Application: case studies / defect recognition / photos / group discussion / review/ field trips to shop i.e. speaker – Plumbing contractor or city building inspectori.e. view material / products in shop / field trip to building site | Standards of Practice and text pages as assigned by instructorDVD/ defect recognition / case studies | Field assignment for next class – photos of plumbing system / write up report **Assignment... preparation** for quiz next week / readings | Weekly progress and review of questions /quiz / assignmentsSubmitted work reviewCompletion of plumbing system report | As above and camera |
| 14 | 1, 2, 3 | LectureGroup # 1 LabGroup # 2 Lab | 222 | Topic: Field inspection of homeDescription: inspection methodology / identify / describe / report deficiencies/ report writing Application: practical application / defect recognition / photos / group discussion | Standards of Practice and text pages as assigned by instructorDVD/ defect recognition / case studies | **Assignment ... preparation** for **test** next week  | Weekly progress and review of questions /quiz / assignmentsSubmitted work review | As above |
| 15 | 1, 2, 3 | LectureLab | 12 | Review assignment / quiz at beginning of each following class / review / discussion of answersTopic: Report writing summaryDescription: inspection methodology / identify / describe / report deficiencies/ report writing Application: practical application / defect recognition / photos / group discussion**Final assignment to be submitted** | Standards of Practice and text pages as assigned by instructorDVD/ defect recognition / case studies | **Test Week 15;****Assignment...** completionof final inspection report  | Weekly progress and review of questions /quiz / assignmentsSubmitted work reviewCompletion of final report / assignment | As above |
| 16 | 1, 2, 3 | Lecture | 3 | Review and take up final test |  |  |  |  |