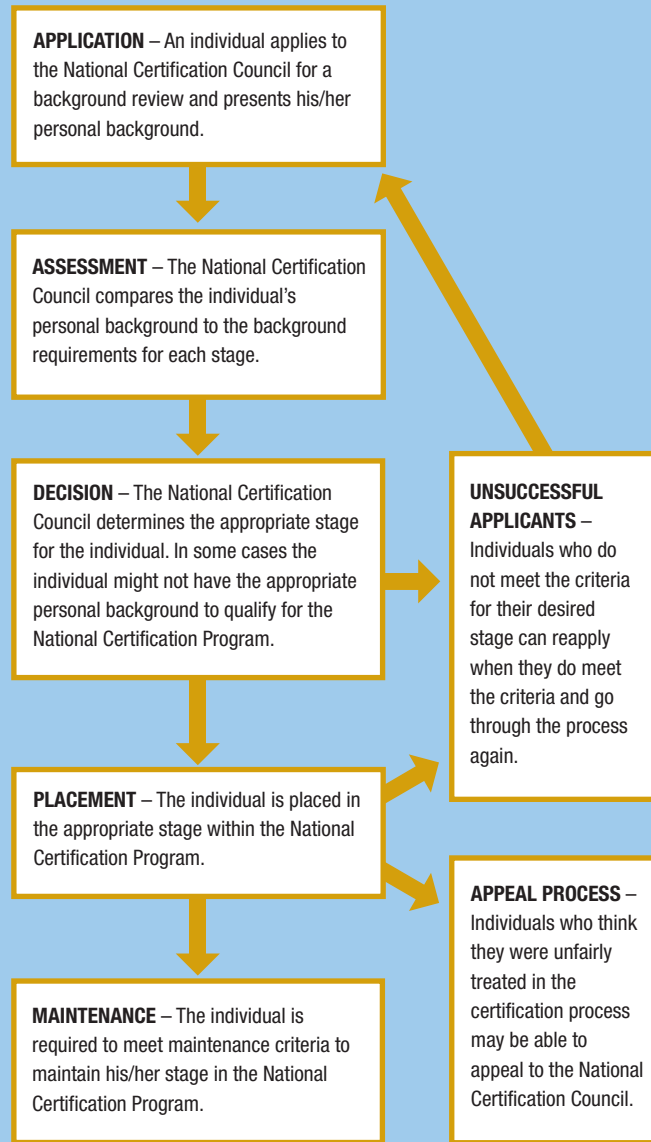


National Certification Process for Home and Property Inspectors

This flow chart illustrates the process for an individual wishing to be nationally certified as a home and property inspector.



Where do I fit in the certification process?

If you are currently practicing as a home and property inspector, and/or you would like to be considered for certification, you should present a completed application to CAHPI's National Certification Council. Your experience and training will be compared to certification requirements to determine your standing within the national certification model outlined here.

How do I find out more?

To take the next step to become certified as a home and property inspector, visit www.cahpi.ca, or contact:

Canadian Association of Home and Property Inspectors (CAHPI)
 P.O. Box 507
 64 Reddick Road
 Brighton, ON K0K 1H0
 Tel: (888) 748-2244
 e-mail: info@cahpi.ca



This pamphlet was produced by the Construction Sector Council, a not-for-profit, national labour/business partnership established in 2001 to address the current and future human resource needs of Canada's construction industry.

The CSC has brought together stakeholders from the home and building inspection industries to develop the National Certification Program. This project would not have been possible without the valuable input of the following industry leaders.



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BUILDING CREDIBILITY

The National Certification Program for Home and Property Inspectors





Canada's home and property inspectors are professional men and women who inspect and provide advice on the condition of homes and small commercial buildings. A National Certification Program means their performance will be judged against an approved standard, leading to pride of workmanship for the inspectors, and consistent, high quality inspection services for Canadian property owners.

Why a National Certification Program?

When it comes to certification and licensing requirements for home and property inspectors, each province and territory in Canada sets different standards and expectations. There is no consistent national standard for performance, and an uneven quality of service can lead to a lack of credibility for the inspection industry.

In some cases, there is nothing to prevent someone from printing business cards and providing home and property inspection services to anyone who needs them.

The inspection industry took a giant step forward in 1999 when the Canadian Home Inspectors and Building Officials National Initiative (CHIBO) was set up to align the certification, licensing and performance standards of both home and property inspectors and building officials throughout Canada.

National occupational standards were developed, detailing the range and depth of skill, knowledge and ability that home and property inspectors need to perform their duties.

Based on those performance standards, and as part of the CHIBO initiative, the Construction Sector Council, in partnership with the Canadian Association of Home & Property Inspectors (CAHPI) and the Canada Mortgage and Housing Corporation (CMHC) have set up a process to allow home and property inspectors to be officially certified as competent and qualified professionals by CAHPI's National Certification Body.

Benefits of a National Certification Program

Many groups will benefit from a National Certification Program, including home and property inspectors, owners, the real estate industry, mortgage lenders, insurance organizations, and others. A certification program will ensure:

- **Quality:** The same high level of inspection services resulting in safe, habitable houses across the country
- **Trust:** Improved credibility among the Canadian public
- **Performance:** New opportunities to learn and apply proven practices
- **Mobility:** Skills that are recognized anywhere in Canada
- **Prestige:** Membership in a nationally recognized profession

What is the certification process?

There are two stages to the National Certification Program for Home and Property Inspectors:

1. **Candidate:** The entry point into the National Certification Program
2. **National Certificate Holder:** The completion of the National Certification Program

How do I become a Candidate?

Before applying for Candidate status, inspectors must:

- Complete a minimum of 200 hours of training courses specific to home and property inspection from an accredited institution
- Complete a minimum of 50 hours of practical field training
- Pass all training course exams
- Pass one test-inspection with peer review

It is also recommended (though not a requirement for certification) that:

Applicants have a high school diploma and two years of practical experience in residential construction or renovation, plus one or more of:

- A diploma or degree program in a building science
- A journeyman provincial or Red Seal trade ticket in a construction trade
- Substantial work experience in residential construction or renovation, or equivalent work experience

How to apply

- Once technical training is complete, individuals may apply to CAHPI's National Certification Council for a background review. The Council will compare the applicant's experience and training to program requirements.

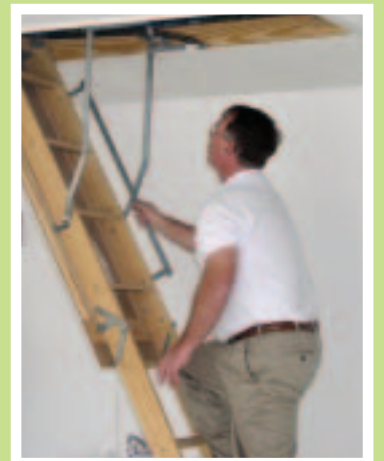
Maintaining Candidate status

- After three years, Candidates who have not become National Certificate Holders must reapply to retain their Candidate status

How do I become a National Certificate Holder?

Applicants must:

- Perform inspections for a minimum of one year as a Candidate (home and property inspectors who have already practiced for more than one year may be exempt)
- Perform a minimum of 150 paid home and property inspections as a Candidate, using an inspection system that complies with the CAHPI Standard of Practice
- Pass a minimum of two test inspections (at least three months apart) of houses with known defects, and have them reviewed by a peer



How to apply

- Once the above criteria have been met, applications can be made to the National Certification Council for National Certificate Holder status

To maintain National Certificate Holder status, inspectors must:

- Complete a minimum of 20 hours each year of any of the following:
 - Technical courses or workshops directly related to home and property inspection
 - Courses in law, ethics, business practices, communication, conflict resolution, or other relevant subjects, or
 - Service to the National Certificate Body or provincial affiliate
- Complete a test inspection with peer review every fifth year
- Continue to comply with the CAHPI Code of Ethics and Standard of Practice

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