

1. INTRODUCTION

1.1 The Canadian Association of Home and Property Inspectors British Columbia (CAHPI(BC)) is a not-for-profit professional society established in 1991. Membership in CAHPI (BC) is voluntary and its members include private, fee-paid home inspectors. CAHPI(BC)'s objectives include promotion of excellence within the profession and continual improvement of its members' inspection services to the public.

2. PURPOSE AND SCOPE

2.1 The purpose of these Standards of Practice is to establish a minimum and uniform standard for private, fee-paid home inspectors who are members of the Canadian Association of Home and Property Inspectors British Columbia. Inspections performed to these Standards of Practice are intended to provide the client with information regarding the condition of the systems and components of the strata unit as inspected at the time of the inspection.

2.2 Inspectors shall:

- A. inspect:
 - 1. readily accessible systems and components of strata units listed in these Standards of Practice.
 - 2. installed systems and components of strata units listed in these Standards of Practice.
- B. report :
 - 1. on those systems and components inspected which, in the professional opinion of the inspector, are significantly deficient or are near the end of their service lives.
 - 2. a reason why, if not self-evident, the system or component is significantly deficient or near the end of its service life.
 - 3. the inspector's recommendations to correct or monitor the reported deficiency.
 - 4. on any systems and components designated for inspection in these Standards of Practice which were present at the time of the Home Inspection but were not inspected and a reason they were not inspected.

2.3 These Standards are not intended to limit inspectors from:

- A. including other inspection services, systems or components in addition to those required by these Standards of Practice.
- B. specifying repairs, provided the inspector is appropriately qualified and willing to do so.
- C. excluding systems and components from the inspection if requested by the client.

3. STRUCTURAL SYSTEM

3.1 The inspector shall:

- A. inspect :
 - 1. Structural components visible and located within the subject strata-unit including foundation and framing.
 - 2. by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible.

- B. describe, if applicable, any structure located within the subject strata-unit :
 - 1. the floor structure.
 - 2. the wall structure.
 - 3. the ceiling structure.
 - 4. the roof structure.

3.2 The inspector is NOT required to:

- A. Inspect any structural elements located in common areas.
- B. provide any engineering service or architectural service.
- C. offer an opinion as to the adequacy of any structural system or component.

3.3 The inspector may:

- 1. offer comments of a general nature based on a limited walk-through of accessible common areas.

4. EXTERIOR

4.1 The exterior is common area and is not inspected.

4.2 The inspector is NOT required to:

- A. inspect:
 - 1. exterior elements.
 - 2. screening, shutters, awnings, and similar seasonal accessories.
 - 3. fences.
 - 4. geological, geotechnical or hydrological conditions.
- B. conditions.
 - 1. recreational facilities.
 - 2. outbuildings.
 - 3. seawalls, break-walls, and docks.
 - 4. erosion control and earth stabilization measures.

4.3 The inspector may:

- 1. offer comments of a general nature based on past experience with similar designs or limited observation of exterior elements.

5. ROOF SYSTEM

5.1 The roofing and related elements are common area and are not inspected.

5.2 The inspector is NOT required to:

- A. inspect :
 - 1. roofing and related elements
 - 2. antennae.
 - 3. interiors of flues or chimneys which are not readily accessible.
 - 4. other installed accessories.

5.3 The inspector may:

- 1. offer comments of a general nature based on past experience with similar designs or limited observation of roofing elements.

6. PLUMBING SYSTEM

6.1 For plumbing system elements located within the subject strata unit the inspector shall:

- A. inspect:
 - 1. the interior water supply and distribution systems including all fixtures and faucets.
 - 2. the drain, waste and vent systems including all fixtures.

3. the water heating equipment.
 4. the vent systems, flues, and chimneys.
 5. the fuel storage and fuel distribution systems.
 6. the drainage sumps, sump pumps, and related piping.
- B. describe :
1. the water supply, drain, waste, and vent piping materials.
 2. the water heating equipment including the energy source the location of main water and main fuel shut-off valves.

6.2 The inspector is NOT required to:

- A. inspect :
1. plumbing system elements located in common areas.
 2. the clothes washing machine connections.
 3. the interiors of flues or chimneys which are not readily accessible.
 4. water storage related equipment.
 - a. water conditioning systems.
 - b. solar water heating systems.
 - c. fire and lawn sprinkler systems.
 - d. private waste disposal systems.
- B. determine:
1. whether water supply and waste disposal systems are public or private.
 2. the quantity or quality of the water supply.
 3. operate safety valves or shut-off valves.

7. ELECTRICAL SYSTEM

7.1 For electrical system elements located within the subject strata unit the inspector shall:

- A. inspect :
1. the service entrance conductors, cables, and raceways.
 2. the service equipment and main disconnects.
 3. the service grounding.
 4. the interior components of service panels and sub panels.
 5. the conductors.
 6. the overcurrent protection devices.
 7. a representative number of installed lighting fixtures, switches, and receptacles.
 8. the ground fault circuit interrupters.
- B. describe:
1. the amperage and voltage rating of the service.
 2. the location of main disconnect(s) and sub panels.
 3. the wiring methods.
- C. report:
1. on the presence of solid conductor aluminium branch circuit wiring.
 2. on the absence of smoke detectors.

7.2 The inspector is NOT required to:

- A. inspect:
1. electrical system components located in common areas.
 2. the remote control devices unless the device is the only control device.
 3. the alarm systems and components.
 4. the low voltage wiring, systems and components.
 5. the ancillary wiring, systems and components not a part of the primary electrical power distribution system.
- B. measure amperage, voltage, or impedance.

8. HEATING SYSTEM

8.1 For heating system elements located within the subject strata unit the inspector shall:

- A. inspect:
1. the installed heating equipment.
 2. the vent systems, flues, and chimneys.
- B. describe:
1. the energy source.
 2. the heating method by its distinguishing characteristics.

8.2 The inspector is NOT required to:

- A. inspect:
1. heating system elements located in common area.
 2. the interiors of flues or chimneys which are not readily accessible.
 3. the heat exchanger.
 4. the humidifier or dehumidifier.
 5. the electronic air filter.
 6. the solar space heating system.
- B. determine heat supply adequacy or distribution balance.

9. AIR CONDITIONING SYSTEMS

9.1 For air conditioning elements located within the subject strata unit the inspector shall:

- A. inspect the installed equipment.
- B. describe:
1. the energy source
 2. the cooling method by its distinguishing characteristics.

9.2 The inspector is NOT required to:

- A. inspect central air conditioning physical plant.
- B. inspect electronic air filters.
- C. determine cooling supply adequacy or distribution balance.

10. INTERIOR

10.1 The inspector shall:

- A. inspect:
1. the walls, ceilings, and floors.
 2. the steps, stairways, and railings.
 3. the countertops and a representative number of installed cabinets.
 4. a representative number of doors and windows.
 5. garage doors and garage door operators if applicable.

10.2 The inspector is NOT required to:

- A. inspect:
1. the paint, wallpaper, and other finish treatments.
 2. the carpeting.
 3. the window treatments.
 4. the central vacuum systems.
 5. the household appliances.
 6. recreational facilities.

11. INSULATION & VENTILATION

11.1 For insulation and ventilation elements located within the subject strata unit the inspector shall:

- A. inspect:
1. the insulation and vapour retarders in unfinished spaces.
 2. the ventilation of attics and foundation areas.

3. the mechanical ventilation systems.
- B. describe:
1. the insulation and vapour retarders in unfinished spaces.
 2. the absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The inspector is NOT required to:

- A. inspect insulation or vapour retarders located in common areas.
- B. disturb insulation or vapour retarders.
- C. determine indoor air quality.

12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

12.1 For fireplaces and solid fuel burning appliances located within the subject strata unit the inspector shall:

- A. inspect:
 1. the system components.
 2. the vent systems, flues, and chimneys.
- B. describe:
 1. the fireplaces and solid fuel burning appliances.
 2. the chimneys.

12.2 The inspector is NOT required to:

- A. inspect:
 1. fireplaces or solid fuel devices located in common areas.
 2. the interiors of flues or chimneys.
 3. the firescreens and doors.
 4. the seals and gaskets.
 5. the automatic fuel feed devices.
 6. the mantles and fireplace surrounds.
 7. the combustion make-up air devices.
- B. ignite or extinguish fires.
- C. determine draft characteristics.
- D. move fireplace inserts or stoves or firebox contents.

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations:

- A. Inspections performed in accordance with these *Apartment Style Strata Title* Standards of Practice:
 1. are not technically exhaustive.
 2. will not identify concealed conditions or latent defects.
 3. do not include any elements located in common areas.

13.2 General exclusions:

- A. The inspector is not required to perform any action or make any determination unless specifically stated in these Standards of Practice, except as may be required by lawful authority.
- B. Inspectors are NOT required to determine:
 1. the condition of systems or components which are not readily accessible.
 2. the remaining life of any system or component.
 3. the strength, adequacy, effectiveness, or efficiency of any system or component.
 4. the causes of any condition or deficiency.
 5. the methods, materials, or costs of corrections.
 6. future conditions including, but not limited to, failure of systems and components.
 7. the suitability of the property for any specialized use.
 8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).

9. the market value of the property or its marketability.
10. the advisability of the purchase of the property.
11. the presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms or diseases harmful to humans.
12. the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.
13. the effectiveness of any system installed or methods utilised to control or remove suspected hazardous substances.
14. the operating costs of systems or components.
15. the acoustical properties of any system or component.

C. Inspectors are NOT required to offer:

1. or perform any act or service contrary to law.
2. or perform engineering services.
3. or perform work in any trade or any professional service other than home inspection.
4. warranties or guarantees of any kind.

D. Inspectors are NOT required to operate:

1. any system or component which is shut down or otherwise inoperable.
2. any system or component which does not respond to normal operating controls.
3. shut-off valves.

E. Inspectors are NOT required to enter:

1. any area which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
2. the under-floor crawl spaces or attics which are not readily accessible.

F. Inspectors are NOT required to inspect:

1. underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.
2. systems or components which are not installed.
3. decorative items.
4. systems or components located in areas that are not entered in accordance with these Standards of Practice.
5. detached structures other than garages and carports.
6. common elements or common areas in multi-unit housing, such as condominium properties or co-operative housing.

G. Inspectors are NOT required to:

1. perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
2. move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.
3. dismantle any system or component, except as explicitly required by these Standards of Practice.

Glossary of Italicised Terms

ALARM SYSTEMS

Warning devices, installed or free-standing, including but not limited to: carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms.

APARTMENT STYLE STRATA TITLE

A strata title condominium unit located in a building typically with other units above or below and sharing common structural, exterior and roofing elements and common areas as well as physical plant.

ARCHITECTURAL SERVICE

Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design for construction, including but not specifically limited to, schematic design, design development, preparation of construction contract documents, and administration of the construction contract.

AUTOMATIC SAFETY CONTROLS:

Devices designed and installed to protect systems and components from unsafe conditions.

COMPONENT:

A part of a system.

DECORATIVE

Ornamental; not required for the operation of the essential systems and components of a home.

DESCRIBE:

To report a system or component by its type or other observed significant characteristics to distinguish it from other systems or components.

DISMANTLE:

To take apart or remove any component, device or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal and routine homeowner maintenance.

ENGINEERING SERVICE:

Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes.

FURTHER EVALUATION:

Examination and analysis by a qualified professional, tradesman or service technician beyond that provided by the home inspection.

HOME INSPECTION:

The process by which an inspector visually examines the readily accessible systems and components of a home and which describes those systems and components in accordance with these Standards of Practice.

HOUSEHOLD APPLIANCES:

Kitchen, laundry, and similar appliances, whether installed or free-standing.

INSPECT:

To examine readily accessible systems and components of a building in accordance with these Standards of Practice, using normal operating controls and opening readily openable access panels.

INSPECTOR:

A person hired to examine any system or component of a building in accordance with these Standards of Practice.

INSTALLED:

Attached such that removal requires tools.

NORMAL OPERATING CONTROLS:

Devices such as thermostats, switches or valves intended to be operated by the homeowner.

READILY ACCESSIBLE:

Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or any action which will likely involve risk to persons or property.

READILY OPENABLE ACCESS PANEL:

A panel provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person, and is not sealed in place.

RECREATIONAL FACILITIES:

Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment and associated accessories.

REPORT:

To communicate in writing.

REPRESENTATIVE NUMBER:

One component per room for multiple similar interior components such as windows and electric outlets; one component on each side of the building for multiple similar exterior components.

ROOF DRAINAGE SYSTEMS:

Components used to carry water off a roof and away from a building.

SIGNIFICANTLY DEFICIENT:

Unsafe or not functioning.

SHUT DOWN:

A state in which a system or component cannot be operated by normal operating controls.

SOLID FUEL BURNING APPLIANCES:

A hearth and fire chamber or similar prepared place in which a fire may be built and which is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney and related factory-made parts designed for unit assembly without requiring field construction.

STRUCTURAL COMPONENT:

A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

SYSTEM:

A combination of interacting or interdependent components, assembled to carry out one or more functions.

TECHNICALLY EXHAUSTIVE:

An investigation that involves dismantling, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means.

UNDERFLOOR CRAWL SPACE:

The area within the confines of the foundation and between the ground and the underside of the floor.

UNSAFE:

A condition in a readily accessible, installed system or component that is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential construction standards.

WIRING METHODS:

Identification of electrical conductors or wires by their general type, such as "non-metallic sheathed cable" ("Romex"), "armoured cable" ("bx") or "knob and tube", etc.

Code of Ethics of the Canadian Association of Home and Property Inspectors (British Columbia) ®

Effective January 1, 2001

Honesty, justice, and courtesy form a moral philosophy which, associated with mutual interest among people, constitutes the foundation of ethics. The members should recognise such a standard, not in passive observance, but as a set of dynamic principles guiding their conduct. It is their duty to practice the profession according to this code of ethics.

As the keystone of professional conduct is integrity, the Members will discharge their duties with fidelity to the public, their clients, and with fairness and impartiality to all. They should uphold the honour and dignity of their profession and avoid association with any enterprise of questionable character, or apparent conflict of interest.

1. The member will express an opinion only when it is based on practical experience and honest conviction.
2. The member will always act in good faith toward each client.
3. The member will not disclose any information concerning the results of the inspection without the approval of the clients or their representatives.
4. The member will not accept compensation, financial or otherwise, from more than one interested party for the same service without the consent of all interested parties.
5. The member will not accept nor offer commissions or allowances, directly or indirectly, from other parties dealing with their client in connection with work for which the member is responsible.
6. The member will promptly disclose to his or her client any interest in a business that may affect the client. The member will not allow an interest in any business to affect the quality of the results of their inspection work, which they may be called upon to perform. The inspection work may not be used as a vehicle by the inspector to deliberately obtain work in another field.
7. An inspector shall make every effort to uphold, maintain, and improve the professional integrity, reputation, and practice of the home inspection profession. He or she will report all such relevant information, including violations of this Code by other members, to the Association for possible remedial action.