Canadian National Association of Certified Home Inspectors

STANDARDS OF PRACTICE

General Conditions and Limitations of Inspection:

A Home Inspection is a non-invasive, visual examination of a residential dwelling, performed for a fee in accordance with the **CanNACHI *Standards of Practice***, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A Home Inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not a prediction of future conditions. The inspector is not expected to perform calculations or analyze any part of the building of component thereof for strength, adequacy, or compliance with any regulatory requirements.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A Material Defect is a condition of a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is not by itself a material defect.

The inspector is not required to provide cost estimates, quotations, or comment on construction techniques for any repairs, modifications or improvements.

The inspection will not include anything that is concealed, underground, not available for inspection, and not accessible for inspection at the time of inspection.

The Inspection Report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify materials defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

The inspector will not perform any task, enter any area, or disturb any existing conditions where, in the inspector's judgement, the safety of the inspector is endangered or damage could result.

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BUILDING SYSTEMS	*The Inspector <u>is</u> required to:* ⌂ ***Observe and report on the systems and components herein.*** ◊ ***Perform tasks as noted herein.***	*The Inspector <u>is not</u> required to:* ⌂ ***Observe and report on the systems and components herein.*** ◊ ***Perform tasks as noted herein.***
ROOFING	⌂ Roof drainage components including gutters and downspouts. ⌂ Roof penetrations and flashings. ⌂ Roof covering materials. ⌂ Skylights ⌂ Chimneys ⌂ Evidence of water penetration. ⌂ General structure of the roof from the readily accessible panels, doors or stairs or hatch.	⌂ Accessories that do not make up part of the roofing such as lightening arrestor systems, antennae, solar heating systems, de-icing equipment. ⌂ Predict the service life expectancy of the roof. ⌂ Inspect underground downspout diverter drainage pipes. ◊ Move or disturb insulation. ◊ Perform a water test. ◊ Warrant or certify or guarantee the roof. ◊ Walk on roofing where in the judgement of the inspector could be dangerous or cause damage.
EXTERIOR	⌂ Exterior wall covering/surfaces, eaves and trim. ⌂ Doors, windows, and flashings ⌂ Garages and carports that are attached to the main building. ⌂ All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. ◊ Test the operation of power operated garage door openers, including the stop and automatic reverse functions. ⌂ Observe and report lot grading and vegetation as it affects the building. ⌂ Retaining walls when these are likely to adversely affect the structure. ⌂ Walkways and driveways on the building. ◊ Balconies including stairs, guards and railings.	⌂ Geological, hydrological and/or ground and soil conditions. ⌂ Yard fencing. ⌂ Storage sheds and other structures not part of the building. ⌂ Seasonal accessories such as removable storm windows, storm doors, screens and shutters. ⌂ Any items or facilities not directly related to the building structure such as swimming pools, saunas, hot tubs, tennis courts, etc. ⌂ Seawalls, break-walls and docks. ⌂ Playground equipment or recreation facilities. ⌂ Erosion control and earth stabilization measures. ⌂ Drain fields or drywells, septic systems or cesspools. ⌂ Water wells or springs. ⌂ Determine the integrity of the thermal window seals or damaged glass. ⌂ Verify or certify safe operation of any auto reverse or related safety function of a garage door.

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	◊	***Perform tasks as noted herein.***	◊	***Perform tasks as noted herein.***
STRUCTURE	⌂	Visible foundation walls.	⌂	Inspect areas that are not reasonably accessible or visible.
	⌂	Report on any general indications of foundation movement observed by the inspector, such as, but limited to drywall cracks, brick cracks, out-of-square door frames or floor slopes and concrete wall cracks.	⌂	Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose hazard to the inspector.
	⌂	Floors, columns, walls, roofs, attics.	⌂	Move stored items or debris.
	⌂	Report of any cutting, notching and boring of framing members which may present a structural or safety concern.	⌂	Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist s pans or support systems.
	⌂	Chimneys.	⌂	Provide any engineering or architectural service.
	⌂	Wood in contact or near soil.	⌂	Report on the adequacy of any structural system or component.
	⌂	Crawl spaces, basements.		
	⌂	Evidence of water penetration and condensation.		
	⌂	Evidence of deterioration from insects, rot, or fire.		
INSULATION & VENTILATION	⌂	Insulation and vapour barriers in accessible attics, crawl spaces and unfinished basements.	⌂	Concealed insulation and vapour barrier systems.
	⌂	Ventilation of attics and unheated crawl spaces.	⌂	Inspect areas that are not reasonably accessible or visible.
	⌂	Report on the general absence or lack of insulation in	◊	Move, touch, or disturb insulation or vapour barriers.

		unfinished and reasonably accessible or visible areas.		
	◊	Operate exhaust fan ventilation systems i.e. kitchen and bathroom vents.	⌂	Identify the composition or exact R-value of insulation material.
			⌂	Determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers, and wiring.
				Determine the adequacy of ventilation.

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ELECTRICAL	⌂ Service entrance cable and location and integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances from grade or rooftops. ⌂ Main service panel, auxiliary panels and location. ⌂ The means for disconnecting the service main. ⌂ Panel overcorrect protection and system grounding. ⌂ Branch circuit wiring and related over current protection. ⌂ Report on any unused circuit breaker panel openings that are not filled. ⌂ Amperage ratings of the main service panel and accessible sub panels. ⌂ A representative number of switches, receptacles, lighting fixtures, AFCI receptacles. ◊ Test all accessible Ground Fault Circuit Interrupter (GFCI) receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection using a GFCI tester where possible. ◊ Outlets noted above are to be checked for polarity and grounding. ◊ All exterior outlets and those within five feet of plumbing fixtures will be checked for polarity, grounding and GFCI protection. ⌂ Report the presence or absence of smoke detectors. ⌂ Report the presence of solid conductor aluminum branch circuit wiring if readily visible.	⌂ Insert any tool, probe or device into the main panel, board, sub-panels, distribution panel boards, or electrical fixture. ⌂ Secondary wiring systems such as low voltage wiring, cable television wiring etc. ⌂ Any components not related to the primary electrical systems such as security systems, swimming pool wiring and time-control devices. ⌂ Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, solar panels, or battery or electrical storage facilities. ⌂ Provide or remove power for equipment. ⌂ Inspect or test de-icing equipment. ⌂ Conduct voltage drop calculations. ⌂ Determine the accuracy of circuit labelling. ◊ Test the operation of smoke detectors. ◊ Dismantle, remove, adjust or perform any task on any electrical equipment that would require a qualified tradesperson to perform. ◊ Insert or remove fuses, or operate circuit breakers.

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PERMANENTLY INSTALLED HEATING AND COOLING SYSTEMS	⌂ The heating systems using normal operating controls and describe the energy source and heating method. ⌂ Furnace and distribution systems, including fans, ducts, dampers, supports, filters, insulation and registers. ⌂ Boilers and distribution system including pumps, piping, valves, supports, insulation, radiators and convectors. ⌂ Flue piping, vents, and chimneys. ⌂ Heat recovery ventilator. ⌂ Interior fuel storage equipment supply piping, venting, supports, and evidence of leakage. ⌂ Cooling equipment and distribution system including fans, ducts, campers, supports, filters, insulation, registers and piping. ⌂ The presence of a heat source in each room. ◊ Test system using the thermostat or other similar standard operating controls. ◊ Readily accessible and removable panel covers designed for homeowner access may be removed for inspection purposes.	⌂ Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems or fuel tanks. ⌂ Determine the uniformity, temperature, flow, balance, distribution, size, capacity, adequacy BTU, or supply adequacy of the heating system. ⌂ Any portable heating/cooling, humidifying, dehumidifying or air cleaning equipment. ⌂ Evaluate fuel quality. ⌂ Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. ⌂ Examine electrical current, coolant fluids or gases, or coolant leakage. ◊ Activate any HVAC systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. ◊ Light or ignite pilot flames. ◊ Change settings or conditions on equipment excluding thermostats. ◊ Dismantle, remove, adjust or perform any function on any heating or cooling equipment that would require a qualified tradesperson to perform.
INTERIORS	⌂ Floors, walls, ceilings and trim. ⌂ Fire separating walls and party walls. ⌂ Stairs, guards, and railings. ⌂ Observe condition of permanently installed counters and cabinets. ⌂ Evidence of water penetration and condensation. ⌂ The presence or absence of smoke detectors. ◊ Randomly select and operate where reasonably accessible a representative number of doors and windows.	⌂ Kitchen, bathroom, and laundry appliances. ⌂ Observe fireplace insert installation. ⌂ Inspect appliances. ⌂ Treatments such as paint, wallpaper, carpeting, blinds, drapes, and other similar treatments. ⌂ Solid fuel burning appliances, including fireplaces and wood stoves. ⌂ Inspect remote controls. ◊ Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. ⌂ Any items or facilities not directly related to the interior systems and components such as swimming pools, saunas, hot tubs, ponds and waterfalls. ◊ Move drop ceiling tiles. ◊ Operate or examine any sauna, steam-jenny, kiln, toaster, plug-in kitchen appliances, or other ancillary devices. ⌂ Inspect, examine or operate any above-ground, movable, freestanding, or non-permanently installed pool/spa, recreational equipment or self-contained equipment.

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PLUMBING	⌂ Verify the presence of and identify the location of the main water shutoff valve. ⌂ Water supply piping into house and within house, pipe supports and insulation. ⌂ Drain, waste, and vent piping, pipe supports and insulation. ⌂ Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature/pressure relief valves and/or Watts 210 valves. ◊ Inspect and report on the condition of the sump pump and sump pit. Presence of cross-connections that could contaminate the potable water. ◊ Test water volume and pressure by opening the faucets to obtain a reasonable flow of one or more fixtures simultaneously, and at various locations in the house. ◊ Water test sinks, tubs and showers for functional drainage. ◊ Test the water supply by operating by operating valves and faucets. ⌂ Leaks in the piping systems. ⌂ Determine if the water supply is public or private. ⌂ Inspect and report on the general condition of toilets, properly mounted on the floor, leaks, and general functionality. Determine the presence and location of accessible clean-outs for the drain/waste/vent piping.	⌂ Ignite or extinguish fires, pilot lights, change settings or conditions on equipment ⌂ Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. ◊ Operate any valves other than those used on a regular or daily basis. ⌂ Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps, tanks, safety or shut-off valves, floor drains, lawn sprinkler systems or fire sprinkler systems. ⌂ Determine the water quality or potability or the reliability of the water supply or source. ⌂ Foundation drainage system and yard piping. ⌂ Evaluate the compliance with local conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Inspect clothes washing machines or their connections ◊ Test shower pans, tub and shower surrounds or enclosures for leakage. Inspect water treatment systems or water filters. ⌂ Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. ⌂ Determine whether there are sufficient clean-outs for effective cleaning of drains. ⌂ Evaluate gas, liquid propane or oil storage tanks. ⌂ Inspect any private sewage waste disposal or septic system or component thereof. ⌂ Inspect water storage tanks, pressure pumps or bladder tanks. ⌂ Evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. ◊ Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. ⌂ Determine the existence or condition of polybutylene plumbing. ◊ Dismantle, remove, adjust or perform any function on any plumbing equipment that would require a qualified tradesperson to perform.