



NHICC

Canada's properly trained, tested and nationally certified home and property inspectors are professionals who examine and provide independent, objective advice on the condition of homes and small commercial buildings. The National Certification Program ensures that their performance will be evaluated against an approved standard, leading to pride of workmanship for the inspectors and consistent, high quality inspection services for Canadian consumers.



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.

Until recently, there was no consistent national standard for performance, but the National Occupational Standard for Canadian Home and Property Inspectors (NOS) now provides this benchmark. The NOS was researched, developed, validated and implemented by several government agencies and most Canadian home inspectors, both within and outside the various associations. A common NOS is essential and fortunately now in place, because an uneven quality of service can lead to a lack of credibility for the inspection industry.

In some cases, there is still 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 & property inspectors and building officials in 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 Home & Property Inspection industry, and the Canada Mortgage and Housing Corporation (CMHC) have set up a process to allow home and property inspectors to be officially tested and certified as competent and qualified professionals by the **NHICC - National Home Inspector Certification Council**, and independent national certification body.

Benefits of a National Certification Program

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

Quality

- Uniform, robust & defensible standards across Canada (NOS)
- Only credential that meets CMHC suggested inspector profile in "Hiring a Home Inspector" pamphlet

Trust

- Created by Canadian Home Inspectors for Canadian Home Inspectors
- Improved credibility with consumers and other stakeholders

Prestige

- Nationally and provincially recognized
- "Third Party" recognition and approval on several levels

Performance

- New opportunities to learn and apply proven practices

Mobility

- Skills recognized anywhere in Canada
- Approved for licensing in Alberta and British Columbia
- Satisfies Québec regulatory agency requirements

Inclusive

- Available to all Canadian home & property inspectors

Independent

- National Certification body with no affiliation to any industry association
- Directors are all National Home Inspectors (NHI) elected by NHIs

What is the certification process?

There are now **3** stages to the National Certification Program for Canadian Home and Property Inspectors:

1. Candidate: The entry point into the National Certification Program
2. Provisional
3. National Home Inspector: The completion of the National Certification Program

How to apply

Once technical training is complete, individuals may apply to the NHICC for a background review. The NHICC National Admissions Board will compare the applicant's experience and training to program requirements.

All sections of the Application for Background Review provide a number of "points" toward the number of points needed for certification.

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 with an NHICC approved mentor
- 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

Maintaining Candidate status

After three years, Candidates who have not become National Home Inspectors must re-apply to retain their Candidate status.

How do I become a National Home Inspector ?

Applicants must:

- Perform inspections for a minimum of 1 year* as a Candidate (*exemptions* may apply*)
- Pass (70%) the NHICC National Exam (or equivalent exam)
- Pass (80%) a test inspection (TIPR) of a house with known defects and have the results reviewed by an approved NHICC peer examiner
- Perform a minimum of 150 paid home and property inspections as a Candidate, using an inspection system that complies with an approved Standard of Practice
- Some NHICC approved mentoring can be substituted for inspections

How to apply

Once the above criteria have been met, applications can be made to the National Home Inspector Certification Council for National Home Inspector status.

To maintain National Home Inspector 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 NHICC or an industry organization approved by the NHICC
- Complete a test inspection with peer review every fifth year
- Continue to comply with an NHICC approved Code of Ethics and Standard of Practice