

# About Us



## Professional Practice

The **NHICC Professional Practice Committee** mandate focuses on investigating complaints related to **conduct and competence** of a NHI inspector and other matters that relate to professional practice. The NHICC has no authority over other home inspectors outside of our scope of registrants in our certification program.

Consumers often hire inspectors based on a number of factors. Consider that the primary purpose of a home inspection is to educate the client about the condition of a home. More specifically the information provided is to inform the client about major and significant deficiencies in the condition of the home. A home inspection provides a generalist's review of the home and the various systems based on a defined Standard of Practice. To do this, the home inspector performs a visual inspection of the readily accessible portions of the home. Typically the inspector uses the normal operating devices and controls designed for use by the homeowner on a day-to-day basis. The home inspection does not include invasive procedures and is not technically exhaustive. The final result being the inspector prepares a written inspection report of the findings for their client.

### Guidelines:

The inspector must use a written contract, aka: Pre-Inspection Agreement, for each and every inspection to be performed. This includes customers, such as lenders, real estate people, and consumers buying or selling a home, and others whom might hire a home inspector for a home inspection. The purpose of this the agreement and report is to educate the client about the scope of work and the condition of a home when they purchase a home inspection. The written report must show what was inspected and what was observed during the inspection, and generally identification of any limitations. This should educate the customer and also serve as future evidence of what was there at the time of the inspection. The Home Inspector should accurately report what has been observed – nothing more and nothing less – just what has been observed, and in some instances the functionality within the guidelines established by the SOP (Standard of Practice).

### Reasonable Expectations:

Remember the home inspector is a generalist, not a specialist, and therefore performs a general "visual" inspection. A technically exhaustive or "code compliance" inspection is not performed by the home inspector, but rather by a specialist in a particular trade or profession, such as an architect, engineer or testing company. The inspector is simply performing a visual inspection, using their natural senses, to observe the structure and major systems and various components of the home. Sometime the inspector may use special tools as an extension of the visual senses to verify certain conditions.

In general, the home inspection applies to the inspection of four dwelling units or fewer, but may include inspections of common-ownership property, such as condominium units and complexes and co-operatives.