

*OAHI member inspectors see homes differently*

# Ontario Association of Home Inspectors



[www.oahi.com](http://www.oahi.com)

# About OAH

*Through education and advocacy, the [Ontario Association of Home Inspectors](#) cultivates a thriving home inspection industry based on the highest standards of professional development and ethical standards. In doing so, [OAH](#) cultivates the ‘gold standard’ for home inspectors in Ontario. [OAH](#) is the only provincially recognized body of home inspectors by The Ontario Association of Home Inspectors Act, 1994 (Bill pr158). [OAH](#) is a not-for-profit association, and the largest home inspection association in Ontario.*

## **Three Keys**

**EDUCATE • CULTIVATE • ADVOCATE**

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# Background


- **OAHI** was founded in 1987 and given Royal Assent in 1994 by PR158, An Act respecting the Ontario Association of Home Inspectors
- **OAHI** is the **oldest and largest home inspection association** in Ontario
- Within the profession, **OAHI** acts as a continuous professional development and networking association



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# OAHI Members

- Must meet the educational and competency requirements
- Must follow the standard of practice, provide written reports and agree to have those reports **subjected** to verification
- Different levels of membership indicate the training and experience members have achieved
- A code of conduct applies to all members
- Have an internal disciplinary process
- All items above must be maintained to remain in good standing as an OAHI member



**Ontario Association of Home Inspectors**  
*Established by the Ontario Association of Home Inspectors Act, 1994*  
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**Article 18 - Code of Conduct**  
**Professional Practice and Conflict of Interest Guidelines**

18.1 **Members shall:**

- Carry on the practice of Home Inspection in accordance with law, integrity and honesty;
- Maintain client confidentiality;
- Not act for or accept payment from more than one party concurrently in connection with the subject property unless fully disclosed to and approved by all parties;
- Remain independent and at arms length from any other business or personal interests which might affect the quality of the service provided; in particular:
  - a member shall not repair for a fee any condition found during an inspection, nor use the inspection as a vehicle to deliberately obtain work in another field;
  - a member who sells real estate may not inspect properties located within the jurisdiction of the real estate board or boards where he, or the company with which he is associated, are active; and
  - a member who provides public sector inspection services may not inspect a property within a jurisdiction where they have public sector authority or responsibility that would affect the subject property;
- Promptly disclose to the client any relationship to the property or interested party, business or personal interest which might be construed as affecting the member's independence;
- Not solicit, receive or give referral fees;
- Refer trades or other specialists only when doing so is in the best interest of the client, and does not detract from the member's independence;
- Only provide an opinion on conditions and matters within the scope of the member's expertise, education, experience and profession;
- Only provide services that are within the scope of the member's training and expertise;
- Provide the client with a written contract and written report that outlines the scope, limitation, and applicable standards of the services performed; and
- Act in good faith to all, uphold the integrity and reputation of the profession, respond reasonably to complaints.

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# Levels of Membership

Student

Applicant

Candidate

Associate

Registered Home Inspectors (RHI)

## Member Qualification Chart (MQS) RHI - Registered Home Inspector

### **Requirements:**

Member has completed all education, practical experience, verification, exams, etc. set out for (New) Associate Member.

### **And**

(if not successfully completed previously)

- DRRC
- OBC part 9, Health & Safety.
- OBC part 9, Building Envelope.

### **And**

Minimum 200 inspections total experience.

### **And**

Successful completion of peer review including report verification.

### **And**

Registered Home Inspectors must complete a minimum of 20 hours (averaged) of continuing education units per year to maintain currency.

### **And**

Registered Home Inspectors are subject to periodic re-evaluation as per current OAH policy.

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# Education

The OAH/CAHPI-ON Education Conference is an important part of OAH's mandate. The conference brings together hundreds of people from the home inspection industry: educators, vendors, mentors, inspectors at various points in their career and other professionals to help ensure home inspectors receive the most up-to-date training. Below are the course lists from the 2015 and 2016 conferences. The OAH website lists other courses members can take.



OAH/CAHPI-ON 2015 EDUCATION CONFERENCE SCHEDULE	
<b>Friday March 6</b>	HALTON HALL
3:00 pm	Registration
	HARVESTER NORTH
6:30 pm	AGM
<b>Saturday March 7</b>	HALTON HALL
7:00 to 8:30 am	<b>BREAKFAST &amp; Welcome</b> • Committee Chair & OAH President
	HARVESTER NORTH
	HARVESTER SOUTH
9:30 to 10:00 am	2020 Foresight – Based On Hindsight Adding IAQ & Bio-Contaminants Sampling OAH DPPC Don Schmidt/Mike Buetter
10:00 to 10:30 am	HALTON HALL • Coffee Break & Announcements
	HARVESTER NORTH
	HARVESTER SOUTH
10:30 to noon	Inspecting High Efficiency Furnaces Roof Top Solar PV for Home Inspectors Alan Carson Brad Durant
	HALTON HALL
12:00 to 1:30 pm	<b>LUNCH</b> • OAH President Alden Gibson and Keynote Speaker Alan Carson
	HARVESTER NORTH
	HARVESTER SOUTH
1:30 to 3:00 pm	Residential Structural Diagnosis IAQ Presentation George Eastwood Craig Jobser
3:00 to 3:30 pm	HALTON HALL • Coffee Break & Announcements
	HARVESTER NORTH
	HARVESTER SOUTH
3:30 to 5:00 pm	Wildfire Damage Assessment Marketing Your HI Business For Growth Brad Gates Graham Clarke
6:00 to 8:00 pm	HALTON HALL • Exhibitor Reception
8:00 to 10:00 pm	HALTON HALL • Open Mic Entertainment with J.J. & the HI Boys
<b>Sunday March 8</b>	HALTON HALL
7:00 to 8:30 am	<b>Breakfast</b> • Welcome/Announcements
	HARVESTER NORTH
	HARVESTER SOUTH
8:30 to 10:00 am	Commercial Property Condition Assessment Radon Basics Richard Weldon Mark Diplock
10:00 to 10:30 am	HALTON HALL • Coffee Break
	HARVESTER NORTH
	HARVESTER SOUTH
10:30 to noon	Asbestos & Mold – The Untold Stories Don't Drown In Water Problems Andrie Kern Terry Catson
	HALTON HALL
12:00 to 1:30 pm	<b>LUNCH</b> • CAHPI President & Meet The New Board of Directors
	HARVESTER NORTH
	HARVESTER SOUTH
1:30 to 3:00 pm	Mechanical Malfunctions The Future of IR Imaging For Home Inspectors Nathan Thornberry Gregory McIntosh
3:00 to 3:30 pm	HALTON HALL • Coffee Break
	HARVESTER NORTH
	HARVESTER SOUTH
3:30 to 5:00 pm	What's In The Modern Toolkit? Residential Flat Roofs, Terraces & Shingles Alek Mespoom Stephen Durcan

*This schedule is subject to change*

2016 OAH/CAHPI-ON EDUCATION CONFERENCE SCHEDULE	
<b>Friday March 4</b>	HALTON HALL
3:00 pm	Registration
	HARVESTER NORTH
	AGM
<b>Saturday March 5</b>	HALTON HALL
7:00 to 8:30 am	<b>BREAKFAST &amp; Welcome</b> • Committee Chair & OAH President
	HARVESTER NORTH
	HARVESTER SOUTH
8:30 to 10:00 am	Graham Clarke Deborah Joslin You've Been Served Making Safety and Compliance Work For You
10:00 to 10:30 am	HALTON HALL • Coffee Break & Announcements
	HARVESTER NORTH
	HARVESTER SOUTH
10:30 to noon	Greg McIntosh Terry Carson Detection Of Moisture In Building Assemblies Why Did I Miss It- Lessons From My Complaint Files
	HALTON HALL
12:00 to 1:30 pm	<b>LUNCH</b> • Keynote Speaker • CAHPI President - Graham Clarke
	HARVESTER NORTH
	HARVESTER SOUTH
1:30 to 3:00 pm	Brenda McKinley Paul Schuster Build Great Realtor Relationships Fire Code Retrofit - Don't Get Burned
3:00 to 3:30 pm	HALTON HALL • Coffee Break & Announcements
	HARVESTER NORTH
	HARVESTER SOUTH
3:30 to 5:00 pm	Mark Diplock Henry Nagtegaal Radon Basics Seeing Through the Flames
5:00 to 8:00 pm	HALTON HALL • Exhibitor Reception
8:00 to 10:00 pm	HALTON HALL • Entertainment
<b>Sunday March 6</b>	HALTON HALL
7:00 to 8:30 am	<b>Breakfast</b> • Welcome/Announcements
	HARVESTER NORTH
	HARVESTER SOUTH
8:30 to 10:00 am	Alek Mespoom Richard Hughes High Efficiency Heating Systems – "A Home Inspector's Perspective" Mold
10:00 to 10:30 am	HALTON HALL • Coffee Break
	HARVESTER NORTH
	HARVESTER SOUTH
10:30 to noon	Brad Durant José Pablo Bustamante Roof Top Solar Photovoltaic Systems Electrical Visors: Tips for Home Inspectors
	HALTON HALL
12:00 to 1:30 pm	<b>LUNCH</b> • CAHPI President • OAH President • Q&A On Licensing
	HARVESTER NORTH
	HARVESTER SOUTH
1:30 to 3:00 pm	Phil Thornberry Maurice Desrochers Frequency and Causes of Mechanical Malfunctions Resurrecting a Heritage Home
3:00 to 3:30 pm	HALTON HALL • Coffee Break
	HARVESTER NORTH
	HARVESTER SOUTH
3:30 to 5:00 pm	George Eastwood Leo Jolicoeur and Celia Meske Residential Structural Inspections Financial Strategies for Small Business

*This schedule is subject to change*

## Three Keys

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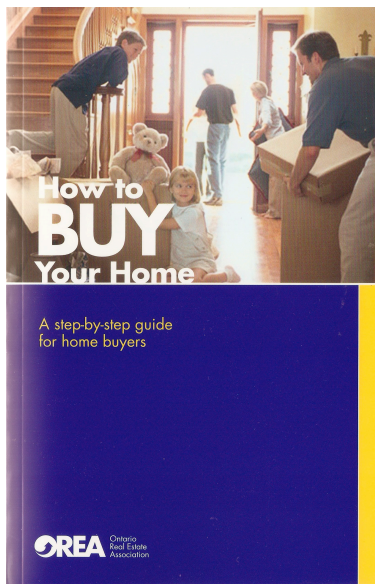
# Our Standards of Practice

- Set at the national level, supported by on-going training through OAH
- Apply to home inspectors reviewing single family homes, multi-unit residential buildings and certain residences co-located with commercial properties and commercial properties
- **Set guidelines for home inspectors in respect of:**
  - Building structure, roof and exterior
  - Key systems, including electricity, plumbing, heating and air conditioning
  - Fireplaces
  - Insulation and vapour barriers, and
  - Interior systems such as walls, windows, doors and cabinets

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# Industry Recognition

OAHI member inspectors are recommended by the Ontario Real Estate Association (OREA). OREA's book *How To Buy Your Home* mentions OAHI on pages 99 and 100 in the chapter "The Home Inspection."



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### The Home Inspection

When you walk through a home that you're seriously considering buying, it's often difficult to put aside your emotions and really "see" what kind of shape the place is in. Sure, you might notice that the wallpaper in the bathroom needs replacing or that the hallway carpet is worn, but are you really going to crawl under the foundation or climb onto the roof to check the place out thoroughly? Not likely. Even if you did, few of us have the training to uncover the major structural flaws and maintenance problems that can result in expensive repair bills after you've bought the home.

That's why it is to your advantage to hire a qualified home inspector to go over every square foot of the house—inside and out. We recommend you have it done.

A home inspection before you purchase gives you the security of knowing what to expect, and helps you make an informed decision about the value of the home and the costs of future upkeep. If a major problem is discovered, you can bring it to the seller's attention before waiving any conditions on your offer. Since you don't want to hire a home inspector for every home you may be considering, ask the REALTOR or lawyer to add a conditional clause to your offer, making it subject to a satisfactory inspection (see Chapter 8).

#### Turning to a qualified professional

The most reliable indication of a home inspector's qualifications is membership in the Ontario Association of Home Inspectors (OAHI). The OAHI is a member of the Canadian Association of Home and Property Inspectors (CAHPI).

Generally speaking, to become a member, inspectors must meet professional and educational requirements, successfully complete comprehensive written exams, and practise professionally during a trial period followed by an association review. Moreover, inspectors must meet annual education requirements to maintain their membership.

A growing number of home-inspection companies have come onto the scene during the past few years. Your REALTOR can recommend several to choose from, or you can contact one of the associations mentioned above. You may want to avoid inspectors who are also renovators, since members of the OAHI are not allowed to perform repairs on homes they have inspected.

When interviewing candidates, find out how long they've been in business, if they are members of OAHI and if they have obtained the Registered Home Inspector (RHI) qualification. An inspector's membership status can be viewed by going to the Web site [www.oahi.com](http://www.oahi.com) and clicking on "find an inspector." Ask for references. Ask what the inspection will cover and if the inspector will provide a written report of the inspection.

#### What happens during the inspection?

A comprehensive inspection includes an examination of the structure from top to bottom, including heating, air conditioning, plumbing and electrical systems, as well as the roof, visible insulation, walls, ceilings, floors, windows, doors, foundation and basement. In older homes, the presence of lead paint, aluminium wiring, asbestos, knob and tube wiring, wood burning stoves or even termites may exist: ask the inspector if they inspect for these items. You may also want to ask the inspector to check for mould, evidence of a marijuana grow operation or the presence of radon gas. Many of these items are beyond the scope of a normal inspection—additional training for the inspector and testing of the home is required before inspectors can comment.

Home inspections usually run about three hours. Take the time to join the inspector during the process. Doing so will give you the opportunity to see any problems firsthand

and become much more familiar with your new home in the bargain. You'll also learn a host of maintenance tips on how to keep your property in top shape.

The inspector should provide you with a written report that summarizes the inspection and points out defects and the estimated costs for making any repairs. Don't ask the inspector to evaluate the home's purchase price or general property value. It's not their role to keep up on home prices in the market. And don't expect an inspection to replace the appraisal required by lenders for mortgage financing.

Should you hire an inspector to evaluate a new home?

It can't hurt. Just because a home was recently built doesn't mean it's free of flaws. Construction quality can vary from builder to builder, and mistakes do happen. Moreover, an inspector can help you make sure you're receiving all that you paid for in terms of materials, insulation grades, etc. (If repairs or corrections are needed after you take title to a new home, most are covered by the builder's warranty or through the TARIION Warranty Corporation program. However, repairs and corrections can be disruptive, so it still pays to have an inspector find the problems before you move into your new home.)

The cost of a home inspection varies with the size of the home, its age and condition, and the geographical area. Fees usually run no more than a few hundred dollars, a relatively small price to pay when compared to the total investment you'll be making in your home.

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# Industry Recognition

The City of Barrie requires home inspectors to be members of OAHI to get their business license in Barrie.

From The Corporation of the City of Barrie 40 Business Licensing Fees Bill No. 261

**“50.0.0.0.0 HOME/PROPERTY INSPECTOR Authority: Municipal Act, S.O. 2001, c. 25**

**50.2.7.0.0** Every applicant shall provide, at the time of application, proof of membership with the Ontario Association of Home Inspectors.

**50.2.8.0.0** Every licensee shall maintain membership in good standing with the Ontario Association of Home Inspectors.”

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# Organizational Structure

## Board of Directors

President • Murray Parish, RHI  
Vice President • Rob Cornish, RHI  
Secretary • Robert Simpson  
Treasurer • Gerald Horace, RHI  
Director • Bob Brander, RHI  
Director • Michael Greenberg, RHI  
Director • Leigh Gate



## Key Committees

Admissions Review  
Committee / Board of  
Examiners  
Discipline & Professional  
Practices  
Education Programs  
Membership  
Public Relations  
Insurance  
Technical Review

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# The OAHI Story

1. The Ontario Association of Home Inspectors (OAHI) was formed thirty years ago in 1986 following advice from the Ministry of Consumer and Commercial Relations that the industry should adopt a common Code of Ethics and Standard of Practice. The OAHI formed as a chapter of the American Society of Home Inspectors (ASHI) and adopted its standards and qualifications requirements.

2. By 1994, the OAHI's success in self-regulating the profession was recognized through the passage of the Ontario Association of Home Inspectors Act and its protected designation "Registered Home Inspector" (RHI). The result was that Ontario became the only jurisdiction in North America with home inspection qualification standards based on completion of community college and building code courses, and the growth of goodwill and perceived value of the RHI designation in the marketplace.

3. Since 1994, the OAHI has carried out two amalgamation programs for home inspectors belonging to the Ottawa Carlton association, as well as the Provincial Association of Certified Home Inspectors (PACHI). A grandfathering process was developed that resulted in a smooth transition for those who qualified under a previous system and ultimately resulted in all practitioners performing to the higher standard and all subsequent entrants meeting the aforementioned qualification system.

4. In 2013 the OAHI, under an Ontario Sector Initiatives Fund grant from the Ministry of Training, Colleges and Universities, contracted with Conestoga College as an impartial body to complete an occupational analysis and the subsequent development of a prior learning assessment tool to verify the knowledge of out of province practitioners and in determining equivalency with OAHI qualification requirements. This program has been completed and this Prior Assessment Learning Tool is being used to validate the knowledge of applicants.

5. Consistent with other Practice Acts in Ontario, the OAHI does not have jurisdiction over other professional home inspectors the way Professional Engineers Ontario has over engineers. Instead, the practices of OAHI members have established a standard of care recognized by the courts. It should be noted that there are now other competing home inspection associations operating in Ontario that have lower qualification standards, which appeal to prospective practitioners who do not wish to complete the more rigorous OAHI requirements before starting their home inspection businesses.

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# New Legislative Requirements

OAHI welcomes the Ontario Government's commitment to protecting consumers, and based on OAHI's infrastructure and longstanding history with educating home inspectors— is ready to be a constructive partner as the government moves forward with home inspector legislation under the Home Inspection Act, 2016. The Act is part of the Putting Consumers First Act (PCFA) – Bill 59.

Like the government of Ontario, OAHI's goal is to protect consumer interests and promote best practices in the industry in conjunction with the PCFA.

We believe we share the goal of wanting to establish a Home Inspector Licensing standard of practice that meets the highest educational and operational standards.

We also believe we share concerns about licensing costs and liability issues

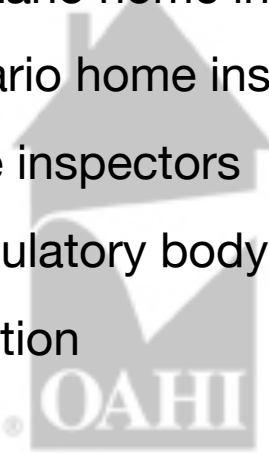
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# Licensing Discussion Topics

- Process
- Continuing educating for Ontario home inspectors
- The RHI designation for Ontario home inspectors
- Advocating for Ontario home inspectors
- Cost and structure of the regulatory body
- Supporting consumer protection
- Licensing Designation
- E & O Insurance
- Educational Requirements



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# Media Release

## **OAHI ready to work with MGCS on Putting Consumers First Act – Bill 59**

Mississauga, ON, Nov. 7, 2016 - The Ontario Association of Home Inspectors is looking forward to working with the Ministry of Government and Consumer Services on its Putting Consumers First Act (PCFA) – Bill 59.

On Nov. 3 The Hon. Marie-France Lalonde, Minister of Government and Consumer Services (MGCS), along with MPPs Hang Dong, and Yvan Baker announced the province's intention of continuing with Home Inspector Licensing under Bill 59, the Putting Consumers First Act. OAHI's president Murray Parish attended the Nov. 3 announcement.

OAHI will continue to promote the high level of education and professional standards as it has since 1994, as it waits for the Provincial government to establish 'minimum' standards for Home Inspector Licensing. Bill 59's first reading was carried Nov. 3; second reading is scheduled for the current parliamentary session.

"Homebuyers are welcome to visit [www.oahi.com](http://www.oahi.com) to see the extensive, mandatory and ongoing training OAHI member inspectors must pursue to maintain their standing in the association. OAHI will also continue to advocate for well-educated, professional home inspectors in Ontario," says Murray Parish, RHI and president of the Ontario Association of Home Inspectors.

"We reiterate that OAHI supports the establishment of common competency requirements for home inspectors to operate in Ontario. Licensing offers a reasonable way of permitting an individual to begin offering home inspection services to the public with the assurance of that basic competency being in place. However, it is a permit, not a designation earned through advanced training and experience. We hope to have a positive and pragmatic discussion of OAHI's ongoing role in helping to regulate home inspection professionals in Ontario," adds Parish.

### **About OAHI**

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# Media Release

## OAHI reminds public, Ontario government already has home inspector legislation

Despite claims that Ontario has no legislation for home inspectors, Ontario was in fact the first province in Canada to establish such legislation. The Ontario Association of Home Inspectors (OAHI) has been regulating its members through the right to title of “Registered Home Inspector” established under [Bill Pr158, Ontario Association of Home Inspectors Act, 1994](#). Unfortunately, membership in OAHI was left as optional in the original legislation resulting in a situation where non-members can claim to be a home inspector in Ontario without proper training. The original Bill Pr158 exceeds all the requirements of the newly proposed Bill via membership in the OAHI.

“The proposed bill essentially reinvents the wheel at unnecessary expense to consumers and professional home inspectors. Simply mandating the requirement for all home inspectors to belong to a professional association that requires community college level training would achieve the primary goal of protecting consumers by establishing the baseline of knowledge that all home inspectors must have to begin inspecting homes in Ontario,” says Murray Parish, RHI and president of the OAHI.

OAHI has more than 500 members and the majority of home inspections in Ontario are performed by practitioners qualified under Bill Pr158. We fear that the much of time and effort invested by volunteer members, hired staff and contractors over the years will only be reinvented at higher cost to consumers and practitioners. Removing support for the Registered Home Inspector (RHI) designation will penalize Ontario's most qualified practitioners and be disruptive to consumers and the real estate industry. Raising the bar for the least qualified inspectors should not be coupled with lowering the bar for Ontario's most qualified inspectors.

“We reiterate that OAHI supports the establishment of common competency requirements for home inspectors to operate in Ontario. Licensing offers a reasonable way of permitting an individual to begin offering home inspection services to the public with the assurance of that basic competency being in place. However, it is a permit, not a designation earned through advanced training and experience. We hope to have a positive and pragmatic discussion of OAHI's ongoing role in helping to regulate home inspection professionals in Ontario,” adds Parish.

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# Contact Us

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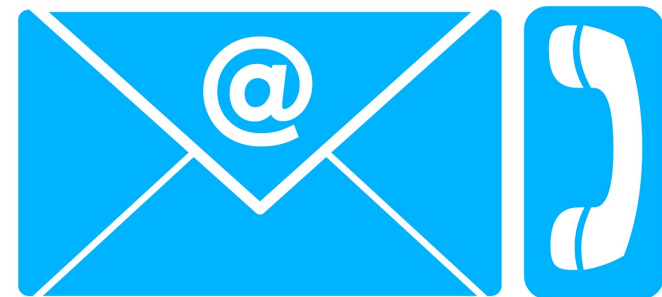
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**CONTACT US**

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*Thank  
You*



We look forward to working with you.

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