

CAHPI Standards-CSA-A770 Home Inspection

This Review is NOT intended to provide comprehensive requirements or the methods to be used to perform home inspections those developed over 40 years of inspections or found in our CAHPI recognized home inspection training program.

The intent of the CSA was to standardize what the majority of Home Inspectors are currently doing in the marketplace. As such, the Standard by no means signify a radical departure from the current practice of conducting Property Home Inspections. The Comments and Standards from many Inspectors submitted during the Draft process were “Accepted, Approved” and Included by the CSA Technical Committee.

Editorial changes in the CSA Standard from CAHPI included Reorganization of Subsections, Reporting and Inspecting Requirements, Terminology, Rewording. The Standardizations of Limitations and Exclusions with the expansion of Definitions are covered under CAHPI Standards of Practice.

Perhaps the most significant change found within the CSA-0770 Home Inspection Standard is what is Included or Excluded by the inspector during the inspection and Listed in the Report. Historically, Exclusions have been located in various paragraphs throughout standards and reports that highlight the limitations of each appropriate section. These are now better presented together as a collection of all exclusions and limitations; the individual references throughout the standard have been moved to a single section.

4.1.4 Exclusions and Appendix A.4 Exclusions

- **Note:** Identification of, commenting on, or reporting on Items Excluded are solely the discretion of the Inspector.

Inspectors who wish to include these activities in the scope of the inspection should clearly indicate this in contractual Agreement. Included Items require an Addendum to the contract and additional fees charged to cover Insurance and Licensing requirements.

Home Inspection CAN/CSA-A770

0 Introduction

0.1 General, Requirements for Inspections

0.2 Users, Individuals and Organizations

0.3 Applications, Establishes minimum Requirements

0.4 Home Inspection, Non Invasive Evaluation of conditions and performance of systems and components. Identify and report on items that do not perform their intended function.

0.5 Guidance To Users, Mandatory Requirements Clause 4 -5

Non mandatory Informative Appendix A-1 through A-5

1. Scope

1.1 General

Requirements for the Physical inspection

- a) Systems & Components
- b) Minimum Extent
- c) General Methods to be used
 - i) Examination & Assessment
 - ii) Non-Invasive Inspection and Testing
- d) Reporting Requirements

1.2 **Application** to Site built and Factory built

- a) Detached and semi-detached
- b) Townhouses
- c) Duplexes, triplexes, multi unit buildings

1.3 **Exclusions** Standard does not apply To

- a) Qualifications, Commentary or Certification of Individuals conducting a Home Inspection
- b) Inspection of industrial, Commercial or Institutional Buildings
- c) Common Elements in Condominiums, Strata Plans

1.4 **Terminology** in the standard

1.4.1 **SHALL** : Used to express a Requirement

SHOULD: Used to express a recommendation advised but Not Required

MAY : Used to express an Option or that which is permissible

1.4.2 Terms “as/where appropriate” and “ where/if/as applicable”

Theses will be included unless organization or individual can

Document Justification

2. Reference Publication CSA GROUP 2240MH Series–16 Manufactured Homes

This standard May be used with certification training by Inspector Organizations.

3. Definitions and Abbreviations

3.1 **Definitions** Shall Apply to the Standard

Accessible - Unobstructed Viewing, Touching, Examination or Operation

With out Dismantling, climbing or moving.

Component - Part of an inspected system.

Condominium Unit - Inspected components that are the Sole

Responsibility of unit owner - Strata Unit

Guard - Protective Barrier to prevent falls.

Home Inspector –Consultant, Generalist engaged to report on components

of a home at the time of the inspection and provide recommendations.

Non-Invasive - NOT causing Disturbance or Damage

Normal operating control- As a homeowner would operate.

Operation – using normal operating controls

Permanently installed – Not intended to be moved essential to home.

Probing – inspection using a Tool to determine condition and performance

Representative Sample - unbiased subset that reflects the whole

System – components used together to perform a function

Townhouse – Multi-unit Structure, common walls. Row house, Town Home

Weather tightness – Proof against Wind and Rain

3.2 **Abbreviations** - PCB polychlorinated biphenyl,

- HVAC Heating Ventilation Air Conditioning

4. **General Inspection Requirements**

4.1 Scope of Inspection

4.1.1 **Systems and Components** - Inspect and Report on items in Clause 5

4.1.2 **Detached Buildings** – when included shall be inspected

4.1.3 **Readily Accessible Items** – Inspections are not required if blocked

4.1.4 **Exclusions** Not Required, comments sole discretion of Inspector

- | | |
|---------------------------------------|-----------------------------------|
| a) Predicting failure or service life | h) Identifying Infestations |
| b) Determining Causes | i) Hidden Hazardous Material |
| c) Methods of Remediation | j) Underground Components |
| d) Estimating Cost | k) Cosmetic Items |
| e) Suitability for Use | l) Household Appliances |
| f) Advising on Purchase | m) Onsite Water and Sewer systems |
| g) Operating Costs | |

4.2 **Methods of Inspection**

4.2.1 General “ Inspection of systems and components shall be conducted using methodologies and techniques appropriate for identifying the conditions specified in Clause 4.3.3.2. Sufficient information shall be obtained, evaluated, and presented to support the Inspector’s Conclusions.”

4.2.2 Methods **Non Destructive** and **Non Invasive**

- | | |
|---|------------------------------|
| a) Visual Inspection including
Viewing Tools | d) Normal operating Controls |
| b) Measuring Tools | e) Probing Tools |
| c) Photography Infrared | f) Touching or Moving |
| | g) Sense of Smell or Hearing |

4.2.3 **Representative Sample**

Were Appropriate Inspections may be carried out on a representative Sample.

4.2.4 **Equipment and Tools**

Home inspector shall provide all Equipment and tools required to conduct inspection.

4.3 **Reports**

4.3.1 General

Inspection shall be accompanied by a documented Report that details all findings.

Include descriptions of significant issues that are deemed to require attention and potential implications if Issues are not addressed. Specified Time frame for delivery of report and method outlined in the inspection Agreement.

4.3.2 **Formats** Reports shall be printed or in electronic format.

4.3.3 **Report Contents**

4.3.3.1 Administrative Information: The report shall make Reference to this

CAN/CSA Standard for Home Inspection and **Include All Points.**

- a) Inspection Agreement / Contract
- b) Name of Inspection Company with Provincial License Number
- c) Name of the Inspector and Provincial License Number
- d) Client's full Names
- e) Address of the Property
- f) Date and Time of the Inspection g) Date and time of the re-inspection
- h) General Weather Conditions at the time of the Inspection
- i) Explanation of any ratings, Phraseology, abbreviations and
Technical terminology used in the report.

4.3.3.2 Inspection results and reported conditions shall provide recommendations to address the reported conditions that are reported - identifying the following

- a) Items with defects, deficiencies, damages, missing components, decay, water issues, or other concerns that impair the function
- b) Items with inadequate performance, that have failed, or are nearing or past their intended life expectancy
- c) Items with Health or Safety concerns
- d) Items being used for other than their intended purpose with Explanation
- e) Current Function of components, Operation, Installation, Performance.
- f) Evidence of vermin, infestation, wood destroying Organisms
- g) Visually apparent potentially hazardous items
- h) Items suspected to require further investigation

i) Items that are missing

4.3.3.3 Supporting **Images**: Wherever possible Reports should include photographs and sketches.

4.3.4 Findings in Report Should Include a Summary of Significant
Or Immediate Concerns

4.3.5 Inherent Limitations

4.3.5.1 General Conclusions shall reflect any Limitations and Opinions expressed and shall be supported by the Findings in the report based on the extent of observation and information gathered during the inspection.

4.3.5.2 Systems and components not inspected

4.3.5.2.1 General Systems or Components that are not inspected shall be reported with reasons not inspected. Report may note activities performed that are outside the scope of a home inspection.

4.3.5.2.2 Representative Sample Items shall Be Reported.

5. INSPECTION

5.1 General Systems and components shall be **Inspected** and **Reported**.

5.2 **Site**

5.2.1 Driveways, Walkways, Ramps, porches, patios, decks, balconies.

- a) Rot
- b) Damage
- c) Movement
- d) Deficiencies in supports or attachments

5.2.2 **Fences**

- a) Rot
- b) Damage
- c) Instability

5.2.3 **Exterior Stairs** inspected and examined for trip and fall hazards

5.2.4 **Retaining walls** and constructed planters

a) Examination of framing and structural support Components

I) Rot II) Damages

III) Movement IV) Structural Instability

b) Examination for evidence of water ingress to the building

5.2.5 **Site Drainage and Grading** Shall include drainage Characteristics
of the Grounds for water Issues.

5.3 **Structure**

5.3.1 General Structural Components shall cover all areas of primary occupancy
attached garages, storage areas, enclosed porches, verandas, foundations
and sunrooms.

5.3.2 **Foundations**

a) Damages

c) Evidence of water issues

b) Movement

5.3.3 **Concrete Slab** on Ground / Grade

a) Damages

c) Evidence of water issues

b) Movement

5.3.4 **Floor Structure**

a) Abnormal deflection

c) Trip and fall hazards

b) Sponginess

5.3.5 **Wall Structure** a) Weather Tightness b) Abnormal Deflection

5.3.6 **Roof Structure** a) Weather Tightness b) Abnormal Deflection

5.3.7 **Interior Guards and Handrails**

a) Assessment

I) Guards and handrails are Absent

II) Height and configuration of Guards and hand railings

b) Examination for

I) deficiencies in stability

II) deficiencies in secure connections

5.3.8 **Interior Stairs** Trip and fall hazards.

5.4 **Building Envelope**

5.4.1 **Exterior walls Cladding**

a) Rot

c) Deficiencies in securement

b) Damages

d) Weather tightness

5.4.2 **Decks, balconies, pergolas, Trellises**

a) Examination for structural elements and Connections

Including the attachment to the building.

I) Rot

III) Movement

II) Damage

IV) Deficiencies in Support

b) an examination for improper drainage

5.4.3 **Exterior Guards and Handrails**

a) Assessment as to Whether

I) Guards and Handrails are Absent were needed

II) Height and Configuration of Guards and Handrails is appropriate

b) Examination for

I) Deficiencies in Stability II) Deficiencies in Secure Connections

5.4.5 **Garage Doors and Openers**

a) Safety Issues

b) Improper operation

5.4.4 **Exterior Doors**

a) weather tightness b) Security Issues c) Improper Operation

5.4.6 **Exterior Windows Skylights**

a) weather tightness b) Security Issues c) Improper Operation

5.4.7 **Roofing** Material, Roof Penetrations, Roof Flashing, Attic Ventilation

a) Ventilation Deficiencies b) weather tightness

c) Improper termination of ducting and venting

5.4.8 **Soffit, Fascia, Trim**

a) Rot

b) Damages

c) Deficiencies in attachment

5.4.9 **Gutters, Downspouts, Extensions**

a) Improper Water Control

d) Deficiencies in support or

b) Rust

Attachment

c) Damages

5.4.10 **Insulation, Air Barrier Vapour Barrier**

Inspect were visible and readily accessible for examination.

- a) Deficiencies in Amount and Location of Insulation
- b) Deficiencies location of Air Barrier and Vapour barrier

5.5 **Plumbing Systems**

5.5.1 **Potable Water Supply and Distribution**

- a) Evidence of Leaks
- b) Deficiencies in Flow
- c) Deficiencies In Pressure
- d) Deficiencies In piping Material

5.5.2 **NON - Potable Grey / Water Reuse Supply and Distribution**

- a) Evidence of Leaks
- b) Deficiencies in Flow
- c) Deficiencies In Pressure
- d) Deficiencies In piping Material

5.5.3 **Domestic Water Heaters**

- a) Evidence of Leaks
- b) Improper Function
- c) Safety Issues

5.5.4 **Plumbing Fittings, Fixtures, bath, shower enclosure Surfaces**

- a) Evidence of Leaks
- b) Improper function
- c) Damage
- d) Deficiencies In connections

5.5.5 **Interior Sanitary Drainage systems**

- a) Evidence of Leaks
- b) Improper function
- c) Deficiencies In Materials

5.5.6 **Storm Drainage Systems**

- a) Evidence of Leaks
- b) Improper function
- c) Deficiencies In Materials

5.5.7 **Non- Potable** Grey water Discharge systems

- a) Evidence of Leaks
- b) Deficiencies In Materials
- c) Improper function

5.5.8 **Automatic Irrigation Systems**

Absence of a water cross-connection control device, back flow preventer.

5.6 **Heating, Cooling, Mechanical Ventilation systems**

5.6.1 Heating and Cooling Systems, Fuel, Heat Transfer, Venting, Distribution

- a) Improper Function
- b) Safety Issues

Notes: 1) “Reporting on Heating and HVAC Equipment is not a Comprehensive examination of the systems a Review and Maintenance by a licensed professional HVAC practitioner.”

2) Inspect Supplementary Systems Requiring Specialized Training

3) Avoid Damaging Equipment during operation.

5.6.2 **Mechanical Ventilation Systems**

- a) Improper Function
- b) Inappropriate Location

5.6.3 **Fireplaces**

- a) Damages
- b) Improper Function
- c) Safety Issues

5.7 **Electrical Systems**

5.7.1 Electrical Service, Main Disconnect, Earth Grounding System

- a) Improper Location of Equipment
- b) Inadequate Service Capacity
- c) Safety Issues

5.7.2 Distribution Panels

- a) Improper Location of Equipment
- b) Safety Issues

5.7.3 Distribution Wiring, Circuitry Shall be inspected and examined for

- a) Improper Location
- b) Safety Issues

5.7.4 Lighting, Switches, Receptacles, Junction Boxes in each room,

Attached Garage and the Exterior

- a) Improper Location b) Improper Function c) Absence of Necessary Equipment
- d) Non-Functional Lighting, Ceiling Fans, switches, outlets
- e) Inappropriate Switch Location f) Safety Issues

5.7.5 Auxiliary Electrical Systems and Equipment Should Be Reported with Recommendations to have equipment examined by a qualified person.

5.8 Life Safety Equipment

5.8.1 Carbon Monoxide Detectors

- a) Improper Location b) The Date Stamp and Rated Life Span
- c) Absence of Detectors

5.8.2 Smoke and Heat Detection

- a) Improper Location b) The Date Stamp and Rated Life Span
- c) Absence of Detectors

Note: “Manufactures Recommendations should be followed for Installation, Use, Testing, and Replacement and monitoring companies contacted for inspection and testing of their system.”

5.8.3 Fire Separation Egress

5.8.3.1 Fire separation in attached garages, buildings or dwellings

- a) Improper Location b) Improper Type
- c) Improper Function d) Absence of Separation Where Needed

5.8.3.2 Fire Egress From Bedrooms Shall be Inspected, and Examined for

- a) Improper function b) Inappropriate Size
- c) The Absence of Egress where Needed

5.9 Interior Finishes, Built in or Attached Furnishings

5.9.1 Floors, Walls, Ceilings, Interior Doors, Glazing Trim

5.9.2 **Attached Cabinetry**, Counter tops, Built-in Furnishings

a) Improper Function b) Deficiencies in Stability

c) Deficiencies In Connections d) Safety Issues

5.10 **Swimming Pool** Areas Shall be inspected, and Examined for

a) Improper Drainage b) Inadequate Isolation c) Safety Issues

5.11 **Accessibility** Equipment should be reported

- *A Recommendation should be made that accessibility equipment be examined by a qualified Person.*

A. Annex A

(Informative) **Commentary**

Information and Commentary Notes are not mandatory

A.1 Scope

Inspector's Review of the home is a contractual matter and should be in agreement as to what is included in the inspection and what is not.

A.2 Condominium Common Elements: Inspectors should not provide opinions on components that are not specifically included in the condominium unit itself.

A.3 Prefabricated Homes

Nameplate information can be noted in the inspection report for compliance to local standards if the structure has not been altered. Purchase of CSA Z240 MH(\$ 225.00) The Series is recommended to be reviewed with training on inspections to these standards to be conducted through association memberships.

A.4 Exclusions

Exclusions were moved from sections in CAHPI to a single location in the CSA Standard. Inspection is not intended to provide insight into causal factors, remediation methods, and suitability for use or life span of any system or components or the Costs for any work. Inspectors who wish to include these activities should clearly indicate this in their contractual agreements approved by Respective Insurance and Licensing authorities.

A.5 REPORTS

THE STANDARD REQUIRES that reports include a description of significant issues and identified conditions that are deemed to be of CONCERN in order to adequately convey the results of the inspection. With recommendations to the client to investigate further where the condition could be of an urgent nature. In particular the report requires the identification of significant Deficiencies in condition and performance, and Safety Concerns. **“The inspector should not retroactively apply new construction standards to existing conditions.”**