



## **National Home Inspector Certification Council**

*Nationalizing the Home Inspection Sector*

*Canadian Home Inspectors - One message, one voice!*



PROUD MEMBER OF

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The effort to unify the private home inspection sector in Canada has been a challenge that has a long history. In 1996 Canada Mortgage and Housing Corporation (CMHC) recognized that the Canadian home inspection profession was fragmented and offered little, if any protection to the consumer. They conducted an in-depth study into our profession, and in 1997 their results were published. This was followed by the largest examination of our profession ever conducted.

This National Initiative was a sector based methodology known as CHIBO (Canadian Home Inspector & Building Officials). The initiative involved Canada Mortgage and Housing Corporation (CMHC), Human Resources Skills Development Canada (HRSDC), The Construction Sector Council (CSC) now Build Force Canada, the Alliance of Certified Building Officials' Associations (ACBOA), First Nations National Building Officers Association (FNNBOA), the Canadian Real Estate Association (CREA), provincial and municipal governments, as well as representation from major financial, insurance, and legal establishments, and representatives from the various Canadian home inspection associations.

The National Initiative took close to 8 years to complete with costs nearing two million dollars (\$2,000,000.00). Once completed this structure became known as "The National Certification Program". Although the outcomes and consultations with the home inspection sector completed successfully, there remained competition between the associations to defend their purpose and chosen certification process.

In 2005 the Federal Government provided additional funding in the amount of \$250,000.00 to launch a "pilot project" to ensure the National Certification Program fulfilled the above criteria, contained the rigor, verification, technical background review and was auditable. The pilot project was scrutinized by Canada Mortgage and Housing Corporation, Canada's respected leader in housing research and their review and support ensured its creditability and completeness.

The National Certificate Program was entrusted to CAHPI National who created an arm's length body known as the National Certification Authority (NCA) whose sole purpose was the administration of the National Certification and Accreditation Model for Canadian Home and Property Inspectors, National Certification Program (NCP).

This NCP quickly became very successful as it offered an independent accreditation previously unavailable in Canada. With the NCA accelerating and offering National Certification to any home inspector in Canada no matter their affiliation, CAHPI National, under pressure from its provincial affiliates, ignored legal advice abandoned the NCP and dissolved the NCA in 2010.

The results of this action were swift and devastating to the Canadian home inspection profession as virtually every government agency and stakeholder withdrew its support and distanced itself from our dysfunctional industry.

With CAHPI National abandoning the NCP and dissolving the NCA a group of individuals who believed in what so many had worked for and invested in, created the National Home Inspector Certification Council (NHICC).

The NHICC was formed in 2010 and is a federal not-for-profit corporation, initially comprised of individuals elected under the designation National Home Inspectors (formerly NCH – National Certificate Holder) from all provinces. Under the current corporation model three (3) primary directors manage the NHICC. Regional representatives act in the role of director/advisors from each province/territory. In addition the Board is complemented with two public members at large and a director for Professional Practices.

The NHICC is strictly an **“independent not-for-profit certification body”** for the Canadian home inspection profession. The NHICC has no members, and is not member driven, and is comprised of registrants.

The NHICC executive approached CMHC and the Construction Sector Council (now Build Force Canada) and obtained written authorization to administer the NCP and salvage the years of work and financial contributions committed to this project.

The NHICC maintains membership in ICE, (Institute for Credentialing Excellence), and retains a credentialing specialist on staff. This accomplishment validates custody of the essential knowledge to develop, implement, and maintain a quality certification program, the baseline requirement for accreditation bodies.

The NHICC provides a singular vital, responsible authority to deliver **“uniformity”** of qualifications of practitioners. Thus providing more consistency required for a home inspection and baseline qualification for a home inspector.

The NHICC adheres to conformity to the Standards Council ISO/CAN-P-9 standards 17024.

***“It should be noted that the Standards Council of Canada CAN-P-9 Criteria for Accreditation of Personnel Certification Bodies is the basis for the national certification model for private home and property inspectors.”***

We believe associations play an important role in the home inspection profession but certification is not one of them. The creation of the National Certification Program is proof of this, after all: CMHC, HRSDC, CSC, CREA, FNNBOA, ACBOA, CHBA, Inspection franchise operators, National Research Council, Consumers, Governments at all levels, Assembly of First Nations, Mortgage insurers, Lending institutions, Home warranty programs, the Canadian Federation of Municipalities and the home inspection profession all can't be wrong.

***It is our belief that as an industry if we are to survive and provide meaningful consumer protection, we must convey a national verifiable credential. The NHICC National Certification Program provides that opportunity.***

C Lawrenson

Chair NHICC

# **NHICC**

HOME INSPECTOR CERTIFICATION,

IT'S ALL WE DO,

WE DO IT VERY WELL