



ONTARIO ASSOCIATION OF HOME INSPECTORS
ONTARIO INSPECTOR



2006 AGM
2006 Winter Workshop

FEBRUARY 2006

A Message from the President



With spring around the corner, and as activities abound within our Association, here are a few important thoughts for this edition of the Ontario Inspector.

"We" are hard at work on behalf of the members of the Association.

Here are a couple of important things to inform you of; the "fruits of the labour" of the newly-formed Member Services Committee and the Public Relations (P.R.) Committee are just around the corner, and so are the 2006 AGM and Winter Workshop.

In January, the rebuilt Member Services Committee held its first meeting. In short, many new goals were discussed, while some projects that were started months ago are beginning to take shape. This committee is working on making arrangements with various retailers, wholesalers, and service providers, in offering special deals to our members, who can

use their products or services for their businesses, thereby building value of membership in CAHPI-Ontario. The committee is also seeking volunteers who are interested in achieving similar goals.

The P.R. Committee has some ambitious plans to promote OAH/CAHPI-Ontario. First up, the Association will be participating as a platinum sponsor in the 2006 Ontario Real Estate Association's (OREA) Annual Conference at the Westin Harbour Castle Hotel in Toronto from February 21 to 23, 2006. Our CAHPI-Ontario booth should be quite active throughout the event.

The next event up is a complimentary invitation, which we accepted, to set up our CAHPI-Ontario booth at the CMX-CIPHEX National Trade Show and Learning Forum, being held at the Metro Toronto Convention Centre from March 23-25, 2006.

Then our public relations activities take us to The Spring Cottage Show, which is being held at the International Centre in Toronto from March 31 to April 2. This is a perfect opportunity for inspectors outside of the metropolitan centers to promote their services to both realtors and potential purchasers. There is still space for you to join the CAHPI-Ontario booth and make yourself known.

Notwithstanding the above-mentioned initiatives, the most important issue facing membership is the 2006 Annual General Meeting on February 25, 2006, to be held at the Ambassador Conference Resort in Kingston.

As a member you will have received an AGM Package, first through electronic notification and then through a hard copy mail out. I implore you to read the documents, make your decisions and either attend in person or exercise your proxy before the deadline.

The issues before you are parts of the plan to operate, promote and better YOUR professional association. Only when you let the leadership know how you stand on a subject, can we be informed enough to stay the course of the profession.

I look forward to seeing many of you in Kingston.

Sincerely,

Alrek Meipoom, RHI
 President, OAH/CAHPI-Ontario

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2006 OAH Annual General Meeting - Kingston - Saturday February 25, 7 p.m.

Big turnout of voters expected as Associate members, for the first time, join RHI's in forming the list of eligible voters
Several important issues on the table including proposed by-law revisions, insurance for members, and election of the 2006 Board of Directors

This year's OAH Annual General Meeting (AGM) is being held on Saturday February 25, 2006, registration starting at 7:00 p.m., at the beautiful Ambassador Hotel in Kingston, Ontario. Like last year's AGM, members can start the weekend early and continue on until Sunday by attending the 2006 OAH Winter Workshop as well. The workshop is also being held at the Ambassador beginning on Friday February 24 and running until Sunday February 26. A large turnout of voters is expected for the AGM because, for the first time, Associate members will join RHI's in forming the list of eligible voters. Several important topics will be reviewed including numerous proposed OAH By-Law revisions, significant insurance matters, and reports from the Board of Directors and Committees.

The election of the Board of Directors is another important matter that will be decided on this night. At present, there are 10 candidates vying for the 10 board positions. The ten nominees are: President Alrek Meipoom, Vice President George Webb, Secretary Tom Lloyd, Treasurer Ralph Banks, Directors Doug Azar, Andrew Bennett, Andrew Dixon, David Faux, Mike O'Grady, and new candidate Glenn Gogal. Good luck to all! For more information on this important event, see page 5.

2006 OAH Winter Workshop held on same weekend as 2006 AGM

Mark your calendars for February 24-26, 2006

It's still not too late sign up for the 2006 OAH Winter Workshop in Kingston. Coupled with the 2006 OAH AGM, the Winter Workshop is one the Association's most entertaining and educational events of the year. The Winter Workshop is scheduled for February 24-26, 2006, at the beautiful Ambassador Conference Resort in Kingston, Ontario. Special thanks to organizing chair Ralph Banks and the rest of members of the Kingston Regional Meeting Group for hosting this year's show. Much gratitude and appreciation is extended to the three Winter Workshop sponsors - Canada Mortgage and Housing Corporation (CMHC), Carson Dunlop, and AmeriSpec.

The 3-day event kicks off Friday afternoon with an optional building inspection tour conducted by OAH member Terry Carson. Then, Friday evening, there is a meet and greet reception, with the Mayor of Kingston, Harvey Rosen, providing some opening remarks. There will be an Award's Banquet to follow with dinner and several guest speakers including keynote speaker The Honourable John Gerretsen, M.P.P from Kingston and our Minister of Municipal Affairs and Housing. Saturday and Sunday will have sessions running all day long, including catered breakfasts and lunches. Spousal tours are being planned as well. For more details on the Winter Workshop see page 5.

Change is good

OAH has growing pains

As the OAH continues to grow in numbers, it is becoming increasingly more challenging to meet the needs and avoid the obstacles of an association with 800 members. Additional committees and projects are being formed to meet these needs.

For more, see Tom Lloyd's article on page 2.

Busy is good

Life as an OAH member

The duties of an OAH member goes beyond paying annual dues and performing home inspections. Member involvement, member services and keeping the lines of communication open are keys to any successful association.

See Andrew Dixon's article on page 2.

BOD goes deep

Another lengthy board meeting

The OAH Board of Directors (BOD) met at the Provincial office on January 24, 2006. The meeting lasted about 5 hours, with numerous topics reviewed including the upcoming AGM, proposed OAH By-law revisions, and member insurance. For more on this meeting, see page 3.

We have a winner!

Brantford family all smiles

Congratulations to the Turkoski family of Brantford, Ontario who were the lucky winners of the OAH 10th Anniversary "Win a Trip" contest. The prizes included a trip for 4 to a Caribbean island, and \$1,000 spending money. See page 7 for pictures of the winners.

OAH WORD GAME

Unscramble the following 7 words, one letter to each square, to form seven industry-related words. Answers are on the bottom of page 13

O R N D A
 [] [] [] [] []

C Y E D A
 [] [] [] [] []

R E V N E E
 [] [] [] [] [] []

W L I D M E
 [] [] [] [] [] []

E F T E D C
 [] [] [] [] [] []

A T P E R A P
 [] [] [] [] [] [] []

E L N S A T A
 [] [] [] [] [] [] []



The Inside Story



From the desk of the Tom Lloyd, OAH Secretary

The winds of change are in the air!

Members need to step up and be counted and getting involved is the key

As OAH/CAHPI-Ontario continues to grow, we are experiencing a number of growing pains. Some are dealt with rapidly, while others take some time as they need to be studied both at a committee level and at the legal level.

Implementation can not always be initiated as smoothly or as quickly as some of the members want. Most members, however, realize the tremendous burden that is involved to make the changes. Unfortunately, there are some members who appear to be stuck in their own little rut and can only find the tremendous energy required to stand in the way of progress. If these members would redirect their energy towards building the Association just imagine where we could be today. **The point that appears to be missed is that this is their livelihood, this is what puts bread on their table, so one must ask oneself, "why am I standing in the way of progress"?**

If a member gets involved with one of the many Association's committees or meeting groups, their voice and opinions would be heard, and it may also change their mind on ideas and give them a better understanding of the industry as a whole as they will be in dialogue with their peers.

Standing back and listening to the rants of certain individuals, who on the surface appear to have the best interests of the Association at heart, while having a vendetta against your Association (your livelihood) behind your back will only lead to your demise.

These individuals like to have an audience and are hell bent on destroying what you and many others have taken years to build. Because of the hard work and dedication and the vision of a great deal of members both present and past, the OAH/CAHPI-Ontario is the leader of the Home Inspection Industry in Canada.

The membership benefits that are currently in place and the ones that are soon to be implemented by far surpass any other in the industry. The changes in the OAH By-laws that have been worked on for some time and will be voted on at the AGM are one of the many ways that the Association is meeting the challenges that are facing us today and in the future.

The members' protection fund is another member's benefit that will give us control of our own destiny and not be controlled by the whims of others. The 10th anniversary "trip give away" was also an excellent members' benefit, thus allowing all members to participate in a program, that helped each and every one of us in our business.

To paraphrase my first statement, we are going through some growing pains. With the dedication and help of the membership we will continue to grow and will continue to be the best Home Inspection Association in the world.

Join the cause and become part of the solution, not the problem. Stand up and help in the fight against the nay-sayers. Remember, this is your Association and your livelihood. Do not let them destroy what is yours. Remember your own it.

To take a quote from a simple man, but a man of vision,

Shrek: Change is good Donkey.

See you all in Kingston at the Winter Workshop and at the AGM.

In Solidarity,

Tom Lloyd RHI, CEI, CES, WETT
Secretary, OAH/CAHPI Ontario



From the desk of Andrew Dixon, Director of External Relations

Embracing the Association

Duties of an OAH member goes beyond paying annual dues and performing home inspections

The duties of OAH have kept me fairly busy over the past few months. I have participated in the preparations for the 2006 Winter Workshop organized by the Kingston Regional Meeting Group. I have been responsible for scheduling the opening remarks by Kingston Mayor, His Worship Harvey Rosen, and for the keynote speaker on the Awards Night Banquet, The Honourable John Gerretsen, M.P.P from Kingston and our Minister of Municipal Affairs and Housing. Most of my duties in regard to OREA have been assumed by fellow members Gerry Quackenbush and Glenn Gogal, RHI, and for that I thank them. They are both doing excellent jobs.

As well as attending meetings of the Board of Directors and Board of Examiners, at the request of President Meipoom, I have participated in the initial meetings of the new Membership Services Committee. I will serve as Chair until member Ted Robertson – the real brains - receives his RHI and can assume the Chair. We are all excited about this committee, as its mandate is to develop services that promote and improve membership in the country's largest home inspectors' association. One of our first ideas was to develop a

framework for inter-committee communication; we are recommending liaisons be formalized between all committees. While it is more work for our precious volunteers, we anticipate the improved communication will reap great benefits. While we have some ideas for services, we will be surveying the members for your input as to what is of value to you. Please let us know what you need.

My CAHPI representative duties have been light as of recently; in a late 2005 telephone conversation with the CAHPI President, Michael Guhan, I resigned as their Director of External Relations in order to devote my energies to OAH. As CAHPI has redirected itself to produce only product, I believed Michael was more than capable of handling the extra portfolio – he's a natural anyway! I will remain a CAHPI rep.

I invite you all to attend the 2006 Winter Workshop and Annual General Meeting in Kingston on the weekend of February 24th to 26th. The Kingston crew has done an excellent job with the site choice, accommodations and educational components. The Banquet and Awards Night is always a good time to meet and greet your peers and stakeholders in our profession. The Annual General Meetings are important to us all as this is where we plan the future of the Association. To that end, there are OAH By-law revisions to consider (approve them, I say!), a Board of Directors to elect (vote I say!) and some lively debates to participate (speak up, I say!).

I encourage you all to vote either in person in Kingston or by Proxy A or B. The recent federal election showed a promising trend of higher voter participation. Let's hope that transfers over to the Ontario Association of Home Inspectors.

Hope to see you in Kingston!!

Sincerely,
Andrew Dixon, RHI,
OAH Director, CAHPI Representative, Director of External Relations



The Inside Story



From the desk of Ralph Banks, OAH I Treasurer

OAH I Treasurer's Report

I am pleased to report that, as of our latest report, the Association's financial statement is as follows:

Received: 6 Feb. 2006	
Total Income	471,894.46
Total Expense	454,606.41
Net Ordinary Income	17,288.05

The Association has seen an increase in revenue from an expanding membership and its educational courses. This past year has been an extremely successful one for the Association. There are two points of concern I would like to see addressed for the upcoming year.

It appears the legal expenses for the Association fluctuates tremendously, and the Association should have as many fixed costs as possible. This would allow us to better manage our cost projections. I recommend that the Finance Committee and the Treasurer review all expenditures and determine if and where some of the expenditures can be fixed.

OAH I Board has another marathon meeting

5 hour session reviewed AGM and a bundle of other issues that keep this bunch hopping

The latest OAH I Board of Directors (BOD) meeting, held on Tuesday January 24th at the OAH I Provincial Office in Mississauga, was another meeting filled with numerous topics and lengthy discussions about very important issues that are shaping the future of the home inspection industry in Ontario as well as throughout Canada. The meeting lasted about five hours, starting at 9:30 a.m. and continuing on until about 2:30 p.m. All ten board members were present and one guest attended, that being OAH I member and 2006 BOD nominee Glenn Gogal.

OAH I President Alek Meipoom welcomed all present and the meeting was called to order. In addition to the usual agenda items (review and approval of previous meeting minutes, etc.) the BOD reviewed several topics. The following is a recap of the meeting:

Proposed OAH I By-Law Revisions

Director Andrew Bennett reviewed the proposed OAH I by-law revisions that will be voted on for approval by Associate and RHI members. The BOD devoted a significant amount of time reviewing the proposed revisions. Some of the proposed revisions include "housekeeping functions" such as changing of the current by-law numbering system, and capitalization of words (i.e., director to Director). Other proposed revisions concern the technical aspects of the by-laws, such as member's obligations and requirements in areas of education and codes of conduct.

The proposed revisions to By-law Article 33, the OAH I merger with the Provincial Association of Certified Home Inspectors (PACHI), essentially "closed the book" on PACHI-OAH I merger process, whereby former PACHI members merged with and became members of the OAH I.

Notwithstanding the current set of proposed revisions, the BOD concluded by agreeing that the By-laws will still require a more extensive review, which will take place over the course of 2006.

Legal Services

One of the side issues that surfaced was the matter of legal services provided to the Association. Treasurer Ralph Banks suggested that the Association consider selecting its legal counsel on the basis of paying fixed annual legal fees as opposed to the current state of paying hourly fees. He raised the idea of issuing a Request for Proposal (RFP) to the legal community for legal services (at a fixed cost). It was decided to discuss this matter further after the 2006 AGM.

Financial Review

Treasurer Ralph Banks presented the BOD with the Third Quarter Financial Report. There were some minor adjustments and the Board subsequently approved the numbers. Treasurer Banks also presented the BOD with a 2006 Draft (balanced) Budget, plus some "special assessments". He also informed the Board that he is monitoring the preparation of the 2005 Financial Report.

2006 AGM Preparation and Winter Workshop

The BOD began this discussion by tying together some administrative loose ends related to AGM - Winter Workshop weekend, being held in Kingston from February 24-26, 2006.

A lengthy discussion followed on the matter of presenting the topic of insurance to the members attending the AGM. Two main issues were discussed.

The first issue was the matter of pursuing a self-insurance program for OAH I members. The

I would recommend that the Association produce and seek Requests for Proposal (RFP) for all professional service costs (i.e., legal, internet services, and possibly the administrator's costs). These services are seen to be the most costly and are most likely to fluctuate on an annual basis.

Our Committees' expenditures also suffer from extreme fluctuation, and we see in some cases, committees that have been budgeted for years, but no costs were incurred. This appears to be due to the lack of volunteers to run the committees, which has limited their service or operation.

It is unlikely that this condition will change in the near future unless more volunteers can be found as well as the retention of the existing volunteers. This can only be done by making it more attractive to members to volunteer. This should be the priority of the newly developed Member Services Committee.

I expect that in the upcoming year will see further growth and success for our Association. I have included "special assessments" in this year's budget to allow the membership to determine where their monies will be spent.

These special assessments are requests made by the Board of Directors (BOD) and/or a Committee for your support, with each special assessment being brought forward and voted on separately. If the motion passes in favour of the assessment, then it will be added to the 2006 budget. The budget will be amended, revised and re-published for your review.

It is extremely important that all members let their wishes be known at the AGM by either attending in person or proxy.

Ralph Banks CD CEA RHI
Director, Treasurer OAH I

Association has been investigating a self-insurance program for quite some time and to proceed to the next step in the process, there is a cost of \$50,000 involved. The BOD agreed to take a vote of members (at the AGM) who approve of proceeding to the next step.

The other issue was the reintroduction of mandatory insurance back into the OAH I By-laws. The Board generally agreed that a majority of members agree with mandatory insurance for practicing home inspectors, as a protection to the members as well as the public. However, they agreed, that at this point in time, to only hold a "non-binding vote" at the 2006 AGM, which will be a proposal to the membership to approve the reintroduction of mandatory insurance requirements for all practicing members back into the OAH I By-laws, effective January 1, 2007.

For the 2006 OAH I Winter Workshop, Director Andrew Dixon reported he has arranged for the opening remarks to be made by Kingston Mayor, His Worship Harvey Rosen, and for the keynote speaker on the Awards Night Banquet, The Honourable John Gerretsen, M.P.P from Kingston and our Minister of Municipal Affairs and Housing.

Vermiculite Update

Vice President George Webb reported to the BOD about the problem of vermiculite in homes. He was asked by the London-St. Thomas Real Estate Board to sit on a committee to review the problem of vermiculite in homes, because there was a growing concern the problem was beginning to affect some of their house sales. The committee consists of fellow OAH I member Ollie Hiemstra, Laura Leyser (representing OREA), Jim Brenner (representing CAHPI), a lawyer who has been involved with vermiculite lawsuits, and 3 or 4 senior real estate brokers from the London-St. Thomas area. Their goal is to move this issue through to the Canadian Real Estate Association (CREA) in an effort to have them lobby the government to make information available so the public can be aware of the problem of vermiculite as well as make grants available for the removal of vermiculite in homes. Director Mike O'Grady said that Canadians for Property Built Homes are pursuing the same. V.P. Webb will update the BOD on the committee's progress.

DPPC update

Secretary Tom Lloyd, who is also Chair of the Discipline and Professional Practices Committee (DPPC), reviewed the current state of affairs of the DPPC. He reported that the Committee has caught up with the extensive backlog of cases they had, leaving about 12 cases still under review.

Contest Ballots

There was a brief discussion about what to do with the 2,500+ postcards that were mailed to the OAH I office for the 2005 10th Anniversary "Win a Trip" contest. The BOD decided, for statistical purposes, to count the number of ballots received as well as collect each ballot's geographical region (as per the OAH I regional meeting groups), specifically where the client was from and where the client purchased. At the end of that process the ballots would be destroyed.

Golf Tournament

Director David Faux, held a discussion on the annual OAH I golf tournament. Last year's tournament was held at the Cardinal Golf Club near Orangeville and this year's event, may be headed west along Hwy 401 to the London area. OAH I members will be notified well in advance of the tournament so they can participate.

The meeting was adjourned.



The National Program

National Certification Program

The Ontario Association of Home Inspectors has been actively involved with the process by which the Canadian Association of Home and Property Inspectors (CAHPI) is developing a National Certificate Program for home inspectors across Canada. The OAHI has invested substantial time and potentially substantial funding, to ensure that its members are well protected and represented throughout this national process. The Association has representatives on the CAHPI National Certificate Program Committee (Trevor Welby-Solomon and Graham Clarke) and OAHI member Bill Mullen was recently appointed a lead position with the national committee. The OAHI Board of Directors has also devoted a lot of time to the national initiative. They discussed this matter at length at their November 25, 2005 Board Meeting and made a list of outstanding issues. They prepared a letter that was forwarded to the CAHPI National Certificate Committee that same day. The BOD has recently been advised by CAHPI that its response to this correspondence is forthcoming.



Ontario Association of Home Inspectors

Established by the Ontario Association of Home Inspectors Act, 1994

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November 25, 2005

Dear Sirs,

Would you please review the following points while you are discussing the NCH program to assist the OAHI in reviewing and the implementation of the said program. We would like to see this move forward as soon as possible. The following points will provide better clarity and help us incorporate this into our structure:

1. OAHI intends to incorporate future CAHPI curriculum when it is defined in the Business Plan – the BP should be based on CHIBO I
 - a. 200 hours of education has to be defined (timeline Jan 30/06) ref. pg 25 of 73.
2. The Business Plan violates CAHPI By-laws as it relates to OAHI's role in administering home inspectors in Ontario, in particular OAHI cannot discipline non-member national certificate holders (NCH). Is there going to be a CAHPI By-law change?
3. The CAHPI By-laws and Memorandum of Understanding allows each province to set higher standards, but the BP allows other members outside OAHI – no incentive for NCH to join regional body. As was agreed in Winnipeg and is practiced with AF Nation's fee differentials should be significant.
4. Please provide information defined in the marketing information that the RHI designation is a higher "Master" designation the NCH & that the NCAP is a stepping-stone applicant level. How does one promote or "sell this idea to current RHI's, Associates, Applicants, and Students.
5. Plans produced by CAHPI implementation committee should be circulated to the provincial association for approval prior to implementation.

We look forward to the revised business plan at the earliest opportunity.

Best regards,

OAHI Board of Directors



2006 WINTER WORKSHOP / 2006 AGM - KINGSTON, ONTARIO



From the of Ralph Banks
Chair, Kingston Regional Meeting Group

2006 Winter Workshop and 2006 AGM

On behalf of the Kingston Regional Meeting Group, we are pleased to be hosting the 2006 Winter Workshop and 2006 AGM from February 24 to February 26, at a wonderful resort hotel, The Ambassador Conference Resort in Kingston. The Ambassador is a great family-oriented facility and conference center. We encourage you to bring along your families.

Some of the facilities at the Ambassador include: a restaurant, pub, indoor water slides, an interactive splash pad for toddlers, saunas, whirlpools, a full arcade area as well as a hairdresser, and spa and facilities. Several spousal trips will be provided to downtown Kingston, the Casino and other areas of interest.

Below is a schedule for the 2006 Winter Workshop events. To the right, is the Agenda for the 2006 AGM.

See you there!
Ralph Banks, CD CEA RHI
 Chair, Kingston Meeting Group

2006 OAHI Annual General Meeting AGENDA

1. Welcome / Opening of Meeting - President
2. Approval of 2005 AGM Minutes
3. Approval of 2006 Auditor
4. 2006 Budget for Approval
5. Reports from the Board of Directors and Committees
6. Non-binding vote to reintroduce mandatory insurance as By-Law requirement
7. By-Law Motions and Resolutions
8. Nominations for Candidates from the floor
9. Close of Nominations
10. Candidates Speeches
11. Election of Board of Directors
12. Adjournment

The Announcement of the Board of Directors will be given on Sunday February 25, 2006, at the Winter Workshop and then by email that week

RHI and Associate Members are eligible voting members
EVERY VOTE COUNTS!
 If you are an RHI or Associate member and cannot attend
 this important Annual General Meeting,
 PLEASE complete a Proxy Form

SCHEDULE OF EVENTS FOR 2006 WINTER WORKSHOP AND 2006 ANNUAL GENERAL MEETING (AGM)

Friday Feb. 24 2006

- 1:00 to 4:00 p.m. (OPTIONAL) A ride along building inspection with Terry Carson
- 4:00 p.m. to 5:30 p.m. Early Registration (Frontenac Room)
- 6:00 to 9:00 p.m. Meet and greet, Awards banquet, The Mayor and MPP's address.
 (OPTIONAL) Shuttle Bus pickup to Casino at 9:00 p.m.

Saturday Feb. 25 2006

7:00 a.m.	Registration continues	Frontenac Room	
7:00 to 7:55 a.m.	Breakfast	EC Ballroom	
	Speaker Room 1	Speaker Room 2	Speaker Room 3
	<u>Ontario East</u>	<u>Ontario West</u>	<u>EC Ballroom</u>
8:00 to 9:30 a.m.	Terry Carson - Inspection debrief Part 2	Dave Glass - OPP Meth Labs & Grow Houses	Quantum Solar Sol'n - Solar Hot Water /Electric
9:30 to 9:45 a.m.	Refreshment	Break—EC Ballroom	Refreshment
9:45 to 11:30 a.m.	HVAC—Westburne	Safe Step - Foundation Repairs	WETT (Burn Smart Program.) Wood and pellet stove safe installs
11:30 to 12:30 p.m.	Lunch WC Ballroom	Lunch WC Ballroom	Lunch WC Ballroom
12:30 to 2:00 p.m.	Bill Boles - Mould/Vermiculite/IAQ	Technipost - Engineered Slab Supports	Legalet - Air Heated Foundations
2:00 to 2:15 p.m.	Refreshment	Break—WC Ballroom	Refreshment
2:15 to 4:30 p.m.	ICF - Insulated Concrete Foundations	Carson Dunlop - "Getting started in the Home Inspection Industry"	Chris Magwood - Construction / Inspecting / Straw bale homes
4:30 to 7:00 p.m.	Free time for dinner on your own.		

7:00 to 11:00 p.m. 2006 Annual General Meeting Ontario Room

Sunday Feb. 26 2006

7:00 to 7:55 a.m.	Breakfast	WC Ballroom
8:00 to 9:30 a.m.	Stan Adams	Ontario Room
	The Bottom Line	
	"It's all about Relationships" "Increase your income through increased referrals".	
9:30 to 9:45 a.m.	Refreshments	Break—WC Ballroom
9:45 to 11:30 a.m.	Session continues	
11:30 to 12:30 p.m.	Lunch—WC Ballroom	
12:30 to 2:00 p.m.	Pierre Champagne - The New Provincial Inspection Agreement and Legal aspects pertaining to the Home Inspector	
2:00 to 3:30 p.m.	Bill Mullen - The National Certificate Holder Program - What you should know and how you can participate	

The Speaker list is subject to change due to cancellations or unforeseen circumstances



South of the Border



From the desk of
Alden Gibson,
CAHPI Liason to ASHI



From your ASHI COR REP
InspectionWorld, Fort Lauderdale, Florida, U.S.A. Jan 9 – 14, 2006

January 9th
Welcome to Sunny Florida?

The weather followed us from Canada. Actually it beat us there. When we arrived in Fort Lauderdale, Florida, the temperature was 40 °F and that day it went up to 60 °F, still warm enough for a Canuck to walk around in shorts and a sport shirt. Nothing like putting a sign on yourself saying tourist from up north. The locals were walking around with down-filled winter coats and toques on and they even looked cold.

January 10th
COR Annual Meeting

I attended the Council of Representatives (COR) Annual Meeting. This is my last year as the Alternate COR Speaker. Sixty-nine members attended the meeting and there were 21 guests including staff, legal counsel and some members of the Board of Directors (BOD). I will not bore you with all the details of the meeting, however, there was one motion that affected our Canadian COR members.

The motion read:

"It was moved and seconded that Canada be moved from the North Central Group to the New England Group."

What does this mean for the Canadian COR members? We are now placed in a smaller group and have a different group leader. If I had not told you, you would not have noticed.

January 11th
The ASHI BOD Meeting
8:00 a.m. – 5:00 p.m.

The meeting went well. If you have never attended an ASHI board meeting or for that matter an OAHI board meeting, I would certainly encourage you to do so. As a COR rep I receive a partial Board Book with only 198 pages of material to review prior to the meeting. There is a lot going on and politics are involved.

I would encourage all of you to get involved as a volunteer for a committee or meeting group or run for the board of directors. Being a volunteer has helped my business grow.



ASHI Board Meeting - January 2006

January 12th
InspectionWorld begins

Opening General Session featuring renowned keynote speaker Sam Geist and the topic was "Why should someone do business with you ... rather than someone else?"

No idle armchair philosopher, Sam Geist's insights stem from years of front-line business experience. He grew his single sporting goods store into a 15-store, \$40-million-dollar-a-year national chain before he sold it to his competitor. He then opened a marketing and consulting agency, based on the full-service customer concepts he had honed in the retail arena, and went on to learn an entirely new set of skills and experiences.



Mr. Sam Geist, of Mississauga, Ontario, was a guest speaker at the opening General Session of InspectionWorld 2006. Visit his web site at www.samgeist.com

January 12th - 14th
Trade Show and Educational Sessions

Now I had three days to check out the over 85 Exhibitors and my choice of attending 26 educational tracks. I attended as many as possible and ASHI provides you with the option to purchase the audio tapes of the educational sessions you missed. I have done this before and you can follow along in the handout presentation with the audio and it is like being at the presentation. So there is no excuse to miss out on anything.

President's Gala Beach Bash

We had a real beach party on a private beach. All the food and drinks were included. It was a little cool that night, but that didn't stop Gloria and I from dancing on the beach until they closed the bar and packed up the live band. It brought back memories of Sauble Beach and live bands at the pavilion in Southampton in the early 1970's. If you drink enough Coronas and dance you will stay warm.

I almost forgot about Fort Lauderdale. Boats, boats, and more boats. If you have never been to Fort Lauderdale, it is worth the trip just to see the boats.



And watch your step on the beach and in the sand traps on the golf course. Remember, this is Florida - gator country.

That's all for now - see you next year in California!

If you have any questions, please do not hesitate to call me. Until next time...

Alden E Gibson R.H.I.
OAHI/ASHI Chapter COR Rep.
Telephone: (519) 648-3963 Fax: (519) 648-3964
www.inspectgib.com alden@inspectgib.com



From the Home Office

WE WELCOME ALL MEMBERS
TO
PARTICIPATE IN THE

MEMBER SERVICES COMMITTEE

Our newly-formed Member Services Committee is looking for volunteers to assist us.

Our Mandate is to establish member benefits and services that are much needed in our Association.

It would be great if you could participate in the decision-making process on such items as discounts on Cell Phone Carriers, Auto Insurance, Group Insurance plans, etc. These are only a few of the items that our committee is working on for our growing membership.

The more input we get from our volunteers the more we all benefit. I'm sure you have been told that being a volunteer improves your business. It will.

Help us help all our members, because it takes all of us to make our membership strong and our Association recognized. Give us some of your time so that together we can draw that much more from each other.

Please sign up at the 2006 AGM or your next regional meeting group session and one of our committee members will be in contact with you. Make a difference.

Please feel welcome to contact me directly if you wish.

On behalf of the Member Services Committee,
Ted Robertson
ted@in-depthhomeinspection.com
905-220-1716



POSTCARD CONTEST WINNERS



The Canadian Association of Home and Property Inspectors-Ontario (CAHPI-Ontario), is pleased to congratulate the Turkoski Family of Brantford, upon winning the Ontario Association of Home Inspectors (OAH) 10th Anniversary Draw. The prize consisted of an all inclusive getaway for 4 to a choice of 3 destinations in the Caribbean and \$1,000.00 spending money. The Turkoski's will be heading to St-Maarten in the U.S. Virgin Islands to enjoy the sun!

Ted Robertson, an Associate member of OAH, performed a Professional Home Inspection for the Turkoski family, at which time they received a ballot.

On December 24th, 2005, OAH President Alek Meipoom and OAH Registrar Wendy Gelman met with Santa Claus at the Promenade Mall in Thornhill, where Santa drew the winning ballot.

The Board of Directors has subsequently decided to collect some data from each postcard, which will be provided to membership at a later date.



OAH President Alek Meipoom and OAH Registrar Wendy Gelman are all smiles as Santa picked the winning entry for the OAH's 10th Anniversary "Win a Trip" contest.

New Horizons

OAH/CAHPI Winter Conference / AGM
February 24-26, 2006 Kingston, Ontario

Sponsored By ...

HORIZON
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"The Canadian Home Inspector"

Issues of the CAHPI magazine "The Canadian Home Inspector" are now available through the internet. This first class publication contains information on National news stories, reports from regional and provincial home inspection associations, various educational articles on inspection topics, advertisements and more.

To obtain a copy of this magazine - log on to the "password protected member section" of the OAH website. Click on News. Then, click on 7, which is the CHI magazine—the prompts will lead you from there.



OAH Member, Ted Robertson (left) and OAH President, Alek Meipoom (right) congratulate the Turkoski family who won a trip for 4 to the Caribbean and \$1,000 spending money.



More from the Home Office

WELCOME TO THE OAHI

Congratulations to the following people who became new members of the OAHI from to November 30, 2005 to January 31, 2006:

Students (26)

December 2005 (12)	January 2006 (14)
Jhonn J. Arango, Hamilton	Corrado Borgia, Scarborough
Sukhvindjeet Bhinder, Brampton	Michael Jaremko, Toronto
Mehran Jafari, Toronto	Alexander Pekar, Vaughan
Philip J. O'Neill, Burlington	Denis Proulx, Marionville
Mihai Marius Szornyl, Aurora	Igor Kachkin, Vaughan
Neil Card, Ottawa	Mark Nagel, Nuestadt
Orlando Macri, Highland Grove	Michael Aho, Cornwall
Joshua Rychel, Norwood	Yves Bourgoin, Nepean
Anthony Lam, Mississauga	Paul Doherty, Thorold
Ralph Rando, Toronto	Stephen MacIsaac, Toronto
Angelo Vendra, Toronto	Douglas Sprague, Aylmer
	Hitesh Topiwala, Scarborough

Applicants without Logo Privileges (6)

December 2005 (2)	January 2006 (4)
Marc Ethier, Ottawa	Philip Toh, Richmond Hill
John William Sale, Mississauga	Ross Rudall, Mount Albert
	David L. Cook, Stayner
	Joe Schaefer, Oakville

Good Luck in your pursuits!!

2005 NEW MEMBER TOTALS

January 1, 2005 - December 31, 2005

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Students	18	10	8	17	8	15	17	10	22	12	12	11	160
Applicants w/o logo	6	9	4	4	6	9	3	1	2	4	4	2	54
Friends	-	-	2	-	1	-	-	-	1	1	-	-	6
TOTAL	24	19	14	21	15	24	20	11	25	17	17	13	220

OAHI MEMBERSHIP TOTALS as of January 31, 2006

<i>RHI (Registered Home Inspector)</i>	222
<i>Associate</i>	98
<i>Applicant</i>	6
<i>Applicant without logo privileges</i>	155
<i>Students</i>	275
<i>Retired</i>	24
<i>Friends of the OAHI</i>	6
TOTAL MEMBERSHIP	786

KEY PERSONNEL

Legal Counsel	Blumberg Segal LLP
Auditor	Kagan & Kagan LLP
OAHI Administrator	Wendy Gelman
Webmaster	Tell The World

STRATEGIC INDUSTRY PARTNERS

CAHPI - Canadian Association of Home & Property Inspectors
 CMHC - Canada Mortgage and Housing Corporation
 OREA - Ontario Real Estate Association
 CREA - Canadian Real Estate Association
 ASHI - American Society of Home Inspectors

OAHI BOARD OF DIRECTORS 2005-2006

EXECUTIVE

PRESIDENT	Alek Meipoom, RHI
VICE PRESIDENT	George Webb, RHI
TREASURER	Ralph Banks, RHI
SECRETARY	Tom Lloyd, RHI

DIRECTORS

Doug Azar, RHI	David Faux, RHI
Andrew Bennett, RHI	Carl Inglis, RHI
Andrew Dixon, RHI	Mike O'Grady, RHI

2006 OAHI COMMITTEES

Admissions Review/ Board of Examiners	Finance
Carl Inglis, Co-Chair	Alek Meipoom, Chair
Andrew Dixon, Co-Chair	Ralph Banks
Andrew Bennett	Terry Carson
Terry Carson	Graham Clarke
Andrew Radomski	Alden Gibson
Doug Silverthorn	

Discipline & Professional Practices	Member Services
Tom Lloyd, Chair	Andrew Dixon, Chair
Terry Carson	Wendy Cooke
Roy Chan	David Faux
Mark Goddard	Enio Ferri
Robin Green	Glenn Gogal
Andrew Radomski	Kirk Iredale
Joe Seymour	Alek Meipoom
Doug Silverthorn	Gerry Quackenbush
	Ted Robertson

Insurance	Public Relations
Alan Carson, Chair	Ralph Banks, Chair
Roy Chan	Wendy Cooke
Jeff Clarke	Brian Daley
Roy Cooke Jr.	Brad Durant
Robin Green	Enio Ferri
Steven Love	Glenn Gogal
Trevor Welby-Solomon	Michael Greenberg
	Robert Hermann
	Edward Homonylo
	Elio Mazzolin
	Gerry Quackenbush
	Lori Summerfield
	Dave Thornham

Education Program

John Harris, Chair
Guy Battagliani
Brad Durant
Glenn Gogal
Tom Lloyd
Nitin Mehta
Alek Meipoom
Andrew Radomski
Elections
Mark Goddard, Chair

Technical Review
Claude Lawrenson, Chair
Terry Carson
Brian Edwards
George Webb

OAHI - SPECIAL APPOINTMENTS

Director of External Relations	Andrew Dixon
ASHI COR Rep	Alden Gibson
OAHI Ombudsman	Ralph Jenkins
OAHI Registrar	Wendy Gelman
CAHPI-National	Graham Clarke, Trevor Welby-Solomon

OAHI PAST PRESIDENT'S COUNCIL

Alan Carson, Terry Carson, Jeff Clarke, Graham Clarke, Andrew Dixon, John Fennessey, Robin Green, Harry Janssen, Trevor Welby-Solomon

Canadian Association of Home and Property Inspectors

CAHPI Board of Directors Executive Committee

President	Michael Guihan
Vice President	Ari Marantz
Secretary	Trevor Welby-Solomon
Treasurer	Bill Sutherland
Past President	Bill Mullen

STATUS UPGRADE CONFIRMATIONS

Congratulations to the following members whose status upgrade has been approved and confirmed from December 1, 2005 to January 31, 2006

Date	Member	NEW STATUS
Dec	Hossein Kusha, North York	Applic. w/o logo privileges
Dec	Gilles Picard, St. Catharines	Applic. w/o logo privileges
Jan	Irina Barladean, Kitchener	Applic. w/o logo privileges
Jan	Sasan (Sam) Eshafi, Toronto	Applic. w/o logo privileges
Dec	David Smythe, Ottawa	Associate
Jan	Darren Johnston, Guelph	RHI

GOOD LUCK TO ALL!

REGIONAL MEETING GROUPS

The 5 regional meeting groups usually meet once a month. Their schedules are posted on the website and updated monthly. Please ensure that your member profile on the OAHI website has the designated meeting group you will be attending. Here is a list of the group sand the members presiding over them:

Toronto Meeting Group

Glenn Gogal/Robert Hermann, Co-Chairs
 Usually meet third Tuesday of every month

Ottawa Meeting Group

Ronald Tropea, Chair
 Usually meet second or third Tuesday of every month

Kingston Regional Meeting Group

Ralph Banks, Chair
 Usually meet first Monday of every month

North Central Meeting Group

David Faux, Chair
 Usually meet first Wednesday of every month

Southwestern Ontario Meeting Group

Ron Sinclair, Chair
 Usually meet third Monday of every month

Upcoming Industry Trade Shows (where CAHPI-Ontario will be operating a booth)

Feb. 21-23	2006 Ontario Real Estate Association (OREA) Annual Conference , Westin Harbour Castle Hotel, Toronto. For more info call 416-445-2644 or log on to www.orea.com/index.cfm?ci_id/5905.htm
Mar. 23-25	CMX-CIPHEX National Trade Show & Learning Forum , Metro Toronto Convention Centre. For more info call 1-800-282-0003 or log on to www.cmxciphexshow.com
Mar. 31-Apr. 2	The Spring Cottage Life Show , International Centre, Toronto. For more info call 416-599-0800 or log on to www.cottagelife.com/hm/show/index.asp
June 15	TREB Trade Show , Toronto Congress Centre
Nov. 29-Dec. 1	Construct Canada 2006 , Metro Toronto Convention Centre For more info call 416-778-6368 or log on to www.constructcanada.com



Education

The information below is a guideline and schedule for courses offered by the OAHI throughout the year. **We recommend that you register for OAHI courses months in advance.** Course Registration Forms are available by contacting the OAHI office by telephone, email, fax or mail.

DEFECT RECOGNITION & REPORTING COURSE - 2006

These are 4-day courses (held on 2 weekends). Please review the dates and locations below. **If you have any questions, please contact the OAHI office.**

The following courses will be held on Saturdays and Sundays, with a maximum of 30 students per class, selected on a "first come, first serve" basis:

Toronto - March 2006 March 4/5 & March 18/19, 2006
OAHI Training Centre
1515 Matheson Blvd. East, Suite 207, Mississauga, Ontario
NE corner of Matheson Blvd. East & Dixie Rd.
Saturdays: 8:00 a.m. - 6:30 p.m./Sundays: 8:00 a.m. - 3:30 p.m.

Kitchener - April 2006 April 22/23, 2006 and April 29/30, 2006
Conestoga College, 200 Doon Valley Dr., Kitchener
Saturdays: 8:00 a.m. - 6:30 p.m./Sundays: 8:00 a.m. - 3:30 p.m.

Course Fees: OAHI Members - \$415.16 (includes GST)
Non-Members - \$555.33 (includes GST)

CD-ROM: An optional interactive study tool on defects to supplement the Defect Recognition Course. The CD-ROM, for Microsoft Windows only, can be ordered for \$26.75 (\$25.00 + GST) to those registering for this course. Those not registered for this course may order it separately for \$53.50 (\$50.00 + GST).

ONTARIO BUILDING CODE (OBC) PART 8 & 9 COURSES - 2006

These are 5-day courses condensed into 4 days (2 weekends)

ALL Part 9 Baseline Courses will be held at the OAHI Training Centre
1515 Matheson Blvd. East, Suite #207, Mississauga, Ontario
Northeast corner of Matheson Blvd. East & Dixie Rd.

2006 Dates

Part 8: On-Site Sewage Systems - March 25/26 and April 8/9, 2006

Part 9: The House: Building Envelope - May 6/7 and May 20/21, 2006

Part 9: The House: Health & Safety - May 13/14 and May 27/28, 2006

Course Fees: OAHI Members - \$392.69 (includes GST)
Non-Members - \$477.22 (includes GST)

A two-hour exam is held on the last day of class. A grade of 70% is required to pass. The 1997 Building Code Book & Supplementary Guidelines are required for these courses.

Re: Part 9 Challenge Exams - The Ontario Ministry of Municipal Affairs & Housing (MMAH) **no longer** allows the option for candidates to write the Challenge exams for any of their Part 9 Baseline courses; everyone will have to take the course.

SAMPLE BUILDING CODE EXAMS AND MORE

The Ontario Building and Development Branch has published sample examination questions. These questions are intended to help building practitioners prepare for the qualification examinations required under recent amendments to the Building Code Act and Building Code.

The sample questions and sites are found at the Qualification and Registration tab of the Building Code website at www.obc.mah.gov.on.ca. Candidates should refer to the website for other important documents including relevant Examination Programs, Examination Syllabni, Examination Applications and the Candidate Protocol.

GUIDE TO COMMUNITY COLLEGES & COURSES OFFERED

There are several Ontario community colleges that offer home inspection related courses that are recognized by the OAHI. The following is a list of 22 Ontario community colleges that **may or may not** offer in-class, online, and/or correspondence courses. **Please contact the OAHI office to confirm that the courses you choose are recognized by our Association** with respect to obtaining credit towards your academic requirements. Visit the college's website for courses, descriptions, course dates, fees, etc.

Please note—many colleges have more than 1 campus.

COLLEGE NAME	TELEPHONE	WEBSITE—www.
Algonquin College, Ottawa	(613) 727-4723	algonquincollege.ca
Canadore College, North Bay	(705) 474-7600	canadorec.on.ca
Cambrian College, Sudbury	(705) 566-8101	cambrianc.on.ca
Centennial College, Toronto	(416) 289-5000	centennialcollege.ca
Conestoga College, Kitchener	(519) 748-5220	conestogac.on.ca
Confederation College, Thunder Bay	(807) 475-6110	confederationc.on.ca
Durham College, Oshawa	(905) 721-2000	durhamc.on.ca
Fanshawe College, London	(519) 452-4430	fanshawec.on.ca
George Brown College, Toronto	(416) 415-2000	grownc.on.ca
Georgian College, Barrie	(705) 728-1968	georgianc.on.ca
Humber College, Toronto	(416) 675-5000	humber.ca
Lambton College, Sarnia	(519) 542-7751	lambton.on.ca
Loyalist College, Belleville	1-888-569-2547	loyalistic.on.ca
Mohawk College, Hamilton	(905) 575-1212	mohawkc.on.ca
Niagara College, Niagara Falls	(905) 735-2211	niagarac.on.ca
Northern College, Kirkland Lake	(905) 567-9291	northernc.on.ca
Sault College, Sault Ste. Marie	1-800-461-2260	saultc.on.ca
Seneca College, Toronto	(416) 491-5050	senecac.on.ca
Sheridan College, Oakville	(905) 845-9430	sheridanc.on.ca
Fleming College, Peterborough	(705) 749-5530	flemingc.on.ca
St. Clair College, Windsor	(519) 966-1656	stclairc.on.ca
St. Lawrence, Brockville	(613) 345-0124	sl.on.ca

ontariolearn.com

ontariolearn.com is a consortium of 22 Ontario Community Colleges who have partnered to develop and deliver on-line courses. It is designed for those who cannot attend on-campus classes on a regular basis. This flexibility allows you to complete a course at a time and place of your choosing. There are several home inspection courses offered on this website. Visit the website to learn more about this service.

EXAM SITTINGS

Exam sittings are for all members who are ready to write the CAHPI exam, a Challenge exam, a Ministry of Housing Part 9 re-write exam, etc. **Pre-registration** (including payment, if applicable) is required. Cost to write the CAHPI exam or any of the Challenge exams: \$160.50 (\$150 + GST). **A Study Guide for the CAHPI exam** is available free of charge to members, upon request only.

Sunday May 21, 2006 (1 p.m.)
Sunday May 28, 2006 (1 p.m.)

Best Western Toronto Airport Hotel
5825 Dixie Road, Mississauga
located just north of Hwy 401 on the east side of Dixie Rd.

Other Arrangements for Exams - Those in northern regions or those wishing to write at the Algonquin College Test Centre in Ottawa, should contact the OAHI office to make special arrangements.



New Home Construction in Ontario

Ontario New Home Construction - Sorted Alphabetically by Census Areas - Jan. 1, 2005 to Dec. 31, 2005

The data below was provided by the Canada Mortgage and Housing Corporation (CMHC). The data is divided by census areas, and contains totals for the number of new homes built in Ontario from January 1, 2005 to December 31, 2005. In most areas this includes single family dwellings, semi-detached homes, row (townhouses), and (condominium) apartments. Not all census areas provide details for all types of dwellings. This information can be particularly useful to home inspectors to help identify opportunities that are available in Ontario for "Pre-Delivery Inspections" of a new homes. NOTE: Total Sales for Census Areas (below) do not match Ontario All Areas totals. There are new homes built in areas of Ontario which are not included in any of the census areas below.

CENSUS AREA	<u>SINGLE DETACHED</u>	<u>SEMI- DETACHED</u>	<u>ROW (Townhouse)</u>	<u>APARTMENT (Condominium)</u>	<u>TOTAL</u>
Barrie	1,219	n/a	n/a	n/a	1,484
Belleville	331	n/a	n/a	n/a	367
Brantford	331	n/a	n/a	n/a	534
Cornwall	104	n/a	n/a	n/a	159
Guelph	566	n/a	n/a	n/a	951
Hamilton	1,502	204	1,002	437	3,145
Kingston	598	34	31	20	683
Kitchener	2,082	116	918	647	3,763
London	2,063	44	310	650	3,067
North Bay	163	n/a	n/a	n/a	226
Oshawa	2,301	10	305	318	2,934
Ottawa	2,350	300	1,578	754	4,982
Peterborough	449	n/a	n/a	n/a	619
St. Catharines	1,043	76	288	5	1,412
Sarnia	177	n/a	n/a	n/a	243
Sault Ste. Marie	101	n/a	n/a	n/a	128
Sudbury	384	12	4	0	400
Thunder Bay	179	4	0	44	227
Toronto	15,797	3,375	6,516	15,908	41,596
Windsor	1,110	96	182	108	1,496
TOTAL (does not include all Ontario areas)	32,850	4,271	11,134	18,891	68,416
ONTARIO ALL AREAS	41,682	4,673	12,537	19,903	78,795

Ontario New Home Construction—Sorted by Total Homes per Census Area - January 1, 2005 - December 31, 2005

CENSUS AREA	<u>SINGLE DETACHED</u>	<u>SEMI- DETACHED</u>	<u>ROW (Townhouse)</u>	<u>APARTMENT (Condominium)</u>	<u>TOTAL</u>
Toronto	15,797	3,375	6,516	15,908	41,596
Ottawa	2,350	300	1,578	754	4,982
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Hamilton	1,502	204	1,002	437	3,145
London	2,063	44	310	650	3,067
Oshawa	2,301	10	305	318	2,934
Windsor	1,110	96	182	108	1,496
Barrie	1,219	n/a	n/a	n/a	1,484
St. Catharines	1,043	76	288	5	1,412
Guelph	566	n/a	n/a	n/a	951
Kingston	598	34	31	20	683
Peterborough	449	n/a	n/a	n/a	619
Brantford	331	n/a	n/a	n/a	534
Sudbury	384	12	4	0	400
Belleville	331	n/a	n/a	n/a	367
Sarnia	177	n/a	n/a	n/a	243
Thunder Bay	179	4	0	44	227
North Bay	163	n/a	n/a	n/a	226
Cornwall	104	n/a	n/a	n/a	159
Sault Ste. Marie	101	n/a	n/a	n/a	128



By The Numbers - Resales

ONTARIO RESIDENTIAL REAL ESTATE SALES - Sorted Alphabetically by R.E. Board January 1, 2005 - December 31, 2005

The information below was provided by the Canadian Real Estate Association (CREA). It contains all Multiple Listing Service (MLS) sales of residential resale (existing) homes sold in Ontario from January 1, 2005 to December 31, 2005., which includes single family dwellings, semi-detached homes, townhouses, and condominium apartments. This information can be particularly useful to home inspectors to help identify the opportunities that are available in Ontario.

	Real Estate Board	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Market Share
1	Bancroft District	11	27	34	34	38	36	43	35	47	37	22	16	380	0.16%
2	Barrie & District	225	327	434	522	555	473	412	443	395	352	327	210	4,675	1.98%
3	Brantford & Region	120	171	197	223	226	226	199	216	209	163	136	118	2,204	0.93%
4	Cambridge	169	253	304	308	329	268	271	288	232	221	249	146	3,038	1.29%
5	Chatham-Kent	58	59	125	128	106	134	115	123	118	89	86	58	1,199	0.51%
6	Cobourg-Port Hope	54	64	97	121	98	104	87	108	97	61	69	49	1,009	0.43%
7	Cornwall & District	82	110	138	168	171	172	123	160	141	104	92	50	1,511	0.64%
8	Durham Region	465	661	860	1,008	1,013	973	849	898	788	730	666	411	9,322	3.95%
9	Georgian Triangle	86	98	125	162	156	197	146	198	175	116	118	71	1,648	0.70%
10	Grey Bruce Owen Sound	113	131	194	239	242	237	248	296	252	203	185	106	2,446	1.04%
11	Guelph & District	166	223	276	323	310	310	251	288	234	214	197	190	2,982	1.26%
12	Hamilton-Burlington	715	995	1,236	1,292	1,420	1,445	1,181	1,293	1,140	1,100	1,101	647	13,565	5.75%
13	Huron Perth	76	92	123	174	221	181	173	200	156	134	130	65	1,725	0.73%
14	Kawartha Lakes (Lindsay)	42	69	107	136	154	176	128	156	119	125	83	53	1,348	0.57%
15	Kingston & Area	186	238	282	403	436	397	347	341	258	243	218	115	3,464	1.47%
16	Kitchener-Waterloo	309	485	573	623	627	680	513	584	487	471	481	314	6,147	2.60%
17	London-St. Thomas	456	688	796	917	996	1,020	808	923	765	692	669	403	9,133	3.87%
18	Midland-Penetang	44	81	74	109	118	116	98	129	115	80	83	44	1,091	0.46%
19	Mississauga	569	833	1,095	1,154	1,245	1,289	1,036	1,085	953	977	850	625	11,711	4.96%
20	Muskoka & Haliburton	66	75	138	201	233	238	269	276	235	174	112	57	2,074	0.88%
21	Niagara	118	149	189	201	217	215	200	201	186	161	164	113	2,114	0.90%
22	North Bay	52	82	101	154	157	152	138	149	103	96	87	45	1,316	0.56%
23	Oakville-Milton	207	338	443	485	541	486	438	412	401	391	389	225	4,756	2.01%
24	Orangeville & Distirct	40	47	52	69	63	63	72	68	56	54	55	27	666	0.28%
25	Orillia & District	50	76	89	109	122	139	108	131	121	92	73	41	1,151	0.49%
26	Ottawa-Carleton	646	933	1,120	1,440	1,564	1,494	1,215	1,264	1,111	946	932	636	13,301	5.63%
27	Parry Sound	13	7	27	32	51	45	59	61	49	39	26	20	429	0.18%
28	Peterborough	131	173	230	285	344	288	300	309	229	239	195	124	2,847	1.21%
29	Quinte & District	126	192	244	308	364	341	281	276	267	195	162	116	2,872	1.22%
30	Renfrew County	56	94	134	166	219	213	146	133	119	111	85	64	1,540	0.65%
31	Rideau-St. Lawrence	55	80	106	139	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	380	0.16%
32	Sarnia-Lambton	98	117	135	172	179	186	160	182	172	132	138	80	1,751	0.74%
33	Sault St. Marie	47	57	113	122	131	140	135	149	120	135	94	49	1,292	0.55%
34	Simcoe & District	52	58	80	97	89	90	101	98	81	83	74	29	932	0.39%
35	St. Catharines & District	171	217	275	292	315	313	291	292	270	234	238	143	3,051	1.29%
36	Sudbury	115	156	223	256	257	291	260	261	251	200	210	113	2,593	1.10%
37	Thunder Bay	76	93	102	123	135	148	143	139	143	109	99	51	1,361	0.58%
38	Tillsonburg District	34	37	41	41	60	64	51	55	49	36	44	13	525	0.22%
39	Timmins	38	66	74	92	104	112	117	113	64	94	59	39	972	0.41%
40	Toronto	4,154	6,172	7,904	8,834	9,209	9,153	7,373	7,473	7,326	7,174	6,646	4,254	85,672	36.29%
41	Welland District	88	111	140	149	161	160	149	149	138	120	122	63	1,550	0.66%
42	Windsor-Essex County	296	395	479	541	611	616	521	600	508	458	386	250	5,661	2.40%
43	Woodstock Ingersol	72	82	95	164	174	175	146	137	103	93	87	45	1,373	0.58%
44	York Region	895	1,264	1,616	1,775	1,809	1,812	1,532	1,604	1,456	1,443	1,284	806	17,296	7.33%
	MONTHS TOTAL	11,642	16,676	21,220	24,291	25,570	25,368	21,233	22,296	20,239	18,921	17,523	11,094	236,073	100.00%



By The Percentages - Resales

ONTARIO RESIDENTIAL REAL ESTATE SALES - Sorted by Market Share January 1, 2005 - December 31, 2005

The information below was provided by the Canadian Real Estate Association (CREA). It contains all Multiple Listing Service (MLS) sales of residential resale (existing) homes sold in Ontario from January 1, 2005 to December 31, 2005., which includes single family dwellings, semi-detached homes, townhouses, and condominium apartments. This information can be particularly useful to home inspectors to help identify the opportunities that are available in Ontario.

	Real Estate Board	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Market Share
1	Toronto	4,154	6,172	7,904	8,834	9,209	9,153	7,373	7,473	7,326	7,174	6,646	4,254	85,672	36.29%
2	York Region	895	1,264	1,616	1,775	1,809	1,812	1,532	1,604	1,456	1,443	1,284	806	17,296	7.33%
3	Hamilton-Burlington	715	995	1,236	1,292	1,420	1,445	1,181	1,293	1,140	1,100	1,101	647	13,565	5.75%
4	Ottawa-Carleton	646	933	1,120	1,440	1,564	1,494	1,215	1,264	1,111	946	932	636	13,301	5.63%
5	Mississauga	569	833	1,095	1,154	1,245	1,289	1,036	1,085	953	977	850	625	11,711	4.96%
6	Durham Region	465	661	860	1,008	1,013	973	849	898	788	730	666	411	9,322	3.95%
7	London-St. Thomas	456	688	796	917	996	1,020	808	923	765	692	669	403	9,133	3.87%
8	Kitchener-Waterloo	309	485	573	623	627	680	513	584	487	471	481	314	6,147	2.60%
9	Windsor-Essex County	296	395	479	541	611	616	521	600	508	458	386	250	5,661	2.40%
10	Oakville-Milton	207	338	443	485	541	486	438	412	401	391	389	225	4,756	2.01%
11	Barrie & District	225	327	434	522	555	473	412	443	395	352	327	210	4,675	1.98%
12	Kingston & Area	186	238	282	403	436	397	347	341	258	243	218	115	3,464	1.47%
13	St. Catharines & District	171	217	275	292	315	313	291	292	270	234	238	143	3,051	1.29%
14	Cambridge	169	253	304	308	329	268	271	288	232	221	249	146	3,038	1.29%
15	Guelph & District	166	223	276	323	310	310	251	288	234	214	197	190	2,982	1.26%
16	Quinte & District	126	192	244	308	364	341	281	276	267	195	162	116	2,872	1.22%
17	Peterborough	131	173	230	285	344	288	300	309	229	239	195	124	2,847	1.21%
18	Sudbury	115	156	223	256	257	291	260	261	251	200	210	113	2,593	1.10%
19	Grey Bruce Owen Sound	113	131	194	239	242	237	248	296	252	203	185	106	2,446	1.04%
20	Brantford & Region	120	171	197	223	226	226	199	216	209	163	136	118	2,204	0.93%
21	Niagara	118	149	189	201	217	215	200	201	186	161	164	113	2,114	0.90%
22	Muskoka & Haliburton	66	75	138	201	233	238	269	276	235	174	112	57	2,074	0.88%
23	Sarnia-Lambton	98	117	135	172	179	186	160	182	172	132	138	80	1,751	0.74%
24	Huron Perth	76	92	123	174	221	181	173	200	156	134	130	65	1,725	0.73%
25	Georgian Triangle	86	98	125	162	156	197	146	198	175	116	118	71	1,648	0.70%
26	Welland District	88	111	140	149	161	160	149	149	138	120	122	63	1,550	0.66%
27	Renfrew County	56	94	134	166	219	213	146	133	119	111	85	64	1,540	0.65%
28	Cornwall & District	82	110	138	168	171	172	123	160	141	104	92	50	1,511	0.64%
29	Woodstock Ingersol	72	82	95	164	174	175	146	137	103	93	87	45	1,373	0.58%
30	Thunder Bay	76	93	102	123	135	148	143	139	143	109	99	51	1,361	0.58%
31	Kawartha Lakes (Lindsay)	42	69	107	136	154	176	128	156	119	125	83	53	1,348	0.57%
32	North Bay	52	82	101	154	157	152	138	149	103	96	87	45	1,316	0.56%
33	Sault St. Marie	47	57	113	122	131	140	135	149	120	135	94	49	1,292	0.55%
34	Chatham-Kent	58	59	125	128	106	134	115	123	118	89	86	58	1,199	0.51%
35	Orillia & District	50	76	89	109	122	139	108	131	121	92	73	41	1,151	0.49%
36	Midland-Penetang	44	81	74	109	118	116	98	129	115	80	83	44	1,091	0.46%
37	Cobourg-Port Hope	54	64	97	121	98	104	87	108	97	61	69	49	1,009	0.43%
38	Timmins	38	66	74	92	104	112	117	113	64	94	59	39	972	0.41%
39	Simcoe & District	52	58	80	97	89	90	101	98	81	83	74	29	932	0.39%
40	Orangeville & District	40	47	52	69	63	63	72	68	56	54	55	27	666	0.28%
41	Tillsonburg District	34	37	41	41	60	64	51	55	49	36	44	13	525	0.22%
42	Parry Sound	13	7	27	32	51	45	59	61	49	39	26	20	429	0.18%
43	Bancroft District	11	27	34	34	38	36	43	35	47	37	22	16	380	0.16%
44	Rideau-St. Lawrence	55	80	106	139	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	380	0.16%
	MONTHS TOTAL	11,642	16,676	21,220	24,291	25,570	25,368	21,233	22,296	20,239	18,921	17,523	11,094	236,073	100.00%



Advertising

INTERESTED IN ADVERTISING

The section below is a sample of advertising that could be added to the News and Updates. If you are interested in this concept please express your opinion by emailing the OAH I office at oahi@oahi.com. Your feedback will be important in proceeding with the advertising section.

2006 Winter Workshop / 2006 AGM Kingston, Ontario

February 24-26, 2006

- luxurious Ambassador Hotel in Kingston
- meet & greet the mayor and other public officials
- building inspection tour
- gala awards banquet
- planned spousal tours
- Casino getaway Friday night
- Saturday/Sunday seminars all day
- catered breakfast and lunch Saturday and Sunday
- 2006 Annual General Meeting (AGM) Saturday night

HOME INSPECTORS NEEDED

Looking for a new and exciting path to follow?
Looking for a challenging and rewarding career?
Looking for a rapidly expanding company?
Looking at becoming your best by being your best?
Looking at a long term commitment from a company?

If you answered yes to all of the above
please fax your resume to (905) 436- 0483
for a confidential evaluation.

Only those that meet the criteria will be
contacted for an interview.

Thank You.

PLACE YOUR AD HERE Classified Product Service

Space is now
available for
classified or
commercial
advertising.
Classified ads are
free. See
commercial ad rates
below.

For assistance in
advertising, please
contact the OAH I
Office.



ANNOUNCEMENTS COMMENTS / ETC.

If you have a special announcement (company promotion, congratulatory message, etc.), have something you want to say, or would like a particular article published, we can place it in the Ontario Inspector.

FOR FURTHER DETAILS
Call or email
the OAH I Office

OAH I PARAPHANALIA

Golf Shirts - Blue, Green, Grey, Burgundy, Cream
Ball Caps - Blue, Green, Grey, Burgundy, Cream, Purple

2 Free Window Stickers with each purchase

To obtain product and prices
Call or email the OAH I Office

ADVERTISING RATES (Member rates only)

DISPLAY ADS

2" x 2" - \$20 per issue
- \$50 for 3 issues
- \$85 for 6 issues

CLASSIFIED ADS

(for employment only)
Up to 30 words - Free

All artwork must be provided and in digital format. Call the OAH I office in advance for submission deadline dates. All submissions must be emailed to the OAH I Office at oahi@oahi.com.

THE OAH I OFFICE

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Wendy Gelman

INSPIRING THOUGHTS

Setting an example is not the main means of influencing others; it is the only means. Imagination is more important than knowledge. Knowledge is limited. Imagination encircles the world.

Give me a stock clerk with a goal and I'll give you a man who will make history. Give me a man with no goals and I'll give you a stock clerk. - J.C. Penney

Success is the good fortune that comes from aspiration, desperation, perspiration and inspiration

The only way of finding the limits of the possible is by going beyond them into the impossible. Work spares us from three evils: boredom, vice, and need.

Experience is the child of Thought, and Thought is the child of Action

Knowing is not enough; we must apply. Willing is not enough; we must do.

The history of the world is but the biography of great men.

He who has never learned to obey cannot be a good commander

Life is a tragedy for those who feel, and a comedy for those who think.

As I grow to understand life less and less, I learn to love it more and more.

The shortest way to do many things is to do only one thing at a time.

Anamzigi!!!

Aoccdrnig to rscheearch at Cmabrigde Uinervtisy, it deosn't mtttaer in waht oreodr the lttteers in a wrod are, the olny iprmoetnt tihng is taht the frist and lsat ltteer be at the rghit pclae. The rset can be a tatol mses and you can sitll raed it wouthit porbelm. Tihs is bcuseae the huamn mnid deos not raed ervey lteter by istlef, but the wrod as a wlohe.

ANSWERS TO OAH I WORD GAME (Pg. 1)

1. RADON
2. DECAY
3. VENERB
4. MILDEW
5. DEFECT
6. PARAPET
7. SEALANT

