

JUNE 2006

ONTARIO INSPECTOR

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THE VOICE OF THE ONTARIO HOME INSPECTION PROFESSION

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ONTARIO INSPECTOR

JUNE 2006

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The purpose of this publication is to provide a source of information on all that is new and newsworthy in the home inspection profession for the benefit of the OAH/CAHPI Ontario and the Canadian Association of Home and Property Inspectors (CAHPI).

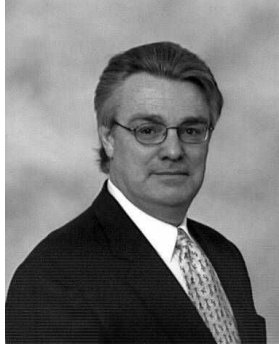
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Please forward articles, suggestions or comments to the Editor and/or the above address. The Editor has the right to revise, edit, reduce and correct all copy submitted for publication.

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A Message from the President...



Welcome to the new look of the Ontario Inspector! We are working our way towards more of a magazine look with expanded room to supply you with Association and industry news and updates. The internet allows us to provide this expanded service easily although the amount of work in the background has actually grown exponentially. Thanks to Editor Sheldon Stanton for his progressive efforts and hard work, and to all who have contributed to the magazine! We hope you enjoy the new look and expanded format.

The Association has been moving forward on several fronts. Treasurer Ralph Banks and Vice President Tom Lloyd will be accompanying me to the Mega Meeting in Winnipeg this weekend. We are the guests of the National Certification Authority who have invited all CAHPI reps, other provincial representatives and some federal and provincial government and industry stakeholders to Winnipeg for a display of the National Certification Program in action. Some of us will be there to observe the process in operation, others to participate. There will be CAHPI and NCA board meetings, as well as TIPR and Test House inspections and reviews. While the Pilot project is not yet complete, this is an important milestone in developing and delivering the Program. Tom, Ralph and I intend to participate fully and absorb as much information as we can. We'll be letting you know how things went in a future correspondence.

On another Program related front, we have completed the Equivalency Assessment needed to proceed with a comparison of the OAH system and that proposed by the Program. This is a first step in processing existing Ontario members who want to be Certificate Holders, as well, the Equivalency Assessment will aid us in adopting the Program's educational and qualification system. As I have said before, in Ontario I foresee parallel systems for a short to medium period, followed by "Ontario-ification" of the national program, meaning only one simplified, rational and qualifiable system within our borders. However, that final decision will be up to you, the voting members.

I wish to thank Kirk Iredale, RHI for his help in the large undertaking which is the Equivalency Assessment; as well, the Board of Examiners and the Registrar deserve recognition as they have helped me –and ultimately you - with the whole NCP process. Without volunteers of their stature and their hard work and dedication, the Association will be sorely lacking.

And speaking of dedication and hard work I wish to thank Bill Mullen, RHI for the excellent job he is doing as Project Coordinator for the NCA. Both Bill and I recognize and support good ideas. I acknowledge Bill has given much of himself to get all of us to where inspection is now, poised to make a big leap forward, and Ontario appreciates that!

We will be a better Association and a more focused industry because of the efforts of all of our hard working volunteers, nationally and provincially. I encourage you to attend your regional meeting groups, ask questions, start discussions, make your views known and contribute in whatever ways you can to improving the Association and the industry.

The volunteers who comprise the Executive will be meeting on May 30th and the whole Board on June 12th to work on your behalf. On the 13th we will be golfing in Newmarket and Secretary Dave Faux assures me the weather will be good, so I hope to see you there, swatting balls and mingling with your peers.

I wish you prosperity and health.

Sincerely,



Andrew Dixon, RHI
President, OAH/CAHPI Ontario
Secretary, CAHPI National

DPPC undergoing province-wide changes

Some members still not abiding by policies and procedures

By Tom Lloyd, RHI



There will be a substantial increase in the number of members on the Discipline and Professional Practices Committee. The duties and responsibilities of the DPPC will be distributed across the province. Each regional meeting group in the Association will have a minimum of three members to a maximum of five members on the DPPC.

The Association has also approached a lawyer as well as a real estate agent to sit on the committee as stakeholders who will look at the cases from a different but equally important perspective. We feel that their input will be extremely valuable and they will be an excellent resource for us to tap into as needed.

The cases from one area will be distributed to another area for the investigation thus there can be no perceived conflict. For example, a case from the Toronto area may be sent to the Ottawa area, where three members will investigate the complaint and report their decision back to me, the Committee Chair. I will then notify both parties of the decision of either dismissing the case or proceeding forward with a hearing or whatever is the required outcome dictated by the sub-committee.

Once again many students think that it is acceptable to be performing paid home inspections. This is in contravention of the following by-law: By-law Article 3 section 3 subsection (d),

“Student Members” shall be persons who have not completed qualification requirements, and are not performing inspections. Students shall comply with the regulations of the Association, and may participate in education programs of the Association according to regulations set by the Board of Directors, Students shall not hold themselves as nor make reference to any affiliation with the OAH.

If your true copies of reports that you send in for verification by the Report Verification Committee indicate that they have been fee paid then the DPPC has no alternative but to fine you for this infraction. It does not matter who the inspection was performed for.

“Applicant Members” who do not have logo privileges that try to skirt around the by-laws as per By-law Article 3 section 3 subsection 3) will also face disciplinary action:

Applicants are not entitled to hold themselves as Applicant Members of the Association of the Ontario Association of Home Inspectors, except as provided in Article 19.1(c).

A number of retired members also are continuing to practice home inspections. I addressed this concern in a previous newsletter to let these members get their house in order. Apparently these members ignored the friendly warning and are in contravention of the following by-law: By-law Article 3 Section 3 Subsection (e) 1) 2) and ii) which states:

“Retired Members” shall be persons who:

- 1) have attained RHI or Associate Member status
 - 2) are not actively performing inspections.
- i) Retired members may be suspended from holding themselves out as RHI or Associate Members of the Association of Home Inspectors, claiming or inferring any affiliation, participation in education programs, or change membership status, in the event of written complaints which are not satisfactorily resolved.

Certified Home Inspector or CHI designation

A number of complaints have been launched against some members for using the term Certified Home Inspector or the CHI designation. This designation is owned in Canada by ASTTBC. They had given the rights for the usage of this designation to PACHI. When PACHI and OAH amalgamated the rights to this were inherited by OAH and still remain in our custody. OAH does not use this designation as it leads to a great deal of confusion in the general public.

Although a number of the membership have bought into a mail order association who think that they can use the designation, let me assure you that they do not have the right to use it. It does not add credibility to you, in fact as the RHI designation is becoming more recognized the use of other designations is discrediting you and may damage your business.

If you are using this designation you are putting the OAH in a compromising situation with ASTTBC, so we must discipline you under the by-laws as well as report you to ASTTBC who may exert their rights under Canadian law to seek legal action against you. This information was distributed after PACHI and OAH amalgamated and is being reprinted now as a courtesy reminder to the members.

In closing, I would like to thank the members who have presently come forward from the various meeting groups and have expressed an interest in joining the DPPC. At present, we are still looking for additional members from the regional meeting groups across the province.

Tom Lloyd RHI, CEL,CES,WETT

Chair of the DPPC, OAH/CAHPI Ontario

Tom Lloyd is also Vice President of OAH/CAHPI Ontario, one of three Ontario representatives on the CAHPI National Board, and owner of Dakota Home Inspection Service, Oshawa, Ontario.

Self insurance process moving right along

Important June meeting with representatives from FSCO and KPMG

By **Ralph Banks, RHI**



It is my pleasure to bring you up to date with our self insurance project. We have been moving along nicely since your overwhelming approval of this project at the 2006 AGM.

The most important upcoming objective is our meeting in June with representatives from the regulator, Financial Services Commission of Ontario (FSCO), and representatives from the highly respected firm KPMG. We will also be collaborating with management from other reciprocal insurance exchanges. From these meetings, we will have a much clearer direction as to the exact filing requirements for establishment of the exchange, as well as critical considerations for the initial operations such as the structure of membership agreements, use of reinsurance, and requirements for letter of credit.

The Actuary Study has begun as we are moving towards reaching all our goals in this process. With the cooperation of Encon, we have met our goal of collecting up-to-date loss information from all of the prior and existing insurance providers. We have begun conducting financial projection analysis and gathering the necessary documents for FSCO.

As a matter of record, the pursuit of this program began about a year and a half ago, in response to the OAH/CAHPI Board of Directors' concern for practicing members who wanted, but could not arrange or afford conventional E & O Insurance. We initiated a program to pursue an alternative insurance plan.

Since the 2005 AGM, the Board conducted presentations and spoke to several members within the Association receiving mostly positive feedback. We also collaborated with several parties outside the Association including representatives from other organizations that operate under a self insurance program.

In June 2005, all practicing/voting members received an information package on the self-insurance program that included a survey asking members of their intent to proceed to the next step and participate in the program. The survey results indicated about 67% of practicing members agreed to proceed to the next step.

At the 2006 AGM, we conducted a non-binding vote to reintroduce mandatory insurance as OAH/CAHPI By-law requirement. There was a brief discussion on this matter, which resulted in those voting members in attendance (plus proxies) deciding to conduct an unofficial vote by a show of hands (plus proxies) whether to accept reintroducing mandatory insurance back into the OAH/CAHPI By-laws.

Unofficially, 108 voting members (plus proxies) voted. The resulted in 69 voting members in favour of reintroducing insurance requirements with 31 members opposed and 8 members abstained.

Finally, some of the benefits of the self insurance program include lower rates to practicing members who do not generate enough income to justify paying conventional insurance premiums, substantially lower administrative costs, and having the ability to offer other forms of insurance (i.e., automobile) to members or to offer the program externally to other individuals or organizations.

I look forward to providing you with updates as the program proceeds.

Sincerely,
Ralph Banks CD CEA RHI
 Treasurer, OAH/CAHPI Ontario

Ralph Banks is also owner of Ameripeck Home Inspection Service in Cobden, Ontario.

Provincial Inspection Contract under review

Draft copy available and member's feedback needed

By **Ralph Banks, RHI**

A Draft copy of the Provincial Inspection Contract has been posted on the OAH/CAHPI Knowledge Café for your review of the contract as well as to post your comments and review comments posted by other members. This contract is referred to as the "Visual Pre-purchase Home Inspection Agreement". It is designed and intended to be on used all inspections between client and inspector.

To log on to the Knowledge Café, you must first log on to the members section of www.oahi.com and enter your username

and password. From the OAH/CAHPI Main Menu, click on the **Knowledge Café** option on the menu toolbar at the top of your screen. Enter your Knowledge Café username and password which will take you to the All Forums screen. At the all forums screen, scroll down to the OAH/CAHPI Discussions section and click on **New Topics**. At the New Topics screen click on **Provincial Contract** which should be at or near the top of the list.

It is in everyone's best interest for all OAH/CAHPI Ontario members to provide input before we complete the contract.

CAHPI-Ontario booth being kept quite active

Public relations efforts kicking it up a notch

By Gerry Quackenbush, RHI



The past few months have been a very busy time for the CAHPI-Ontario booth and trade shows. Four events in a six week period can become quite a challenge. Much thanks to the entourage of volunteers who worked the booth at the events and those behind the scenes who look after setting up and managing booth activities.

On February 21 to 23, our Association was front and centre as the Platinum Sponsor for the 2006 Ontario Real Estate Association's (OREA) Annual Conference held at the Westin Harbour Castle Hotel in Toronto. Our sponsorship entitled us to the largest and most prominent floor space at the conference. OAHI Past President Alrek Meipoom was given the opportunity to speak to delegates during the luncheon and also had the honor to introduce the Keynote speaker, Retired Major General Lewis McKenzie.

The conference theme was air flight, as the incoming OREA President Tim Lee, is a private pilot and the PR Committee came up with a few ways to play into the theme. The booth featured a spinning wheel of fortune which was spun by Realtors who had an opportunity to take something away from the Conference as a reminder of CAHPI-Ontario. Prizes included OAHI/CAHPI-Ontario pens, notepads, ball caps, paper gliders and kites, all which featured our logo. At the end of the show, we packed up our booth then headed to Kingston for the 2006 OAHI AGM/Winter Workshop in Kingston.

From February 24 to February 26, we held our annual Winter Workshop in Kingston. We organized an industry trade show with our CAHPI-Ontario booth again located in a prime spot. As many of you know, the show was very much a success.

After Kingston, the next event was the CMX-CIPHEX National Trade Show and Learning Forum, which was held at the Metro Toronto Convention Centre from March 23 to 25. The OAHI was an honorary sponsor and we were provided with a complimentary invitation to set up our CAHPI-Ontario booth at the show. This was a great venue as it put us in front of HVAC contractors from across the province and it was also a way for us to promote the merits of joining our Association to prospective members.

The fourth stop of the season for the CAHPI-Ontario booth was The Spring Cottage Life Show, which took place at the International Centre in Toronto from March 31 to April 2. John Harris, RHI made the road trip from Orillia to Toronto for 3 consecutive days to conduct seminars about cottage inspections on behalf of our members. Thanks John! Members from outside of the metropolitan centers were given the opportunity to promote their services to both realtors and potential purchasers. From the feedback, this show was a great success for our members who work in cottage country!

The next scheduled stop for our booth is the Toronto Real Estate Board Conference and Trade Show on June 15, 2006. Another great venue to promote the Association to the Real Estate Profession!

Our next major PR event not involving the booth is the OREA Foundation Golf Tournament on May 31, 2006, at Glen Abbey Golf Club in Oakville. The OAHI is a Platinum Sponsor of this event. Benefits for our Association include the OAHI/CAHPI-Ontario name & logo on all promotional materials, a logo link on OREA's website, prominent signage at the tournament course and the opportunity to have a tent set up for CAHPI-Ontario promotion/display on the first tee!

The Public Relations Committee has been hard at work coming up with new ways to promote OAHI/CAHPI-Ontario. We have recently updated the "Who Inspects the Inspector" brochure. If you would like some to hand out, please email the OAHI Office at oahi@oahi.com. A new brochure pertaining to CAHPI-Ontario is also in the works.

In an effort to increase the awareness of the OAHI, the committee has been visited in recent months by different media vehicles such as HGTV, Rogers Television, Metroland Publishing and The Yellow Pages to name a few. In addition, the committee is in the process of finalizing a promotion that is guaranteed to put us out in front of the consumer.

Thanks to Alrek Meipoom, RHI, for putting in a lot of late nights over the past few weeks in order to launch the new OAHI and CAHPI-Ontario websites which are up and look great!



Spring Cottage Life Show in Toronto 2006

The member directory insert for the REM (Real Estate Magazine) will be at the printer by the time this newsletter goes out.

I would also like to take this opportunity to thank the volunteers who are making all this possible; Dave Thornham, RHI, did a fantastic job of managing the booth at the Cottage Life Show; Michael Greenberg, RHI is managing the booth at the upcoming TREB Conference; and, to every other member who has given up their personal time and business income for the greater good of the OAHI.

As a last thought, we are always looking for volunteers and ideas. If you think you have something to offer the Association, please speak up! The only bad ideas are the ones that don't get mentioned!

Get involved to further your business along and for the betterment of the Association and the profession.

Gerry Quackenbush, RHI

Director, Public Relations, OAHI/CAHPI Ontario

Gerry Quackenbush is a member of the OAHI/CAHPI Ontario Board of Directors and owner of GTA Home Inspection Services, Toronto.

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What types of home inspections are available to the consumer?

Pre-delivery, pre-purchase, maintenance, audits....

By Alrek Meipoom, RHI



There are many types of home inspections offered to homeowners. Most practicing home inspectors offer their clients pre-listing inspections, pre-purchase inspections, maintenance inspections, new home pre-delivery inspections, new home first year warranty inspections and complete home audits. The following is a brief review of each type of inspection available to the consumer.

Pre-Purchase Inspection

A comprehensive home inspection will reduce the risk of unexpected and costly surprises, and help you feel completely comfortable with your home purchase decision. As a result of our findings, many of our clients have saved thousands by renegotiating the asking price, while others have avoided purchasing a “money pit”.

Pre-listing resale home

Eventually your buyers are going to conduct an inspection. You may as well know what they are going to find by getting there first. We highly recommend that you accompany the inspector for the full inspection to listen, discuss and ask questions. Having an inspection performed ahead of time helps in many other ways:

- It allows you to see your home through the eyes of a critical third party
- It permits you to make repairs ahead of time so that...
 - defects don't become negotiating stumbling blocks later
 - you have the time to get reasonably priced contractors or make the repairs yourself, if qualified
- It reduces your liability by...
 - adding professional supporting documentation to your disclosure statement
 - alerting you to immediate safety issues before agents and visitors tour your home

Maintenance Inspection

Like a regular medical checkup for your body, a home maintenance inspection discovers issues as they develop, allowing remediation rather than major repair later. This inspection is similar to a standard home inspection but with emphasis on maintaining a sound property.

Key Benefits of a Maintenance Inspection

Be aware in advance of approaching cost items so that proper budgeting can be done. For example, we can estimate the remaining life expectancy of the roof, furnace, air conditioning, etc. so you can be prepared for the expenses when they become necessary.

New Home Inspections

New home pre-delivery (PDI)

Before you take ownership of your newly constructed home you will walk through the home with your builder. You should also have your home inspected by a qualified home inspector. Make sure your newly constructed house is complete and ready to move in to. An independent inspection often uncovers defects overlooked by municipal inspectors and the builder's inspector, and can help ensure that deficiencies are corrected under the Ontario New Home Warranty Program and/or at the builder's expense.

New home – one year warranty

Now that you have lived in your newly constructed home for one year you should have your home inspected by a qualified home inspector in order to submit any defects or deficiencies to New Home Warranty Program.

Complete Home Audit Inspection

This is a more comprehensive, all-inclusive inspection offered for those who do not wish to limit the company's liability to an amount equal to, or less than, our fee for the inspection service. We will bring in a team of specialists (licensed Electrician, Plumber, HVAC Technician, Structural Engineer, Chimney and Roofing Specialists, and a Pest Control Technician) to perform comprehensive full inspections of each system in the building, as well as perform our own standard home inspection. Since this type of inspection is far more comprehensive than a standard three-hour visual home inspection, we are willing to increase our limitation of liability; however, there are limitations as to what items are covered and for how long. The Complete Home Audit Inspection will take up to two weeks to arrange, and a few days to perform. It will involve dismantling and destructive testing, if necessary. We require vendor's written permission for this type of inspection.

Alrek Meipoom, RHI

Director, External Relations, OAH/CAHPI Ontario

Alrek Meipoom is also Past President of OAH/CAHPI Ontario, a current member of the Board of Directors and owner of Keystone Inspections Inc., Toronto.

Aoccdrnig to rscheearch at Cmabrigde Uinervtisy, it deosn't mtttaer in what oredr the ltteers in a wrod are, the only iprmoentn tihng is taht the frist and lsat ltteer be at the rghit pclae. The rset can be a tatol mses and you can sill raed it wouthit porbelm. Tihis is bcuseae the huamn mnid deos not raed ervey lteter by istlef, but the word.

10 MOST FREQUENT HOUSE PROBLEMS

A survey of the Canadian Association of Home & Property Inspectors (CAHPI) resulted in the following list of the most frequently found problems in the homes its members inspected

1. Improper Surface Grading/Drainage

This was by far the most frequently found problem, reported by 35.8% of the survey respondents. It is responsible for the most common of household maladies: water penetration of the basement or crawl space.

2. Improper Electrical Wiring

A significant number (19.9%) chose this item as the most common home defect, which includes such situations as insufficient electrical service to the house, inadequate overload protection, and amateur, often dangerous, wiring connections.

3. Roof Damage

Although reported by only 8.5% of the respondents as the most common problem, roof leakage, caused by old or damaged shingles or improper flashing, was considered by CAHPI members to be a frequent problem.

4. Heating Systems

Problems in this category include broken or malfunctioning operation controls, blocked chimneys, and unsafe exhaust disposal.

5. Poor Overall Maintenance

Even the novice home buyer is usually aware of this situation, demonstrated by such signs as cracked, peeling, or dirty painted surfaces, crumbling masonry, makeshift wiring or plumbing, and broken fixtures or appliances.

6. Structurally Related Problems

Many houses, as a result of problems in one or more of the other categories, sustain damage to such structural components as foundation walls, floor joists, rafters, and window and door headers.

7. Plumbing

Though never ranked by the respondents as a Number One problem, plumbing defects still rank high among the house problems encountered, and include the existence of old or incompatible piping materials, as well as faulty fixtures and waste lines.

8. Exteriors

Flaws in a home's exterior, including windows, doors, and wall surfaces, are responsible for the discomfort of water and air penetration, but rarely have structural significance. Inadequate caulking and/or weather-stripping are the most common culprits.

9. Poor Ventilation

Perhaps due to overly ambitious efforts to save energy, many home owners have "over-sealed" their homes, resulting in excessive interior moisture. This can cause rotting and premature failure of both structural and non-structural elements.

10. Miscellaneous

This category includes primarily interior components, often cosmetic in nature, which were not found frequently enough to rank individually in our survey.

10 Commonly Overlooked Building Deficiencies

1. Aluminum Wiring - fire hazard if improperly installed
2. Galvanized Piping- rusts from the inside out and can fail without warning
3. Inadequate Ventilation - can cause problems ranging from ice damming to health problems
4. Missing or Improperly Installed GFCI's - prevents shocks in bathrooms and outdoors
5. Sub-Standard Decks and Railings - safety risk due to collapse and accidental falls
6. Poor Building Envelope Construction - inefficient heating, low humidity, structural deterioration
7. Inadequate Overload Protection - damaged appliances and fire
8. Abandoned or Leaking Oil Tanks - environmental contamination and cleanup costs
9. Poor Garage Separation - carbon monoxide poisoning and fire spread
10. Structural Cracks - wet basements and building deterioration

Courtesy of Dave Faux and John Harris of DSG Inspections, Orillia

10 Hidden Safety Issues

1. Poor Lighting in Stairways
2. Inadequate egress
3. Excessive Water Temperature
4. Steep Stairs
5. CO from poorly vented appliances
6. Small Landings at Doors
7. Missing Fire Separations
8. Overloaded/Poorly Wired Electrical s
9. Low Headroom in Stairways
10. Missing Barriers on Landing/
Balconies

*Courtesy of
John Harris and Dave Faux
of DSG Inspections, Orillia*

Carl Inglis, RHI

2006 OAH I President's Award recipient

About three score and ten years ago, Carl Inglis, RHI, was born in Surrey, England. He is the oldest of 13 children. Carl grew up in England and came to Canada in 1956.

One of the reasons Carl left England is because he was one of the top students in his class in his pursuit of joining the famous British Royal Air Force. Unfortunately, he came from a family background of army people and the RAF felt Carl would be better suited for the army and in 1956 Carl packed his bags and was off to Canada.

After arriving in Canada, Carl worked for some impressive companies. He started at Avro Aircraft of the infamous Avro Arrow. He also worked at the Banting Institute where he was involved with technical aspects of refrigeration equipment. Carl was employed by Frank Stronach before Magna became what it is today. Carl eventually went on to teacher's college, where he received his Bachelor of Arts degree and spent almost the next 30 years as a technical teacher and technical director in Peel Region.

In the mid-90s Carl entered the home inspection industry when he joined Pillar To Post. For the first while Carl was taking courses and writing exams to gain as much education as possible to be a practitioner as well as a teacher in the home inspection industry. He was taking courses in Ontario and also the United States.

Around 1998, after being with Pillar to Post for a few years, Carl went on his own and formed Carlcon Services. He was a member of the Provincial Association of Certified Home Inspectors (PACHI) and was actively involved in several of that Association's administrative functions. And, when PACHI merged with the OAH I in 2001, Carl was an active participant in that process as well.

On more personal notes, Carl is a husband, a dad, a granddad, and a great granddad. He lives with his wife Joanne on a 5-acre property in Flesherton Ontario, where he can be seen on his 1947 Ford tractor either cutting grass in the summer or blowing snow off his driveway in the winter. He essentially rebuilt the house he and Joanne live in. Carl does all the cooking at home

and has over 300 cookbooks. He also adores his 3 cats - Radar, Tinker, and Mink. Rumours have it that Carl has been spotted at many quilting trade shows over the years with Joanne. In fact, he's been spotted at shows in Houston, Dallas, Vermont, and all over Canada.

Carl is especially proud of the special rig he built to hold his ladder on his car. Member Trevor Welby-Solomon said seeing Carl driving behind the wheel of his Jetta with his 32 foot ladder is quite a sight.

In the winter, Carl loves to curl. He plays 3 times a week and in tournaments and he also enjoys playing badminton. In the summer Carl indulges in tennis and when he first came to Canada he was an avid canoeist. Carl has been a member of the Georgian Yacht Club for about 40 years.



Carl Inglis (centre), receives the 2006 OAH I President's Award from OAH I President Alrek Meipoom (right) and the Honourable John Gerretson, Ont. Minister of Municipal Affairs and Housing (left).

But Carl's real passion is travel and sailing. Carl has visited over 50 countries in the world and he has sailed the Atlantic both ways. In 1986, after almost 2 years of planning, Carl, Joanne and some friends went on a 13-month voyage sailing out of Georgian Bay, travelling the Atlantic, arriving in Europe at the Rock of Gibraltar, then traveling through the Mediterranean back to Gibraltar, though the Caribbean with many island stops, then back to Canada.

Carl and Joanne sold their boat a few years ago, but after a few years of Carl driving Joanne crazy for a boat, they went out

and purchased a beautiful 34-foot Beneteau.

The Association recognized Carl for his achievement by honouring him with the 2006 President's Award for his excellence and dedication in service. Carl stepped down from the OAH I Board this year after serving 4 terms. He continues to play an integral role in the Association by being the Co-Chair of the OAH I Board of Examiners/Admissions Review Committee and is the Association's Chief Report Verifier. He continues to teach DRC courses for the Association, and is working with member Ralph Banks on self insurance for OAH I members

Thank you Carl and good luck in all you endeavours.

Feed a man fish, you feed him for a day. Teach him how to fish, you feed him for life.



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Contact Dave Faux or John Harris

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A CLOSER LOOK



New Board member eager to get involved

Business improves as participation increases

By Glenn Gogal, RHI



Welcome to this issue of the Ontario Inspector. I hope you like the new format.

The newly elected Board of Directors has been busy since the AGM with a fresh mandate and enthusiasm for our members and the Association. As a new member of the Board I have been entrusted with

several responsibilities. I look forward to contributing in making our Association a better one.

The Association offered and filled a number of Part 9 courses this past fall and winter. The demand remained strong so the education committee elected to add an additional offering of both the Health and Safety and the Building Envelope this May. The Kitchener Defect Recognition Course in April was a sell out plus some.

For those who have not yet taken any of the above classes they will be offered again in the fall and winter. Please visit the OAHI website for dates and locations for the upcoming season.

This fall we will also be offering the Legal course and are considering additional courses to benefit the membership.

The Regional Meeting Groups are growing and improving with time and experience. Thanks to those who participate in bringing the monthly meetings together, arranging for the location, speaker, and hosting the events. The Toronto meeting in April drew over 100 attendees.

On a personal note I have been attending many committee meetings to gain a better understanding of how to help the Association, and at the same time benefit our members. A few years ago, prior to my being a member volunteer for the Association, fellow member and friend Alrek Meipoom suggested I get involved to improve my business. Well, I did and my business has dramatically improved since that time.

Glenn Gogal, RHI

Director, Educational Services, OAHI/CAHPI Ontario

Glenn Gogal is also a member of the OAHI/CAHPI Ontario Board of Directors and owner of On Site Inspections, Toronto.

Education program committee has many faces

Education programs, Winter Workshop and National Conference organizer

By John Harris, RHI



The Education Program Committee (EPC) provides ongoing educational opportunities for our members after they have completed the entrance requirements. We run the annual Winter Workshop which has expanded to include technical tours, the AGM and an Awards dinner.

Over the last several years local meeting groups have run the Winter Workshop based on a template developed by the EPC and with as much (or as little!) support as they require from the EPC. This has proven very successful and has allowed this established learning opportunity to move around the province. Attendance has increased from about 80 in 2001 to well over 130 this year in Kingston.

The EPC through the National Conference sub-committee also organizes the National Home Inspection Conference every 2nd year. While this may seem like a fairly leisurely schedule we typically jump into the hotel negotiations before the final wrap up of our last Conference is done.

We also promote the next Conference at the out of Ontario Conference and start actively soliciting exhibitors, speakers and sponsors as soon as that show wraps up. The calibre and workload associated with the National Conference has taken off, and for 2007 we have formally split off the Conference Committee from the EPC, which means we are looking for new members to rejuvenate the EPC!

This year the EPC was charged with developing a Risk Management seminar specific to our members. Our goal is to make this an ongoing program that will be renewed and updated on an continuous basis. It will be a basis upon which members can develop skills to avoid and mitigate risk through good planning as well as good inspecting!

Finally, where time and demand permit, we offer other packaged courses through our partners; OBC courses, WETT and others. Often our own members, who are qualified as Facilitators, will teach these courses which allows us to cover the material *and* slant it towards our business.

John Harris, RHI

Chair, Education Program Committee, OAHI/CAHPI Ontario

John Harris is also co-owner of DSG Home Inspections, Orillia

Defect Recognition and Reporting Course

These are 4-day courses, held on 2 weekends

This Defect Recognition Course is unique in North America. The focus of this course is analysis and recommendations. There are ten modules: Legal Responsibilities of the Home Inspector, Building Safety Issues, Building Envelope, Roofing, Basement Water Infiltration, Electrical Defects, Heating, Cooling and Ventilation System Defects, Plumbing, Structures and Structural Defects, Environmental Issues, Report Writing.

Each module will contain handout materials of approx. 20-50 pages, and will include between three and ten slides, or photographs as appropriate, with exercises and interactive role play. The goal is understanding the significance of various situations, the responsibilities of the home inspector, and communicating appropriate recommendations. The situations described will be actual cases, including errors by home inspectors. The responsibilities of the inspector and specific concerns in Ontario will be stressed.

OBJECTIVES: To understand the methodology and limitations of an OAHI Standard inspection and the expectations of the home inspector.

To develop effective verbal and written communication skills.

To understand the relative importance and prioritization of defects. To understand the importance of referring specialized evaluation when conditions are beyond the scope of the home inspector.

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

DRC Toronto - Fall 2006

TO BE ANNOUNCED. Check the OAHI website for details

CD-ROM:

There is an optional interactive study tool on defects to supplement the Defect Recognition Course. The CD-ROM is designed for Microsoft Windows only. It can be ordered for \$25.00 + GST to those registering for this course.

Those not registered for this course may order it separately for \$50.00 + GST.

Ontario Building Code(OBC) Part 9 Courses

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

It includes the following topics:

Ontario Building Code Part 9: The House-Building Envelope

An Introduction to the OBC; The House - General; Difficulties Confronting Building Inspectors; Reading Plans; Building Permit Application; Site Plans; Footings; Foundation Walls; Concrete Slabs on Ground; Roof and Ceiling Construction; Floor Construction; Wall Construction; Other Structural Components. *Note:* This course and Part 9: The House - Health & Safety comprise the former Part 9 - The House

Prerequisites: None

Reference Material: Building Code

Ontario Building Code Part 9: The House - Health and Safety

It includes the following topics:

An Introduction to the OBC; The House - General; Fire Safety & Protection; Chimneys; Fireplaces; Inserts & Solid-fuel-burning Appliances; Stairs; Guards; Insulation; Health & Comfort Requirements; Party Walls; Final Interior Inspection; Final Exterior Inspection; Inspection Field Trip. *Note:* This course and Part 9: The House Building Envelope comprise the

former Part 9 - The House

Prerequisites: None

Reference Material: Building Code

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 Fall Dates

TO BE ANNOUNCED - Check the Website for details for

Part 9: The House: Building Envelope

Part 9: The House: Health & Safety

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.

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 18 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.

COLLEGE NAME	TELEPHONE	WEBSITE—www.
Algonquin College, Ottawa	(613) 727-4723	algonquincollege.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
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	loyalistc.on.ca
Mohawk College, Hamilton	(905) 575-1212	mohawkc.on.ca
Niagara College, Niagara Falls	(905) 735-2211	niagarac.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
St. Clair College, Windsor	(519) 966-1656	stclairc.on.ca
St. Lawrence, Brockville	(613) 345-0124	sl.on.ca

THE INTERNET CONNECTION

Below is a list of website addresses which can be most useful in researching information about the home inspection industry.

Ontario Association of Home Inspectors	www.oahi.com
CAHPI Ontario	www.cahpi-ontario.org
Canadian Association of Home & Property Inspectors	www.cahpi.ca
American Society of Home Inspectors	www.ashi.org
Ontario Real Estate Association	www.orea.com
Canada Mortgage and Housing Corporation	www.cmhc-schl.gc.ca
Canadian Real Estate Association	www.crea.ca
FREA (E & O Insurance)	www.frea.com
Assurance Pierre Thibodeau Inc. (E & O Insurance)	www.pierrethibodeau.com
Wood Energy Technology Transfer	www.wettinc.ca
Association of Architectural Technologists of Ontario	www.aato.on.ca
Ont. Ministry of Municipal Affairs & Housing	www.obc.mah.gov.on.ca
Tarion (formerly Ontario New Home Warranty Program)	www.tarion.com
Canadians For Properly Built Homes	www.canadiansforproperlybuilthomes.com

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.

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: \$150 + GST. A Study Guide for the CAHPI exam is available free of charge to members, upon request only.

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 Members

February 1, 2006 to April 30, 2006

FEBRUARY 2006**Applicant Member without Logo Privileges**

Jean-Guy Bourguignon, Greely
William Dauphin, Blenheim
Wissam (Sam) Elias, Ottawa
Claudio Pasquarelli, St. Thomas
Andy Tran, Toronto

Student Members

Paul Blanchard, Battersea
Puranajadugar Gill, Mississauga
Jason Laidlaw, St. Thomas
Michael LeBlanc, Port Perry
Shane Maloney, Orillia
Mijo (Mitch) Matuzich, Sarnia
Gerard Parent Windsor
Stephen Pawlett, Newcastle
Steven Pereira, Cambridge
Ray Schneider, Toronto
Robert Whittall, Bowmanville

MARCH 2006**Applicant Members without Logo Privileges**

Hadi Akhavan Fomani, Thornhill
John Berardi, Brampton
Vito DiSumma, Mississauga
Carla Edmiston, Toronto
Cameron McKee, Burlington
Philip Robinson, Guelph
Andrew Taylorm St. Jacobs
Miles Underwood, Ottawa
Michael J. White, Carp
John Winsor, London
Xianyi Zhou, Toronto

Student Members

Tyrone DeBouwer, Waterloo
Jan Doef, Tweed
Monica German, Caledonia
Gary Haycock, Ingersoll
Benjamin Jacques, Mississauga
Kevin M. Kelly, Brampton
Timothy McElhone, Guelph

Robin Nuttall, Brantford
Thakorbhai Patel, Scarborough
Vernon Patton, Orangeville
David Robinson, Paris
Ron Tari, Cambridge

APRIL 2006**Applicant Member without Logo Privileges**

Carl Clark, Hamilton
Mark Ferro, Hamilton
Kevin Green, Kitchener
Dale Pike, Kitchener

Student Member

Jo Ann Bailey, Alban
André Corneau, Carleton Place
Randall Freeman, Toronto
James Gardner, Kincardine
Sheila Herold, Harrow
Craig Lawrence, Listowel
Bernard Loken, Whitby
Luciano Novello, Whitby
Sohrab Rahimi Foroushani, Richmond Hill
Robert Turner, Brampton

MEMBER UPGRADES

February 1, 2006 to April 30, 2006

February 2006**Registered Home Inspector**

Mohamed Ali Abou-El-Hoda, Brampton
Arkadi Abramovitch, Nepean
Jim Brohman, Orangeville
Michael Greenberg, Thornhill
Richard Henry, Nepean
Sen Lin, Toronto
Rodney MacGillivray, Baden
Peter Parker, Welland
Gerry Quackenbush, Toronto

Associate Members

Carl (Xu) Chen, Scarborough
Tom Daymond, Burlington
Andrew Harley, Barrie
Darryl Johns, Ajax
Michael Oren, Thornhill
Daniel Slee, Ottawa
Blair Smith, Meaford
Vojo Tomic, Osgoode
Mathew Varghese, Brampton

John Webster, Brampton
Michael Young, Port Perry

Applicant Members

Glen Mayer, Belleriver
Allan Spisak, Burlington

Applicant Members without Logo Privileges

Richard Hutchinson, Frankford
Michael Lipczynski, London
Dennis MacNeil, Brampton

March 2006**Applicant Member without Logo Privileges**

David Ash, Thornhill

April 2006

Registered Home Inspector
K. John Armstrong, Hillsdale

Don Daley, Milton
Paul Gagliardi, London
Carlos M. Gaspar, Mississauga
Danny Glover, Hamilton
Greg Glover, Paris
Sean O'Driscoll, Rockland
Allan Taillefer, Perth

Associate Members

Irina Barladean, Thornhill
Paul H. Paquette, Oakville
Scott Riddick, Whitby
Guru Saraf, Mississauga
Martin Sweeney, Milton

Applicant Member without Logo Privileges

Francis Ching, Scarborough
Dean Burgoon, Dundas
Tony Demmans, Hamilton

OAHI BOARD OF DIRECTORS 2006-2007

EXECUTIVE

PRESIDENT	Andrew Dixon, RHI
VICE PRESIDENT	Tom Lloyd, RHI
SECRETARY	David Faux, RHI
TREASURER	Ralph Banks, RHI
PAST PRESIDENT	Alrek Meipoom, RHI

DIRECTORS

Doug Azar, RHI	Mike O'Grady, RHI
Glen Gogal, RHI	Gerry Quackenbush, RHI

2006 OAHI COMMITTEES

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Carl Inglis, Co-Chair
 Kirk Iredale, Co-Chair
 Andrew Bennett
 Terry Carson
 Andrew Dixon
 Glenn Gogal
 Andrew Radomski
 Doug Silverthorn

Education Program Committee

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 Guy Battaglini
 Brad Durant
 Glenn Gogal
 Kirk Iredale - 2007 Conference Chair
 Thomas Lloyd
 Nitin Mehta
 Alrek Meipoom
 Andrew Radomski

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 Wendy Cooke, Co-Chair
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 Elio Mazzolin
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 Mark Goddard
 Robin Green
 Laurel Harris
 Ollie Hiemstra
 Andrew Radomski
 Joe Seymour

By-Law Committee

Andrew Bennett - Chair
 Terry Carson
 Graham Clarke
 Bill Glover

CAHPI-National Board

Graham Clarke
 Andrew Dixon
 Tom Lloyd

ASHI COR Rep

Alden E. Gibson

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 OAH website has the designated meeting group you will be attending. Here is a list of the groups and 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 / Laurel Harris / Phil Acker
 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 / Claude Lawrenson
 Usually meet third Monday of every month

CANADIAN ASSOCIATION OF HOME AND PROPERTY INSPECTORS

CAHPI - Board Executive Committee

President - Michael Guihan
 Vice President - Ari Marantz
 Secretary - Andrew Dixon
 Treasurer - Bill Sutherland
 Past President - Bill Mullen

KEY OAHI PERSONNEL

Legal Counsel	Blumberg Segal LLP
Auditor	Kagan & Kagan LLP
OAHI Administrator	Wendy Gelman
Webmaster	Solo Compute

OAHI - SPECIAL APPOINTMENTS

Director of External Relations	Alrek Meipoom
ASHI COR Rep	Alden E. Gibson
OAHI Ombudsman	Ralph Jenkins
OAHI Registrar	Wendy Gelman
CAHPI National Board	Graham Clarke
	Andrew Dixon
	Tom Lloyd



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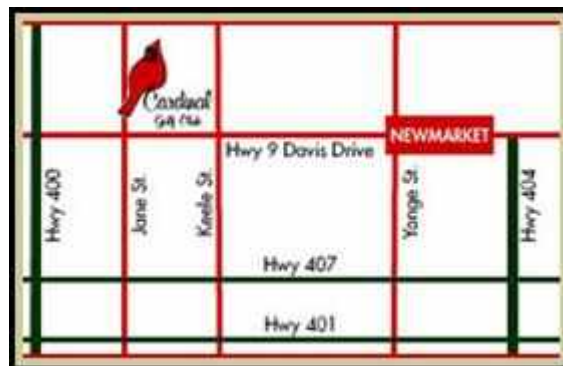
GREEN FEES - \$49.00

1/2 Cart - \$16.50

(These are superb rates – Please pay at the Pro Shop)

There will be prizes and other giveaways

Please notify the OAHI Office to confirm your participation
or
please respond to Dave Faux at d.faux@oahi.com



Cardinal Golf Club - 2740 Highway 9, R.R.#1
Kettleby, Ontario - Tel: (905) 841-7378
Website: cardinalgolfclub.com

Four hour meeting brings resolution to several matters

National Certification Program gets endorsement, Self Insurance program moving to the next step, and Election of the 2006 Board of Directors

The Ontario Association of Home Inspectors (OAH) held their 2006 Annual General Meeting (AGM) on Saturday February 25, 2006, at 8:00 p.m., in the Ambassador Conference Resort Hotel in Kingston, Ontario.

The Association achieved the required quorum of voting members to proceed with the meeting. There were 136 voting members who were either in attendance or represented by proxy.

OAH President, Alrek Meipoom, welcomed everyone to the 2006 AGM. The OAH Board of Directors were all in attendance. The 2005 Board consisted of President Alrek Meipoom, Vice President George Webb, Secretary Tom Lloyd, Treasurer Ralph Banks, and Directors Doug Azar, Andrew Bennett, Andrew Dixon, David Faux, Carl Inglis, and Mike O'Grady.

2005 OAH AGM Minutes

There were no significant issues to report. Voting members approved the 2005 AGM Minutes as amended.

2006 OAH Auditor

There was a brief discussion on this matter with no significant issues to report. Voting members approved Kagan and Kagan LLP as the 2006 OAH Auditor.

2006 OAH Draft Budget

Treasurer Ralph Banks reported on the OAH's 2006 Budget. In accordance with OAH By-Laws, he told membership he will be presenting a balanced budget. He reviewed the 2006 Draft Budget's revenue and expenses.

With respect to revenues, he explained that the Association is continuing to grow, and the anticipated income growth will allow the Association to provide increased and improved services to members. There were no other significant issues to report. Voting members approved the 2006 Budget.

Vote on the 2006 OAH Budget's Special Assessments

Treasurer Banks reported to members the 2006 OAH Budget's Special Assessments. There were six special assessments.

After a brief review of the assessment costs and their impact on the 2006 Budget, it was concluded if all six special assessments were approved, the Association's reserve funds would be within guidelines set out by law for non-profit organizations.

(Editor's note: Due to the confidential nature of financial information, monetary figures have been omitted below).

Special Assessment 1 (SA1) - The OAH Board of Directors was requesting funds to proceed to the next step in the creation of a reciprocal exchange (self insurance program) for practicing members. The funds are needed to produce an actuary's detailed report including the preparation of a business plan and a licencing application. Voting members approved SA1.

Special Assessment 2

(SA2) - The OAH Public Relations (PR) Committee was requesting funds to have an OAH membership list to be inserted into the Real Estate Magazine (REM). This assessment had already been included in the 2006 OAH Budget.

Special Assessment 3

(SA3) - The PR Committee requested funds to participate in trade shows promoting the OAH and CAHPI-Ontario, including the OREA and TREB shows. Voting members approved SA3.

Special Assessment 4 (SA4) - The PR Committee requested funds for advertising and promoting the brand name CAHPI-Ontario. Voting members approved SA4.

Special Assessments 5 (SA5) & 5A (SA5A) - SA5: The PR Committee was requesting funds to purchase promotional prize(s) in the marketing of CAHPI-Ontario. SA5A: The PR Committee was requesting funds towards advertising expenses for promotional prizes requested in SA5. Voting members approved Special Assessments SA5/SA5A.

Non-binding vote to reintroduce mandatory insurance as OAH By-law requirement.

There was a brief discussion on this matter, which resulted in those voting members in attendance (plus proxies) deciding to conduct an unofficial vote by a show of hands (plus proxies) whether to accept reintroducing mandatory insurance back into the OAH By-laws. Unofficially, 108 voting members (plus proxies) voted. The results are as follows:

69 members In Favour - 31 members Opposed - 8 members Abstained

continued on next page.....



2006 OAH/CAHPI Ontario Annual General Meeting, Kingston, Ontario

Continued from previous page

Member Motion regarding the NCP

An OAHI member put forth a motion to members regarding the Canadian Association of Home and Property Inspectors' (CAHPI) National Certification Program (NCP).

The Member addressed the OAHI Board and members present. His primary concern was the status and qualifications of unaffiliated members (UAs) in Ontario, and how they will fit in to the process with the NCP. He also had concerns with CAHPI and its relationship with the Association. After reviewing this issue further, throughout the weeks building up to this AGM, he acknowledged that unaffiliated home inspectors in Ontario should be certified and part of the NCP. His original motion was amended to read as follows:

"Be it resolved that, the OAHI suspend participation in the CAHPI national certification program and suspend remittances to CAHPI until CAHPI reaches agreement with the OAHI on coordination of the National Certification Program in accordance with CAHPI By-laws."

What followed was a lengthy, orderly, opinion-filled discussion on the Member's motion, CAHPI National and the National Certification Program.

The Member stated the revised motion would allow unaffiliated members in Ontario into the NCP and if they were to receive their national certification, he proposed they be gifted with automatic membership in the OAHI for a period of one year. He went on to say that at the end of the first year if they did not renew their membership (and all its related dues/fees) in the Association, they would have to forfeit their national certificate.

Director Andrew Dixon, also OAHI Director of External Relations as well as Co-Chair of the OAHI Board of Examiners (BOE), responded to the Member's comments. He said the idea of gifting a NCP graduate with automatic entry into the OAHI was a great idea. However, he believed the Association would be on very "shaky" legal ground if they had the authority to revoke a former member's certificate simply because that member chose not to remain in the Association even though they were qualified to hold a national certificate. Director Dixon added that anyone who is a member of the OAHI has the additional benefits of lower dues, peer collaboration/reviews, usage of brand name and logos, and other benefits and privileges.

Founding OAHI member Terry Carson addressed the membership about the NCP. Member Carson believed there could be the potential of two competing standards (national and provincial) with RHIs (and Associates) and National Certificate Holders (NCH) in Ontario

Member John Harris, Chair of the OAHI Education Committee, believed the national standard be used as a guideline and not for certification because certification at a national level sets up a two-tier system in Ontario which will confuse (the public) if not dilute the qualifications of individuals who are governed by existing standards.

Member Cam Allen spoke to membership about how over 500 practicing home inspectors in Ontario with unknown qualifications are competing for business with members of the OAHI. He recommended that growth in the OAHI could be achieved by opening the door to unaffiliated practitioners. He went on to say there is a need for a nationally recognized standard to get the unqualified practicing individuals and new individuals started into the stream properly.

Director Dixon spoke again to the subject. He informed those present that the OAHI Board had met and discussed the NCP for most of that day (February 25) and the previous day (February 24). The Board met with CAHPI President, Michael Guihan, where they reached a tentative agreement with CAHPI. The following are some of the results of their discussions and resolutions earlier in the day:

1. All national certificate holders in Ontario, unaffiliated or not, will sign a binding contract with CAHPI, outlining the duties and obligations of the holders
2. The National Certification Authority's (NCA) responsibility would be to promote the NCP to educators and industry stakeholders. CAHPI National's responsibility would be to promote the provincial bodies and the bodies promote their members.
3. The NCA will maintain a list of all national certificate holders, but not promote it; the NCA and CAHPI National websites will contain links to each provincial/regional website.
4. Another concerning issue to the Board was timelines and deadline dates. There is a July 1, 2006 date to implement the program. A report to be prepared (sometime in April/May) by CAHPI defining the NCP's full process, will be sent to the OAHI and the Association will have up to 60 days to review and respond back to CAHPI. If there is still further review needed at that time (to make things right), it should be made available, even if deadline dates are deferred.
5. CAHPI dues will not be directed to fund the NCP in any way. The NCP was designed to be a self-sustaining program. Furthermore, administration of the NCP in Ontario will be the duty of the OAHI and it will be fee-based.

Member Bill Mullen, who is Project Coordinator for overseeing the implementation phase of the NCP, explained as much as he liked parts of the Member's proposal, a proposal of this nature would have to be presented at the national level.

OAHI Vice President, George Webb, stated setting up of the NCP to elevate the standards in Ontario would at least create some criteria and standards by which the unaffiliated can be governed. In effect, because the NCP would be available to UAs, it would essentially elevate the overall standards for home inspectors in Ontario, in a definable way.

The discussion closed and it was time to vote on the Member's motion. The motion was defeated by a vote of 85 members Opposed, 29 members In Favour, 8 members Abstained

Election of the 2006 OAHI Board of Directors

Ten members would be elected to the 2006 OAHI Board. The final list of 12 candidates included Doug Azar, Ralph Banks, Brian Callaghan, Andrew Dixon, David Faux, Glenn Gogal, Kirk Iredale, Tom Lloyd, Alrek Meipoom, Mike O'Grady, Gerry Quackenbush, and George Webb. The vote began.

Reconvene - The new Board of Directors

After tabulating all the votes, the newly elected Board of Directors (until the 2007 AGM) consisted of:

Doug Azar, Ralph Banks, Andrew Dixon, David Faux, Glenn Gogal, Tom Lloyd, Alrek Meipoom, Mike O'Grady, Gerry Quackenbush and George Webb.

The meeting was adjourned at 11:55 p.m.

PHOTO GALLERY - 2006 WINTER WORKSHOP



WINTER WORKSHOP PHOTO GALLERY continued...



2006 WINTER WORKSHOP - AWARDS & CERTIFICATES



CAHPI Provincial Award presented to George Webb (left) by Mike Guihan, CAHPI National President



OAHI President's Award presented to Carl Inglis (centre)



OAHI Board of Directors' Award presented to Gerry Quackenbush (centre)



Certificate of Appreciation presented to Alden Gibson (right), ASHI COR. Rep



Certificate of Appreciation presented to the Insurance Committee, accepted by Trevor Welby-Solomon (left)



Certificate of Appreciation presented to the Finance Committee: Accepting are (left to right), Alrek Meipoom, Terry Carson, Graham Clarke, Minister John Gerretson, Alden Gibson, Ralph Banks.



Certificate of Appreciation presented to Public Relations Committee: (left to right) Gerry Quackenbush, Rob Hermann, Michael Greenberg, Minister John Gerretson, Glenn Gogal



Certificate of Appreciation presented to the Discipline and Professional Practices Committee. Accepting are Terry Carson (left) and Tom Lloyd (right)



Certificate of Appreciation presented to the Education Program Committee: Accepting are (left to right), Alrek Meipoom, Brian Harris, Nitin Mehta, Tom Lloyd, Minister John Gerretson, Glenn Gogal, John Harris (Chair).



Certificate of Appreciation presented to the Board of Examiners/Admissions Review Committee: (left to right) Terry Carson, Carl Inglis, Minister John Gerretson, Andrew Dixon, Kirk Iredale, Andrew Bennett.



Certificate of Appreciation presented to CAHPI Ontario Reps on the CAHPI Board: (left to right), Trevor Welby-Solomon, Minister John Gerretson, Graham Clarke, Andrew Dixon



Certificate of Appreciation presented to the Technical Review Committee. Accepting are Terry Carson (left) and George Webb (centre)



Friend of the Association Award presented to Pierre Champagne (centre)



Registrar Appreciation presented to Wendy Gelman



Award of Appreciation presented by member Glenn Gogal to OAH President Alrek Meipoom (in the background)

Who are your 2006 Board of Directors?

Most of the 2006 OAHI Board of Directors are a familiar group. Seven of the nine Directors were on the Board in 2005. OAHI members Doug Azar, Ralph Banks, Andrew Dixon, Dave Faux, Tom Lloyd, Alrek Meipoom, and Mike O'Grady were re-elected to the 2006 Board. Members Glenn Gogal and Gerry Quackenbush are the two newly elected members to the Board. The 2005 Directors who stepped down are Andrew Bennett, Carl Inglis, and George Webb. Andrew Bennett, still a practicing RHI, was recently elected as President of the Association of Architectural Technologists of Ontario (AATO). Carl Inglis, RHI, is still quite involved with OAHI duties being the Co-Chair of the OAHI Board of Examiners and one of the Association's Report Verifiers. George Webb, RHI, continues with his home inspection business and has been appointed to the NCP National Certification Council. Congratulations and good luck to all!

Who are your Directors and what are their responsibilities? Below is a brief outline of each Director and their duties with the Association.



President, Andrew Dixon, RHI
Andrew is from Bowmanville. In addition to his Presidential duties, Andrew is one of the three OAHI representatives on the CAHPI National Board of Directors and he is that Board's Secretary. He is also the Director responsible for the OAHI Ombudsman. Finally, Andrew is a member of the Membership Services Committee.

Director, Doug Azar, RHI
Doug is from Ottawa. In addition to his Director's duties, Doug is the Director responsible for the Ottawa Regional Meeting Group, the Director responsible for the Board of Examiners/Admissions Review Committee, and participation in any special projects which may arise.



Vice President, Tom Lloyd, RHI
Tom is from Oshawa. In addition to his Vice Presidential duties, Tom is one of the three representatives on the CAHPI National Board of Directors and he is CAHPI Rep Coordinator for the three OAHI representatives on the CAHPI Board. Finally, Tom is Chair of the Discipline and Professional Practices Committee.

Director, Mike O'Grady, RHI
Mike is from Baltimore. In addition to his Director's duties, Mike is the Director responsible for the Member Services Committee and the Director of Internal Relations and Communications. Mike is also a member of the volunteer advisory council to the Board of Directors of the organization Canadians for Properly Built Homes.



Secretary, Dave Faux, RHI
Dave is from Orillia. In addition to his Secretarial duties, Dave is the Knowledge Café monitor, the Director responsible for the North Central Regional Meeting Group and the Director responsible for the OAHI By-law Revision Committee. Dave is also the current Chair of the North Central Meeting Group and Chair for the 2007 OAHI Winter Workshop.

Director, Glenn Gogal, RHI
Glenn is from Toronto. In addition to his Director's duties, Glenn is the Dir. for the Education Committee, Dir. for the 2007 CAHPI National Conference Committee and Dir. for the Toronto Regional Meeting Group. Glenn is also Co-Chair of the Toronto Regional Meeting Group, a member of the Education Committee, the Members Services Committee and the Public Relations Committee.



Treasurer, Ralph Banks, RHI
Ralph is from Cobden. In addition to his Treasurer's duties, Ralph is the Director and Chair responsible for the Kingston Regional Meeting Group, the Director of the Self Insurance Project Committee and the development of a Provincial home inspection contract. He is also Director responsible for the Finance Committee.

Director, Gerry Quackenbush, RHI
Gerry is from Toronto. In addition to his Director's duties, Gerry is the Director responsible for the Public Relations Committee. Gerry is also the Co-Chair of the Public Relations Committee and a member of the Member Services Committee.



Past President, Alrek Meipoom, RHI
Alrek is from Toronto. In addition to his Past Presidential duties, Alrek is the he Director of External Relations, the Director responsible for the Elections Committee, the Director responsible for the ASHI Rep and the Chair of the Past President's Council. Alrek is the Chair of the Finance Committee, a member of the Education Programs Committee, and a member of the Member Services Committee.

The function of leadership is to produce more leaders, not more followers

*Nearly all people can stand adversity,
but if you want to test a person's character, give them power*

*Setting an example is not the main means of influencing others,
it is the only means*

*The mediocre teacher tells. The good teacher explains.
The superior teacher demonstrates. The great teacher inspires.*

National Certification Program

Where it's at & where it's headed

By Bill Mullen, RHI



We have come a very long way since the meetings ten year ago that formed the skeleton for our National Certification Program. With the urging of CMHC, HRDC, members of the public, and the perseverance and vision of several pioneers in our industry, we have created a Certification Model that has been described by a well-known ASHI leader as being 'light years ahead of anything else out there'.

This has not happened accidentally. It has meant that many volunteers over the past decade have sacrificed business income and family time to improve the futures of all competent Canadian Home Inspectors and develop a credible level of protection for Canadian Home Buyers.

The evolution of the Canadian Home Inspection Industry, which included the creation of CAHPI as the national body best suited to administer this program, can use this NCP as its beacon to the future.

The Implementation of the Program is now well underway across Canada. Over 100 inspectors were chosen for a Pilot Project to determine how the 'Model' will perform once it is applied to real life inspectors. So far, with the appointment of members to the National Certification Authority (NCA), the National Accreditation Council (NAC), the National Certification Council (NCC), the NCA Advisory Board, a Chief Examiner, an Interim Registrar and a Project Coordinator, all of the puzzle pieces are coming together.

- The NCA, which has responsibility for the entire program,



- has met very often to decide on governance and administrative policies.
- The NAC has been working since March evaluating courses and training schools for possible accreditation.
- The Chief Examiner has trained several Examiners to help perform the many Test Inspections with Peer review (TIPR) that have been and will be conducted.
- The NCC will meet at the end of May to review and evaluate the Background Review Applications of those people in the Pilot Project.

The Interim Registrar has been working with all of these entities to create a database to track each applicant's progress.

We are approaching the successful end of the Pilot Project. This enormous and complex undertaking is only possible through with the help and cooperation of the CAHPI Provincial/Regional Associations and their members.

The National Certification Program is beginning to take a life of its own, and it has attracted the attention of many government bodies, Real Estate Associations, and other stakeholders. Hopefully, by late summer, we will be able to invite all Canadian Home Inspectors to apply to become

National Certificate Holders. The first certificates will be awarded at the CAHPI National Conference in Calgary in November.

Bill Mullen, RHI, OAH/CAHPI Ontario
National Certification Project Coordinator

Bill Mullen is also Past President of CAHPI National and is owner of Bluewater Home Inspection, Sarnia, Ontario.

Benefits of a National Certification Program

Many groups will benefit from a National Certification Program, including home and property inspectors, owners, the real estate industry, mortgage lenders, insurance organizations, and others. A certification program will ensure Quality, Trust, Performance, Mobility, and Prestige.

There are two stages to the National Certification Program for Home and Property Inspectors:

1. Candidate: The entry point into the National Certification Program.
2. National Certificate Holder: The completion of the National Certification Program

Before applying for Candidate status, inspectors must:
 Complete a minimum of 200 hours of training courses specific to home and property inspection from an accredited institution
 Complete a minimum of 50 hours of practical field training
 Pass all training course exams and one test-inspection with peer review

It is also recommended (though not a requirement for certification) that: Applicants have a high school diploma and two years of practical experience in residential construction or renovation, plus one or more of:

- A diploma or degree program in a building science
- A journeyman provincial or Red Seal trade ticket in a construction trade
- Substantial work experience in residential construction or renovation, or equivalent

National Certification Program

Questions and Answers

The following Questions and Answers on CAHPI's National Certification Program are specifically for OAHI/CAHPI-Ontario members

1. Why has CAHPI developed and promoted the National Certification?
The Canadian Association of Home and Property Inspectors (CAHPI) did not develop the National Certification Program. It was a response to the CMHC study in 1996, which identified inconsistencies in home inspections across Canada.
2. What or who generated interest in the National Certification Program?
Increased demand for home inspections and the lack of qualified practitioners lead to a number of consumer concerns – primarily inconsistencies in the quality and level of service provided. The Canadian public, through CMHC, demanded an accountable level of competence and training.
3. Why is CAHPI the organization that has taken on this project?
CAHPI is the organization that was created by organized Canadian home inspectors to undertake this project. It is the only national inspection association with representation from across Canada. CAHPI is an association of associations – OAHI/CAHPI-Ontario and the other provincial/regional associations provide the funding, support and manpower to maintain CAHPI.
4. What gives CAHPI the authority to lead this project?
Through the National Initiative, which has the support of the Ministry of Housing, CMHC and HRSDC, the home inspection industry was encouraged to establish one umbrella organization that receives its support and direction from the provincial/regional associations. This organization is CAHPI. CAHPI is empowered to speak on the behalf of the Canadian home inspection industry at the national level.
5. What role does the Government of Canada have in this process?
They have provided encouragement and financial support to accomplish these goals.
6. Are other Home Inspection groups excluded from this program?
No. Any individual who feels he/she possesses the qualifications is invited to apply for National Certification.
7. Are the rules and criteria same for members of CAHPI and non-members?
Yes.
8. What is the process for the Certification of existing Home Inspectors, especially the RHI members? Will they be grandfathered?
No. Every applicant's credentials will be evaluated against the requirements of the National Certification Program.
9. If I were a RHI, why and how would it benefit me to apply for the National Certificate?
The National Certification will be a nationally recognized credential in addition to your RHI qualification. As the Program grows it is reasonable to expect public recognition of, and therefore a demand for, National Certificate Holders. Having both designations can make your service more attractive to the public. By 2008 it is expected that the various relocation services and other national stakeholders will recommend inspections by National Certificate Holders as a minimum standard.
10. Why would I become a RHI, instead of becoming a National Certificate Holder?
While fees have not yet been established, it is anticipated that the most cost-effective and convenient way to attain and maintain your designation as a National Certificate Holder will still be through membership in OAHI/CAHPI-Ontario, a founding member of CAHPI.
You could be National Certificate Holders and remain unaffiliated with OAHI/CAHPI-Ontario, however you are not a member of CAHPI itself; therefore, you could not use the CAHPI logo nor promote a non-existent membership. As both a RHI and a Certificate Holder member of OAHI/CAHPI-Ontario you would benefit from both national and provincial promotions, self promotion of your qualifications, logo use and peer association. It is the responsibility of OAHI/CAHPI-Ontario to promote its members and their qualifications.
It is anticipated that the successful candidate for a National Certificate would be a practicing home inspector in all province/regional associations, most likely an Associate in OAHI/CAHPI-Ontario.
11. How will experienced inspectors who are not members of a CAHPI association be tested and evaluated?
Applicants will all undergo a background review and will have to complete at least one Test Inspection with Peer Review (TIPR). All National Certificate Holders will have to complete one TIPR every five years. Non-members will be evaluated according to the same formula that is used for OAHI/CAHPI-Ontario members.
12. What is a Test Inspection with Peer Review (TIPR)?
Each applicant will be required to inspect a house with known deficiencies and deliver both a verbal and a written report on the home to an evaluator. The written report must meet the requirements of the Standards of Practice and the Code of Ethics.
13. I've been inspecting homes for fifteen years. Why do I have to have a background review and Test Inspection with Peer Review?
In order to establish a consistent level of competence among home inspectors, all applicants will be required to follow the same process.
14. How do the examiners become qualified to do their work? Who tests them?
The examiners will be National Certificate Holders, very experienced, respected members of their profession; the Chief Examiner will test them as part of the qualification process.
15. What are the fees for certification?
The fees for certification have not been established yet but will be posted on the CAHPI website at the appropriate time.
16. Will there be a difference in the fees for OAHI/CAHPI-Ontario members and non-members?
Yes. There will be a higher cost for non-members since a significant portion of membership dues have already been invested into the development of the program by the members of OAHI/CAHPI-Ontario.

continued on next page

CAHPI-Ontario National Certification Program

Questions and Answers

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| <p>17. What are the challenges for CAHPI in dealing with non-members?
Membership in OAH/CAHPI-Ontario already includes a portion of the background review required by the National Certification Program. For non-member applicants, the National Certification Council has an additional review to complete.</p> | <p>23. Where does the funding for National Certification Program come from?
The initial funds were provided by dues levied by OAH/CAHPI-Ontario and the other provincial/regional association for CAHPI membership, as well as various Government agencies and outside sources. Once operational the Program is expected to be self-supporting.</p> |
| <p>18. What is the National Certification Authority and who are members?
The National Certification Authority (NCA) is an arms-length body whose mandate is to manage and control the certification and accreditation processes. The CAHPI Board of Directors currently appoints members of this 'Authority'.</p> | <p>24. Where do the TIPR home(s) come from?
Examiners have an established process for finding homes as required.</p> |
| <p>19. What is the National Certification Council and who are members?
The National Certification Council (NCC) will undertake certification assessments and make recommendations to the National Certification Authority as to what stage an individual fits within the National Certification Model. The NCC is appointed by the NCA, and its membership is composed of home inspectors and respected members of the community. In the future, it is anticipated that the make-up of the NCC could be reviewed and determined by the National Certificate Holders.</p> | <p>25. Is there an appeal process if a TIPR is not passed?
Yes. Appeals can be filed with the Chief Examiner.</p> |
| <p>20. What is the National Accreditation Council and who are members?
The National Accreditation Council (NAC) is responsible for reviewing and granting accreditation to training providers and/or the home inspection courses and programs offered by provincial/regional associations.

The NAC is appointed by the NCA, and its membership is composed of home inspectors and respected members of the community. In the future, it is anticipated that the make-up of the NAC could be reviewed and determined by the National Certificate Holders.</p> | <p>26. Will the examiners have to be CAHPI members?
No. Examiners will be National Certificate Holders approved by the Chief Examiner.</p> |
| <p>21. Is there an appeal process if an application is denied?
Yes, appeals can be made to the National Certification Authority.</p> | <p>27. Will National Certificate Holders be required to carry Errors and Omissions insurance?
The issue of E&O insurance is addressed by the provincial/regional associations, not by the National Certification Program.</p> |
| <p>22. Will the CAHPI portion of my OAH/CAHPI-Ontario dues go to funding the National Certification promotion, even if I don't want it to?
No. The National Certification Program is intended to be self-supporting.</p> | <p>28. Since the National Certification Program was initiated by a CMHC study, will CMHC be promoting this program?
CMHC has supported the development of the program; future promotion of the Program by CMHC is yet to be determined.</p> |
| | <p>29. Is the National Certification Program within the By-laws of CAHPI?
Yes, in general it is. Some minor amendments will be needed for full compatibility.</p> |
| | <p>30. Are commercial property inspections covered by this program?
No, this program is targeted at residential properties.</p> |
| | <p>31. Is there an acronym for National Certification Holder?
No there is no acronym; only the full spelling of the term is acceptable and official.</p> |

NCA, NCP, NCC - Which is which? - National Certification Program's frequently used acronyms

ACBOA – Alliance of Canadian Building Officials Associations is a national association representing provincial associations of Building Officials across Canada.

CAN-P9 – The Canadian version of the international ISO/IEC 17024:2003 standard Criteria for Accreditation of Personnel Certification Bodies.

CHIBO I - Canadian Home Inspector and Building Official Project 1 that developed the National Occupation Standards for Canadian home inspectors.

CHIBO II – Canadian Home Inspector and Building Official Project 2, began in 2003 with its primary objective being to establish and develop certification and accreditation models that will lead to a recognizable and credible inspection industry and also increase worker mobility between jurisdictions.

NAC - The National Accreditation Council is the authority that accredits institutions to deliver approved courses or programs that meet the requirements of the National Certification Program.

NCA - The National Certification Authority administers the NCP across Canada.

It is comprised and under the supervision of members of CAHPI's 7 regional bodies. The NCA is the authority that defines NCP education requirements, Standards of Practice, and Code of Ethics.

NCC – National Certification Council is the body that approves applicants for status as an Associate or a National Certificate Holder under the National Certification Program.

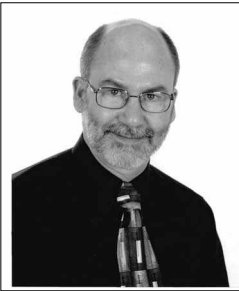
NCH - A National Certification Holder is a practicing inspector who has been a granted a certificate indicating that he/she has met the performance requirements and standards as set out in the NCP.

NCP - The National Certification Program was designed to establish and maintain a national standard for educations, certification and professional practice for home inspectors across Canada.

NOS – National Occupation Standard. This standard was developed by the CHIBO I process and defines the role of a Canadian home inspector with respect to the knowledge and skills required to perform the job.

RHIs recognized by American Society of Home Inspectors (ASHI)

By Alden Gibson, RHI



On Saturday April 8, 2006, the American Society of Home Inspectors (ASHI) Board of Directors OVERWHELMINGLY and unanimously supported their Membership Committee's motion regarding Canadian dues and recognition of the RHI program in Canada. This is now POLICY:

20.23 Policy: Recognizing the Ontario Association of Home Inspectors' (OAHI)

Registered Home Inspector (RHI) Designation and Addressing Canadian Candidates

The Board approved to accept OAHI's RHI designation as substantial compliance for these individuals to move straight to full Member status in ASHI as long as OAHI's RHI requirements continue to equal or exceed ASHI's requirement for membership. Further, the Board approves that membership in ASHI for all RHI level designees and/or full Canadian ASHI Members are set at not more than US\$150 per year. These Canadian Members will be granted full logo use and will be listed on the ASHI "Find an Inspector" search tool. Canadian inspectors without RHI status will still have to begin their membership in ASHI as a Candidate and go through the verification and exam process.

Effective April 8, 2006, candidate dues for an OAHI member wanting to be a member of ASHI were set at US\$100 and, when they become an ASHI member, dues will be US\$150 annually.

We Need Your Support

With your support we can have this policy remain in place indefinitely. Over the years Canadian dues as a member of ASHI have fluctuated due to the fate of the Canadian dollar against the US dollar. Not too long ago Canadians were paying close to Cdn\$500 to be a member of ASHI and it appeared to have no end in sight, so many of our Canadian members dropped out mainly because of the cost of an ASHI membership.

ATTENTION OAHI RHI MEMBERS! If you are looking to increase your credibility by joining another association, consider joining ASHI, the "American Society of Home Inspectors". ASHI has reviewed the stringent membership requirements for an OAHI-RHI accreditation and will accept our membership qualifications as equal to their own requirements. Basically, all you have to do is sign up and pay your dues and you will be accepted as a full ASHI member.

As a member of ASHI you will receive the "ASHI Reporter" every month as well as a monthly email letter titled "First Things" keeping you up to date with the day to day goings on in the Society.

You will definitely enjoy and benefit from the "Member Section" of the ASHI website (www.ashi.org). Ask a question on any topic and receive a response from a qualified source. Link the virtual home inspection to your website. Your name will also be found in the website's Find a Home Inspector section.

You will also receive membership rates to attend "InspectionWorld", the Society's Annual National Conference, which is held every January in some warm part of the United States. You will receive logo privileges including "We Speak House", "The ASHI Experience", and the benefit of obtaining brochures for promoting your business.

For more information either visit the ASHI website, contact the OAHI office.



Member Alden Gibson, RHI, with the Honourable John Gerretson, Ontario Minister of Municipal Affairs and Housing

These same members maintained full membership in their province and paid their provincial dues and CAHPI dues. However, many felt that the ASHI dues were far too high for Canadian members and dropped out. The ASHI Membership Committee has recognized this problem and the ASHI Board of Directors has set Policy 20.23 in place to address the problem.

As a proud member of the OAHI/CAHPI-Ontario and as your OAHI/ASHI COR rep and ASHI Committee Member I ask that you support ASHI by renewing your membership or becoming a member or candidate. For RHI members you will receive full membership with full benefits in ASHI. Being listed on the ASHI website is only one of the many ways you benefit. Attending events like ASHI's InspectionWorld at special rates in another added feature. And receiving the highly informative ASHI Reporter is yet another aspect why joining can improve your business. In fact, one OAHI member last year received 7 home inspection referrals from clients who found his name through the ASHI "Find an Inspector" section of the ASHI website.

For candidates looking for credibility ASHI is the oldest Home Inspector Society in the world where membership is recognized throughout North America. It is not something that you can join and become a full member online over the internet

and become a CHI in less than an hour.

Please build your reputation and credibility by being a member of ASHI. For applications forms please attend your local chapter meeting or email alden@inspectgib.com

Alden E Gibson R.H.I.
 OAHI/CAHPI COR rep
 ASHI Membership Committee Member



Alden Gibson is also on the OAHI/CAHPI Ontario Finance Committee and owner of Inspections by Gibson Inc., Breslau, Ontario



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A message from the President of AATO

OAHI/CAHPI-Ontario member Andrew Bennett, RHI, elected 2006 President of Association of Architectural Technologists of Ontario

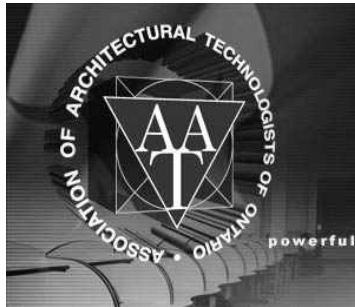
By Andrew Bennett



I served on the OAHI Board of Directors (BOD) the past two years. I enjoyed it very much and found that everyone contributed and that we moved forward on several issues. I was prepared to run again for the BOD this year, but was concerned with my ability to serve as I also have been on the BOD of the Association of Architectural

Technologists of Ontario (AATO). This year, I ran for the position of President of the AATO, two of us were candidates and at our AGM on April 29th, I officially became President.

I was very grateful to our past President Mario Pecchia, as he allowed me to transition into the position over the last one or two months of his presidency. It has been a lot more work than I ever knew. The volume of behind the scenes requests from BOD members, contractors, educational institutions, government etc. was something I was not prepared for before the transition. Nonetheless, I am in the position and I am thankful for the time I spent on the OAHI BOD as I learned how another organization conducts itself and inspire of all of the rumors we create, OAHI is a well-governed association.



The AATO is endeavouring to secure an area of Practice in the Ontario Building Code. We supported the Ontario Association of Architects in 1984 when they were recognized in the OBC. It makes sense that the AATO deserves recognition in the OBC for an area of practice as we commonly work on projects of complicated and/or large scopes. Right now AATO members have the same rights as private citizens of Ontario, three stories and 600 square meters (why did I spend three years in college).

The AATO also has a private members Bill protecting our titles, recognition in the Condominium Act to conduct reserve fund studies and recognition to conduct Brownfield studies and Site Grading.

That accomplishment has been the goal of the AATO for some time. With the requirements that have recently been placed on designers under the Bill 124 (regulation 36) that our government enacted recently, it will be more important than ever for the AATO be fully recognized.

Sincerely,
Andrew Bennett M.A.A.T.O. RHI A.Sc.T.
President, AATO

Andrew Bennett is Chair of the OAHI By-Law Committee, a member of the OAHI Board of Examiners and owner of Bennett Building Consultants Ltd., Toronto, Ontario.



Canadians for Properly Built Homes

The purchase of a home is usually the largest single purchase consumers make in their lifetime. If homeowners become aware of serious defects and Building Code violations in their new home and can't get them fixed by the builder or through their provincial new home warranty program, they may find themselves with a house that is difficult to sell. Homeowners must disclose all known defects when selling their home, and by doing so, could make it difficult to recover their initial investment costs. This could result in a potential loss of revenue rather than providing equity on their home investment.

Loss of potential investment income isn't the only concern - a poorly built/renovated home can lead to serious health problems, e.g., from mould or carbon monoxide. Significantly greater protection for homeowners is essential.

Purchasers of resale homes also need to be concerned. Again, according to the CMHC, the leaky condo crisis of BC has been exacerbated by the sale of problem homes without full disclosure to subsequent buyers.

This has led to the creation of Canadians for Properly Built Homes - a Canadian not-for-profit, national consumer protection organization, that operates with a volunteer Board of Directors, which is supported by a volunteer Advisory Council including industry experts.

For all of the above reasons, "Canadians for Properly Built Homes" has been established to effect necessary and meaningful positive change to the building and renovation industries in Canada.

Our mission is to increase consumer awareness of the residential building industry standards and regulations and related issues; to work with the municipal, provincial, territorial and federal governments to promote greater consumer protection legislation and better standards and practices in relation to the residential housing industry in Canada; and to influence positive changes in residential building codes across Canada.

Our vision is to have healthy, safe, durable, energy efficient residential housing for Canadians.

If you would like to know more or get involved, please contact

Canadians for Properly Built Homes Fax inquiries : (613)248-4691
P.O. Box 11032, Stn "H"
3659 Richmond Road
Ottawa ON K2H 7T8

Website: www.canadiansforproperlybuiltthomes.com
email: info@canadiansforproperlybuiltthomes.com



The Ontario Real Estate Association represents 40,000 brokers and salespeople who are members of the province's 43 real estate boards. OREA serves its members through a wide variety of publications, educational programs and special services. The association provides all real estate licensing courses in Ontario. OREA continually strives to improve the image of REALTORS by enhancing educational and professional standards.

If we can be of any assistance to you please visit our website at www.orea.com or contact us at:

Telephone: 416-445-9910
Toll free: 1-800-265-6732

E-mail: info@orea.com

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CMHC's nationwide network of Analysts can give you the most authoritative insights into statistics and trends in your area. Providing comprehensive information on housing starts, sales, unsold inventories, time to market, prices, rents and more, the Ontario Market Analysis Centre can help you make more informed business decisions.

If there is a request that we can assist you with or a question we can answer, please do not hesitate to contact us, toll free at:

1-800-493-0059 for Ontario Market Analysis Products

Or visit our website at: www.cmhc.ca

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ONTARIO RESIDENTIAL REAL ESTATE SALES

Sorted Alphabetically by R.E. Board

January 1, 2006 - March 31, 2006

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, 2006 to March 31, 2006., 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.



courtesy of.... The Canadian Real Estate Association

Real Estate Board	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Market Share
1 Bancroft District	14	23	37	-	-	-	-	-	-	-	-	-	74	0.14%
2 Barrie & District	252	329	419	-	-	-	-	-	-	-	-	-	1,000	1.88%
3 Brantford & Region	138	204	233	-	-	-	-	-	-	-	-	-	575	1.08%
4 Cambridge	193	244	292	-	-	-	-	-	-	-	-	-	729	1.37%
5 Chatham-Kent	55	107	121	-	-	-	-	-	-	-	-	-	283	0.53%
6 Cobourg-Port Hope	46	67	90	-	-	-	-	-	-	-	-	-	203	0.38%
7 Cornwall & District	73	103	138	-	-	-	-	-	-	-	-	-	314	0.59%
8 Durham Region	534	821	983	-	-	-	-	-	-	-	-	-	2,338	4.40%
9 Georgian Triangle	90	106	133	-	-	-	-	-	-	-	-	-	329	0.62%
10 Grey Bruce Owen Sound	112	164	195	-	-	-	-	-	-	-	-	-	471	0.89%
11 Guelph & District	163	249	285	-	-	-	-	-	-	-	-	-	697	1.31%
12 Hamilton-Burlington	786	1,149	1,358	-	-	-	-	-	-	-	-	-	3,293	6.19%
13 Huron Perth	88	116	152	-	-	-	-	-	-	-	-	-	356	0.67%
14 Kawartha Lakes (Lindsay)	63	74	111	-	-	-	-	-	-	-	-	-	248	0.47%
15 Kingston & Area	153	260	303	-	-	-	-	-	-	-	-	-	716	1.35%
16 Kitchener-Waterloo	394	487	585	-	-	-	-	-	-	-	-	-	1,466	2.76%
17 London-St. Thomas	540	635	900	-	-	-	-	-	-	-	-	-	2,075	3.90%
18 Midland-Penetang	43	56	76	-	-	-	-	-	-	-	-	-	175	0.33%
19 Mississauga	608	850	1,072	-	-	-	-	-	-	-	-	-	2,530	4.76%
20 Muskoka & Haliburton	73	95	121	-	-	-	-	-	-	-	-	-	289	0.54%
21 Niagara	102	143	160	-	-	-	-	-	-	-	-	-	405	0.76%
22 North Bay	67	91	122	-	-	-	-	-	-	-	-	-	280	0.53%
23 Oakville-Milton	284	396	527	-	-	-	-	-	-	-	-	-	1,207	2.27%
24 Orangeville & Distirct	37	57	69	-	-	-	-	-	-	-	-	-	163	0.31%
25 Orillia & District	50	80	82	-	-	-	-	-	-	-	-	-	212	0.40%
26 Ottawa-Carleton	659	1,002	1,337	-	-	-	-	-	-	-	-	-	2,998	5.64%
27 Parry Sound	8	22	21	-	-	-	-	-	-	-	-	-	51	0.10%
28 Peterborough	135	185	236	-	-	-	-	-	-	-	-	-	556	1.05%
29 Quinte & District	109	147	N/A	-	-	-	-	-	-	-	-	-	256	0.48%
30 Renfrew County	98	93	142	-	-	-	-	-	-	-	-	-	333	0.63%
31 Sarnia-Lambton	112	145	167	-	-	-	-	-	-	-	-	-	424	0.80%
32 Sault St. Marie	83	67	113	-	-	-	-	-	-	-	-	-	263	0.49%
33 Simcoe & District	52	43	94	-	-	-	-	-	-	-	-	-	189	0.36%
34 St. Catharines & District	190	273	335	-	-	-	-	-	-	-	-	-	798	1.50%
35 Sudbury	151	165	209	-	-	-	-	-	-	-	-	-	525	0.99%
36 Thunder Bay	68	87	114	-	-	-	-	-	-	-	-	-	269	0.51%
37 Tillsonburg District	25	30	50	-	-	-	-	-	-	-	-	-	105	0.20%
38 Timmins	54	73	84	-	-	-	-	-	-	-	-	-	211	0.40%
39 Toronto	4,586	6,756	8,707	-	-	-	-	-	-	-	-	-	20,049	37.70%
40 Welland District	71	114	138	-	-	-	-	-	-	-	-	-	323	0.61%
41 Windsor-Essex County	267	389	500	-	-	-	-	-	-	-	-	-	1,156	2.17%
42 Woodstock Ingersol	78	74	125	-	-	-	-	-	-	-	-	-	277	0.52%
43 York Region	910	1,344	1,710	-	-	-	-	-	-	-	-	-	3,964	7.45%
Monthly/YTD TOTALS	12,614	17,915	22,646	0	0	0	0	0	0	0	0	0	53,175	100.00%

ONTARIO RESIDENTIAL REAL ESTATE SALES

Sorted by Market Share

January 1, 2006 - March 31, 2006

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, 2006 to March 31, 2006., 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.



courtesy of... The Canadian Real Estate Association

Real Estate Board	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Market Share
1 Toronto	4,586	6,756	8,707	-	-	-	-	-	-	-	-	-	20,049	37.70%
2 York Region	910	1,344	1,710	-	-	-	-	-	-	-	-	-	3,964	7.45%
3 Hamilton-Burlington	786	1,149	1,358	-	-	-	-	-	-	-	-	-	3,293	6.19%
4 Ottawa-Carleton	659	1,002	1,337	-	-	-	-	-	-	-	-	-	2,998	5.64%
5 Mississauga	608	850	1,072	-	-	-	-	-	-	-	-	-	2,530	4.76%
6 Durham Region	534	821	983	-	-	-	-	-	-	-	-	-	2,338	4.40%
7 London-St. Thomas	540	635	900	-	-	-	-	-	-	-	-	-	2,075	3.90%
8 Kitchener-Waterloo	394	487	585	-	-	-	-	-	-	-	-	-	1,466	2.76%
9 Oakville-Milton	284	396	527	-	-	-	-	-	-	-	-	-	1,207	2.27%
10 Windsor-Essex County	267	389	500	-	-	-	-	-	-	-	-	-	1,156	2.17%
11 Barrie & District	252	329	419	-	-	-	-	-	-	-	-	-	1,000	1.88%
12 St. Catharines & District	190	273	335	-	-	-	-	-	-	-	-	-	798	1.50%
13 Cambridge	193	244	292	-	-	-	-	-	-	-	-	-	729	1.37%
14 Kingston & Area	153	260	303	-	-	-	-	-	-	-	-	-	716	1.35%
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17 Peterborough	135	185	236	-	-	-	-	-	-	-	-	-	556	1.05%
18 Sudbury	151	165	209	-	-	-	-	-	-	-	-	-	525	0.99%
19 Grey Bruce Owen Sound	112	164	195	-	-	-	-	-	-	-	-	-	471	0.89%
20 Sarnia-Lambton	112	145	167	-	-	-	-	-	-	-	-	-	424	0.80%
21 Niagara	102	143	160	-	-	-	-	-	-	-	-	-	405	0.76%
22 Huron Perth	88	116	152	-	-	-	-	-	-	-	-	-	356	0.67%
23 Renfrew County	98	93	142	-	-	-	-	-	-	-	-	-	333	0.63%
24 Georgian Triangle	90	106	133	-	-	-	-	-	-	-	-	-	329	0.62%
25 Welland District	71	114	138	-	-	-	-	-	-	-	-	-	323	0.61%
26 Cornwall & District	73	103	138	-	-	-	-	-	-	-	-	-	314	0.59%
27 Muskoka & Haliburton	73	95	121	-	-	-	-	-	-	-	-	-	289	0.54%
28 Chatham-Kent	55	107	121	-	-	-	-	-	-	-	-	-	283	0.53%
29 North Bay	67	91	122	-	-	-	-	-	-	-	-	-	280	0.53%
30 Woodstock Ingersol	78	74	125	-	-	-	-	-	-	-	-	-	277	0.52%
31 Thunder Bay	68	87	114	-	-	-	-	-	-	-	-	-	269	0.51%
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33 Quinte & District	109	147	N/A	-	-	-	-	-	-	-	-	-	256	0.48%
34 Kawartha Lakes (Lindsay)	63	74	111	-	-	-	-	-	-	-	-	-	248	0.47%
35 Orillia & District	50	80	82	-	-	-	-	-	-	-	-	-	212	0.40%
36 Timmins	54	73	84	-	-	-	-	-	-	-	-	-	211	0.40%
37 Cobourg-Port Hope	46	67	90	-	-	-	-	-	-	-	-	-	203	0.38%
38 Simcoe & District	52	43	94	-	-	-	-	-	-	-	-	-	189	0.36%
39 Midland-Penetang	43	56	76	-	-	-	-	-	-	-	-	-	175	0.33%
40 Orangeville & District	37	57	69	-	-	-	-	-	-	-	-	-	163	0.31%
41 Tillsonburg District	25	30	50	-	-	-	-	-	-	-	-	-	105	0.20%
42 Bancroft District	14	23	37	-	-	-	-	-	-	-	-	-	74	0.14%
43 Parry Sound	8	22	21	-	-	-	-	-	-	-	-	-	51	0.10%
Monthly/YTD TOTALS	12,614	17,915	22,646	0	0	0	0	0	0	0	0	0	53,175	100.00%



Joist cut - An example of an over anxious plumber with a chainsaw who has now jeopardized the structural integrity of the framing to allow for a bathroom vent stack.

Courtesy : Paul Wilson - Home Inspectors, Ottawa



Water logged - This residential building site looks more like a good place for a quick dip on a hot summer day!

Courtesy : Paul Wilson - Home Inspectors, Ottawa



High efficiency furnace yields low efficiency results!

Courtesy : Paul Wilson - Home Inspectors, Ottawa



H2O Basement - these workers are actually standing in about 2 inches of water while they are attempting to finish the basement framing. Note all the black mould growing on the back wall just above the water line!!

Courtesy : Paul Wilson - Home Inspectors, Ottawa



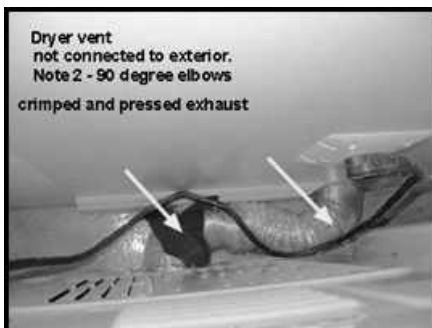
Framing Gaps - When this homeowner asked for air conditioning, we don't think this is quite what he had in mind!

Courtesy : Paul Wilson - Home Inspectors, Ottawa



Spaghetti Ductwork - What this Home Inspector likes to refer to as Spaghetti Ductwork! - It bends and curls. Looks impressive, but wouldn't want to be paying the heating bills.

Courtesy : Paul Wilson - Home Inspectors, Ottawa



Dryer Exhaust - Dryers require rigid metal exhaust piping. Flex hose is a fire hazard especially when the lint is bound to get caught in those two bends.

Courtesy : Paul Wilson - Home Inspectors, Ottawa



Anchor Bolts - Anchor Bolts are supposed to go on the inside of the house to secure it to the foundation!

Courtesy : Paul Wilson - Home Inspectors, Ottawa



Framing Cut - Here is an example of what can happen to a properly framed (and municipally approved) new home after the heating contractor went chainsaw crazy. .

Courtesy : Paul Wilson - Home Inspectors, Ottawa



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CAHPI National Conference 2006

November 24-26
 Sheraton Eau Claire
 Calgary, Alberta

Conference Schedule

Friday, November 24, 2006

9:00a.m.	5:00p.m.	CAHPI Board Meeting
9:00a.m.	3:00p.m.	Exhibitor Setup
9:00a.m.	5:00p.m.	Tours
6:00p.m.	8:00p.m.	Registration
6:00p.m.	9:00pm	Exhibitor Reception

Saturday, November 25, 2006

7:30a.m.	8:30a.m.	Continental Breakfast
7:30a.m.	5:00p.m.	Exhibitor Hall Open
9:00a.m.	10:00a.m.	Registration
8:30a.m.	10:00a.m.	Opening Remarks
10:00a.m.	10:30a.m.	Break
10:30a.m.	12:00p.m.	Sessions (3 tracks)
12:00p.m.	1:00p.m.	Lunch
1:00a.m.	2:30p.m.	Sessions (3 tracks)
2:30p.m.	3:00p.m.	Break
3:00a.m.	4:30p.m.	Sessions (3 tracks)
7:00p.m.	11:30p.m.	Gala Awards Banquet

Sunday, November 26, 2006

7:30a.m.	8:30a.m.	Continental Breakfast
7:30a.m.	3:00p.m.	Exhibitor Hall Open
8:30a.m.	10:00a.m.	Sessions (3 tracks)
10:00a.m.	10:30a.m.	Break
10:30a.m.	12:00p.m.	Sessions (3 tracks)
12:00p.m.	1:00p.m.	Lunch
1:00a.m.	2:30p.m.	Sessions (3 tracks)
2:30p.m.	3:00p.m.	Break
3:00a.m.	4:30p.m.	Sessions (3 tracks)



Dear Colleges:

The CAHPI Alberta Chapter is pleased to host the 2006 National Convention and invites all to attend this years event on November 24-26, 2006 at the Sheraton Eau Claire in Calgary, AB.

This year, the educational program (3 tracks) will touch upon the technical, operational and human aspects of your business. Site tours are scheduled for the Friday, November 24. This is an opportunity to network with your peers and discuss vital issues affecting your profession. Everyone will benefit whether you're a novice or a polished professional.

Bring your skis,/snow boards as Calgary is only an hour away from some of the worlds most popular ski areas.

See you November 24-26 in Calgary.

Rick Clark
 Conference Chair

For the most current information
 visit www.cahpi.ca

Picture courtesy of www.viewCalgary.com