



Standards of Inspection

Mission Statement

To advance the profession of House and Property Inspection and the professional recognition and career development of Certified House and Property Inspectors in a manner that serves and protects the public interest.

Code of Ethics

All members of the BRITISH COLUMBIA INSTITUTE OF PROPERTY INSPECTORS shall be members the Applied Science Technologists and Technicians of BC (ASTTBC). The members of BCIPI are bound by the provisions of the ASTT Act & Regulations, and Code of Ethics.

The following Code of Ethics shall be construed as a general guide and not as a denial of the existence of other duties equally imperative and other rights though not specifically mentioned.

Members of ASTTBC shall:

1. hold paramount the safety, health and welfare of the public, the protection of the environment and the promotion of health and safety within the workplace;
2. undertake and accept responsibility for professional assignments only when qualified by training or experience;
3. provide an opinion on a professional subject only when it is founded upon adequate knowledge and honest conviction;
4. act with integrity towards clients or employers, maintain confidentiality and avoid a conflict of interest but, where such conflict arises, fully disclose the circumstances without delay to the employer or client;
5. uphold the principle of appropriate and adequate compensation for the performance of their work;
6. keep informed to maintain proficiency and competence, to advance the body of knowledge within their discipline and further opportunities for the professional development of their associates;
7. conduct themselves with fairness, courtesy and good faith towards clients, colleagues and others, give credit where it is due and accept, as well as give, honest and fair professional comment;
8. present clearly to employers and clients the possible consequences if professional decisions or judgments are overruled or disregarded;
9. report to the appropriate agencies any hazardous, illegal or unethical professional decisions or practices by fellow members or others; and
10. promote public knowledge and appreciation of applied science technology and protect the association from misrepresentation and misunderstanding.



Purpose, Scope and Limitations of the Inspection

1. The inspection is a visual inspection by direct observation of the existing conditions at the time of inspection and will be conducted in accordance with the BCIPI STANDARDS OF INSPECTION. The BCIPI Standards of Inspection does NOT cover or require the Inspector to identify or report on the presence of asbestos, radon gas, lead paint, urea formaldehyde, toxic or inflammable chemicals, etc.
2. The Inspector will NOT offer warranties or guarantees of any kind for any system or component. The Inspector may only provide a warranty or guarantee for any service that they provide over the BCIPI Standards of Inspection.
3. Inspectors are generally limited to buildings, single family dwellings, duplexes, townhouses and condominiums, which shall commensurate with their level of certification, qualification, experience and knowledge.
4. The Inspector is NOT required to perform any calculations or analyze any part of the building or components relating to design, engineering or architectural concepts, including, but not limited to the strength and adequacy, methods, materials, costs for any corrections, the efficiency of any system or component or compliance with any regulatory requirements, laws or bylaws.
5. The Inspector is NOT required to locate, confirm, verify or comment on property lines, borders and markers or any easements, right of ways, restrictions which may or may not exist against the subject property, building, dwelling or dwelling unit.
6. The Inspector will NOT comment on life expectancy, but may however offer an opinion based on the typical life cycle of a system or component.
7. The Inspector is NOT required to provide cost estimates, quotations or comment on construction techniques and shall NOT advertise or promote an individual contractor or person for any repairs, modifications or improvements necessary.
8. The Inspector is NOT required to dismantle any item or assembly to gain visible access, or move personal items, furniture, equipment, plant life, soil, ice or snow, insulation or other debris, which obstructs access or visibility for inspection.
9. The Inspector will NOT perform any task, enter any area or disturb any existing condition where, in the Inspector's judgment, damage could result or the safety of the Inspector is endangered.
10. The Inspector will NOT comment on any system that is mechanically or electrically disconnected, including any equipment that is in the off position or not operational.
11. The Inspector will NOT accept compensation, financial or otherwise, from more than one interested party for the same service without the consent of all interested parties.
12. The Inspector shall NOT directly or indirectly offer, advertise or promote any other professional services relating to the advertising, sale, appraisal or lending, of the subject building or property.
13. The Inspector shall include and submit a report of findings that includes a copy the Standards of Inspection and the Service Engagement Contract applicable to the type of building, dwelling or dwelling unit inspected.
14. All members, inspection reports, letters, documents, memos or advertisements that bear registered BCIPI titles or logos and/or the Inspector's signature, stamp or seal, shall NOT contain any other information, logos, titles, reference or standards and ethics of any other association, company or individual, which is directly or indirectly related with the house and property inspection industry, real estate transactions or property and building construction and maintenance.



Standards of Inspection : Single Family Dwelling

Reference Heading	An Inspector <u>IS</u> required to:	An Inspector is <u>NOT</u> required to:
	<ul style="list-style-type: none"> ◆ Observe and report on the systems and components listed herein. ● <i>Perform tasks as noted herein.</i> 	<ul style="list-style-type: none"> ◆ Observe and report on the systems and components listed herein. ● <i>Perform tasks as noted herein.</i>
Roofing	<ul style="list-style-type: none"> ◆ Roofing components and roof coverings. ◆ Roof penetrations and flashings. ◆ Chimneys. ◆ Roof drainage components, including gutters and downspouts. ◆ Observe and report evidence of water penetration and condensation. 	<ul style="list-style-type: none"> ◆ Accessories that do not make up part of the roof, such as lightning arrestor systems, antennae, solar heating systems. ◆ Inspect or comment on any area or component, in whole or portion thereof, that is not reasonably accessible or readily visible. ● <i>Walk on roofing where in the judgment of the Inspector could be dangerous or cause damage.</i>
Exterior	<ul style="list-style-type: none"> ◆ Exterior wall surfaces, eaves and trim. ◆ Doors, windows and flashings. ◆ Garages and carports. ◆ All entrances such as porches, decks, balconies, including stairs, guards and railings. ● <i>Observe and report impact of lot grading, landscaping, retaining walls, walkways and driveways on the building.</i> ● <i>Test the operation of power operated garage door openers, including the stop and automatic reverse function.</i> 	<ul style="list-style-type: none"> ◆ Ground and soil conditions. ◆ Yard fencing. ◆ Seasonal accessories such as removable storm windows, storm doors, screens and shutters. ◆ Storage sheds and other structures not related to the building. ◆ Any item or facilities not directly related to building structure, such as swimming pools, saunas, hot tubs, tennis courts, etc. ◆ Inspect or comment on any area or component, in whole or portion thereof, that is not reasonably accessible or readily visible.
Structure	<ul style="list-style-type: none"> ◆ Foundations. ◆ Floors. ◆ Columns. ◆ Walls. ◆ Roofs. ◆ Chimneys. ◆ Attics. ◆ Crawl spaces. 	<ul style="list-style-type: none"> ◆ Inspect or comment on any area or component, in whole or portion thereof, that is not reasonably accessible or readily visible. ● <i>Observe and report any evidence of water penetration, condensation and mold.</i> ● <i>Observe and report any evidence of deterioration from insects, rot or fire.</i>



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Insulation & Ventilation	<ul style="list-style-type: none"> ◆ Insulation and vapour barrier in accessible attics, crawl spaces and unfinished basements. ◆ Ventilation of attics and unheated crawl spaces. ● <i>Operate exhaust fan ventilation systems.</i> 	<ul style="list-style-type: none"> ◆ Concealed insulation, air and vapour barrier systems. ◆ Inspect or comment on any area or component, in whole or portion thereof, that is not reasonably accessible or readily visible.
Electrical	<ul style="list-style-type: none"> ◆ Service entrance cable and location. ◆ Main service panel and auxiliary panels. ◆ Panel over-current protection and system grounding. ◆ Branch circuit wiring and related over-current protection. ◆ Amperage and voltage ratings of the main service panel. ◆ Readily accessible and removable panel covers designed for homeowner access may be removed for inspection. ● <i>Test the operation of the ground fault circuit interrupters and installed smoke detectors.</i> ● <i>Randomly select and operate a representative number of permanently installed light fixtures and outlets.</i> ● <i>Outlets noted above are to be checked for polarity and grounding. All exterior outlets and those within five feet of plumbing fixtures will be checked for polarity and grounding.</i> 	<ul style="list-style-type: none"> ◆ Secondary wiring system such as low voltage wiring, telephone wiring, cable television wiring, etc. ◆ Any components not related to the primary electrical system such as security systems, etc. ◆ Inspect or comment on any area or component, in whole or portion thereof, that is not reasonably accessible or readily visible. ● <i>Dismantle, remove, adjust or perform any task on any electrical equipment that would require a qualified trades person to perform.</i> ● <i>Insert or remove fuses, or operate circuit breakers.</i> ● <i>Provide or remove power for equipment.</i>



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Reference Heading	An Inspector IS required to:	An Inspector is NOT required to:
Permanently Installed Heating & Cooling Systems	<ul style="list-style-type: none"> ◆ Furnace and distribution system, including fans, flue piping, vents, chimneys dampers, supports, filters, ducts and registers. ◆ Boilers and distribution system, including flue piping, vents, chimneys pumps, piping, valves, supports, insulation, radiators and convectors. ◆ Heat recovery ventilator. ◆ Electric heaters. ◆ Cooling equipment and distribution system, including fans, ducts, dampers, supports, filters, insulation, registers and piping. ◆ The presence of manufacturers built-in safety controls. ◆ The presence of a heating source in each room. ● <i>Test system using the thermostat or other similar standard operating controls.</i> 	<ul style="list-style-type: none"> ◆ Portable heating units. ◆ Portable cooling units such as window air conditioning units, portable humidifiers and portable dehumidifiers. ◆ Buried or underground fuel storage tanks or piping. ◆ Inspect or comment on any area or component, in whole or portion thereof, that is not reasonably accessible or readily visible. ● <i>Dismantle, remove, adjust or perform any function on any heating or cooling equipment that would require a qualified trades person to perform.</i> ● <i>Operate any system which in the judgment of the Inspector could cause damage to the equipment.</i> ● <i>Ignite or extinguish pilot lights, change settings or conditions on equipment.</i> ● <i>Observe if the heat and air distribution in the building is balanced or adequate.</i>
Plumbing	<ul style="list-style-type: none"> ◆ Main water supply piping into the dwelling and distribution piping, pipe supports and any leaks in the above piping systems. ◆ Fixtures, faucets and valves and isolating valves. ◆ Drain, waste and vent piping, pipe supports and insulation. ◆ Hot water heater, including fuel supply piping, flue piping, vents, chimneys and manufacturer's built-in safety controls. ◆ Interior sumps and sump pumps. ◆ Observe and report on the presence of cross connections that could contaminate the potable water. ◆ Observe and report on the hot water heater. 	<ul style="list-style-type: none"> ◆ Water treatment devices. ◆ Automatic air vents. ◆ Foundation drainage system and yard piping. ◆ Any item or facilities not directly related to the house plumbing such as swimming pools, saunas, hot tubs, solar systems, etc. ◆ Observe or comment on the quality of water supply, and whether public or private. ◆ Observe or comment on outdoor waste disposal systems located on the property and determine whether public or private. ◆ Inspect or comment on any area or component, in whole or portion thereof, that is not reasonably accessible or readily visible. ◆ Outdoor or fire sprinkler systems.



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Plumbing	<ul style="list-style-type: none"> ● <i>Water volume and pressure should be tested by opening the faucets to obtain a reasonable flow of one or more fixtures simultaneously and at various locations in the dwelling.</i> ● <i>Water drainage should be tested by draining one or more fixtures simultaneously and at various locations in the dwelling.</i> ● <i>Observe and report on the presence of manufacturer's built-in safety controls at hot water heater.</i> 	<ul style="list-style-type: none"> ● <i>Operate any valve other than those used on a regular or daily basis.</i> ● <i>Dismantle, remove, adjust or perform any function on any plumbing equipment that would require a qualified trades person to perform.</i> ● <i>Ignite or extinguish pilot lights, change settings or conditions on equipment.</i> ● <i>Inspect or comment on any area or component, in whole or portion thereof, that is not reasonably accessible or readily visible.</i>
Interior	<ul style="list-style-type: none"> ◆ Floors, walls, ceilings and trim. ◆ Fire separating walls and party walls. ◆ Stairs, guards and railings. ◆ Solid fuel burning appliances, including fireplaces and wood stoves. ◆ Observe and report on the presence of smoke detectors. ● <i>Observe the condition of permanently installed counters and cabinets.</i> ● <i>Randomly select and operate, where reasonably accessible, a representative number of doors and windows.</i> ● <i>Observe and report on any evidence of water penetration and condensation.</i> ● <i>Test operation of smoke detectors with test button.</i> 	<ul style="list-style-type: none"> ◆ Treatments such as paint, wallpaper, carpeting, blinds, drapes and other similar treatments. ◆ Kitchen, bathroom and laundry appliances. ◆ See also EXTERIOR section. ◆ Inspect or comment on any area or component, in whole or portion thereof, that is not reasonably accessible or readily visible. ● <i>Ignite or extinguish fires.</i> ● <i>Comment on fireplace insert installation.</i>