



# National Home Inspector Certification Council



I'm sending this to you as a National Certificate Holder. Over the past 8 months you have likely received a lot of conflicting information about what is happening to the "National Certificate Holder" designation. **If you do a Google search for the term "CAHPI" you will be directed to the provincial sites....** not the national. In a letter from Bill Sutherland (CAHPI President) to Claude Lawrenson (NCA Chair) telling him that the national program is terminated.

On the second page of that letter the second paragraph starts: *"Effective immediately, the NCA, which administers the NCP and is owned by CAHPI, will be absorbed and managed by a new CAHPI standing committee. The provincial or regional chapters of CAHPI will maintain all national certificates until the certificates expire in 2011. When inspectors' certificates expire in 2011, their status as national certificate holders or candidates will terminate."*

The first sentence of that paragraph gives the impression that CAHPI owns the NCP, but if you read it carefully, it actually says that CAHPI owns the NCA (National Certification Authority). The NCA was the administrative committee of the CAHPI National Certification scheme. More to the matter of fact the National Certification Program (NCP) is owned by the Construction Sector Council. They gave the NHICC the right to administer the National Certification Program.

CAHPI National gave administrative responsibility to their CAHPI provincial associations. To qualify and to maintain the National Standard "they" will have to be accredited by a recognized independent third party accreditation body. It is our general understanding that many provincial associations are reluctant to do that. Even to this point the RHI designation requirements are not consistent in each and every province. That was an issue that has remained unresolved for years. So the alleged significance of accreditation gained by some will be at best primarily based on a provincial representation. Even with the onset of licensing the RHI designation requirements remains inconsistent.

Respectfully there are and always will be diverse points of view in the provinces. Ultimately this will signify that as provincial versions of the National Certification Program evolve there will truly not be a uniform national standard among them. There will be noticeable differences. Thus CAHPI cannot sustain a National Certification through the provinces. Even the project managers' report highlighted this problem back in 2005. From the CHIBO II Report – Construction Sector Council in partnership with CAHPI: *"The governance and structural elements of the models are based on criteria defined in CAN-P-9 Standard "Criteria for Accreditation of Personnel Certification Bodies". Additionally on page 28 of the report it notes: **"Rationale: It is not appropriate to require individuals who are within the National Certification Program to be members of CAHPI provincial associations, because this requirement would give the provincial association the power to determine whether or not an individual should be within the National Certification Program. This power must remain with the National Certification Council."***

More recently with the redesign of CAHPI to a national home inspection associations with members, one must question over the large lapse of time (years) the value and rigor of upholding maintenance requirements of the NCH designation.

Also consider that some of the provincial associations are now suggesting that trades and services be transferrable from province to province. The National Certification Program plan always specified that provision as one of its universal goals, and key components. Conflicting provincial differences will make it almost impossible to truly offer a "uniform national standard" for the entire private home inspection sector. The best way to have it "transferability" is through uniform certification, as stated over the past year by a number of concerned stakeholders.

***"The proposed solution to problems precipitated from the CAHPI action is to immediately re-establish the National Certification Authority and give it permanent autonomy as an incorporated national entity, independent of all home inspector association or other vested interests. In essence, this means to re-implement the National Certification Program as originally designed, have it administered by an independent NCA, and have all roles and responsibilities related to the National Certification Program explicitly aligned to CAN-P-9 criteria. The status of all National Certificate Holders, Candidates, and accredited course providers would revert to that existing prior to abolition by CAHPI, thus minimizing their hardship."***

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Under the former NCA, CAHPI and its' provincial associations, after a number of proposals tabled by the elected NCA directors, vetoed thus refusing the "independent" NCA recognition plan. Furthermore, the original "national certification plan" certification requirements were never completely implemented. Thus to maintain the stated rigor originally mandated; changes are long overdue. Increased rigor is now being implemented, which includes a National Exam and a Test Inspection/Peer Review. (TIPR) Test Inspections with Peer Review has become part of the new norm.

## So, ultimately what value does the NCH provide?

1. **"National" Certification** – uniform national standard of competency (*Limitation: provincial certification programs vary*)
2. **"Portability"** – increased worker mobility from one province to another (*Limitation: your provincial level certification is currently not transferable across Canada*)
3. **"Independent assessment"** of inspection skills against the National Occupational Standard, void of association politics
4. **"Rigor"** – amplified concentration on assessment to assure "competency"
5. **"Consistency"** - provides assurance that property inspection services available in the province are consistent with inspection services available in other parts of Canada
6. **"Recognition"** by CSC, CMHC and other stakeholders – ACBOA, FNNBOA, etc.
7. **"Preferred rates"** for E&O
8. **"Cost efficiencies"** as a registrant (Lowest annual fees)
9. **"Acknowledgement"** to CMHC, CSC and consumers that you meet the **uniform national standard of competency** by listing NCH's on the user-friendly publicly accessible NHICC National Database of National Certificate Holders
10. And much more.....

The NHICC strongly encourages membership in your association of choice. **However, the bottom line is that if you want to maintain your "national certification status", the only practical option is to transfer and maintain your NCH to the NHICC.**

**History of Ongoing Support of the NCH:** To smooth the transition and to assure that your NCH/NHI remains current, we strongly urge you to consider this "renewal option". The renewal fee from July 2010 is \$100 for one year and \$175 for two years. The NHICC waived administrative fees until June 30, 2011. After that date, an administrative fee of \$100.00 will be added, and some additional documentation could be required.

If you apply now in January 2011 and up to March 1st, the fee **will be pro-rated** so that a \$50 renewal fee will carry you through to the end of June 2011 and \$150 will secure your NCH status until the end of June 2012. Please add the appropriate taxes for your area.

**If you would like more information or would like a transfer application go to the NHICC web page is: [www.nationalhomeinspector.org](http://www.nationalhomeinspector.org) Click on the "Certification" link and you will find the "NCH transfer" in the column on the left side.**

If you feel that the credibility earned of your National Certification has significance and value to you and to your clients, the **only** option is to maintain it at the "national level" through the NHICC. Quite a good number of NCH and new candidates have already made the move; hopefully you will consider the value of your "earned" credential.

If you have questions please email us at: [admin@nationalhomeinspector.org](mailto:admin@nationalhomeinspector.org)