

The BC Inspector



Inspectors and Realtor Referrals

Consumer Protection BC would like to remind inspectors what the tips are to Realtors regarding referrals of inspectors:

Realtors should:

- Be aware that home inspectors are required to be licensed by Consumer Protection BC as of March 31, 2009;
- Be aware that home inspectors are now required to meet training standards of one of the associations listed [here](#);
- Encourage consumers to check the Consumer Protection BC website (www.consumerprotectionbc.ca) to find a licensed home inspector;
- Encourage consumers to ask to see the Consumer Protection BC wallet-sized licence issued to home inspectors before signing a contract for a home inspection; and,
- Contact the Consumer Protection BC with any inquiries or complaints at 1 888 564-9963.

Realtors should NOT:

- Request information about the contents of a home inspection report as it is against the law for home inspectors to disclose the contents except:
 1. With permission from the consumer;
 2. As required by law; or
 3. If in the opinion of the licensee the property poses a serious health or safety risk.
- Make a referral to a home inspector if there is a conflict of interest in relation to a home inspection that results in a material gain for the home inspector.

Penalties for violation of the regulations can range from having conditions imposed on the licensee to penalties up to \$5,000.

(Extracted from information provided by Tatiana Chabeaux-Smith – Manager Public Relations – Consumer Protection BC)

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The BPCPA is currently doing business as Consumer Protection BC



On August 24th, 2009 the BPCPA commenced doing business as Consumer Protection BC after an extensive rebranding process which started in late 2008. The goal of creating a new brand identity was to increase visibility and relevance of the organization across our province, client and stakeholder groups. It was determined that 2 key areas would be addressed: our name and our logo.

We are now doing business as *Consumer Protection BC*. "Business Practices and Consumer Protection Authority of British Columbia" remains our legal name but will no longer be used for external or internal communication purposes. The strategy behind our name change was to simplify and shorten our name. The organization, which licenses home inspectors in BC, continues to be committed to promoting a marketplace that is fair to both consumers and businesses.

Please address any correspondence to Consumer Protection BC, including cheques and mailing labels. Please mark emails coming from <person's first name.person's last name>@consumerprotectionbc.ca as a "safe sender" should an email end up in your junk mail. You can also contact our licensing department at Operations@consumerprotectionbc.ca.

For more information about Consumer Protection BC, please visit www.consumerprotectionbc.ca. (Provided by Tatiana Chabeaux-Smith – Manager Public Relations – Consumer Protection BC)

Ask an inspector – Follow-Up (January) – Why remove Asbestos Attic Insulation

In the January issue of [The BC Inspector](#), a letter to the editor was published asking why go 'overboard' regarding asbestos contamination in a home and suggesting that a contaminated attic can just be 'sealed'. We did not receive any follow up on the article, so I will provide comments below as editor.

The suggestion that an attic can be sealed by simply sealing the attic hatch is naive and shows ignorance of standard building science problems.

The attic floor is one of the chronically-poorest-sealed surfaces in almost any home, in regards to an air barrier. Penetrating wiring, ceiling and pot lights, plumbing stacks, partition walls, HVAC ducts and pipes, and LAN & security cables, make it very difficult to seal this area effectively with traditional methods (using plastic vapour barrier as also an air barrier).

This has often resulted in lower efficiency homes due to heat loss and has on any occasions also contributed to moisture and mould build-up in the attic areas due to condensation of warm moist interior air on cold attic surfaces. This air 'leakage' can, and in most cases will, allow the asbestos fibres to enter into the home when ever the home becomes de-pressurized (the can happen simply with the opening of an external door or the operation of a range hood fan). This movement of fibres throughout the home represents a real danger to the occupants of the home.

In order to seal the attic floor, you would need to move the asbestos insulation aside in the attic and then caulk or spray foam every penetration. This work, would in itself, cause the fibres to be further disturbed, and would result in even more contamination to the home.

So realistically, there is only one safe thing to do when attic insulation is found to contain asbestos. Professionally remove the product and decontaminate the home. Sean Wiens – Editor, The BC Inspector

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ASK AN INSPECTOR - Inspector Question of the month

This month's question was submitted by a new inspector (who wished to remain anonymous) who asks:

"Would the more experienced inspectors be willing to provide a list of defects that are present in certain aged homes? Please ask them to provide some source for their information."

Well I think this is an excellent idea and I will make up and publish a schedule showing all responses received at **The BC Inspector**.

I will start the ball rolling:

Dear New inspector - Urea-formaldehyde is a spray foam insulation that can be found in many homes that were built between 1976-77 & 1980 (when it was banned). Source and more info [CMHC](#)

Please submit all responses to editor@senwi.ca

**** Submissions may be edited for content or grammar**

Ask an inspector – Follow-Up (January) Asbestos Contaminated Attic

See Editor follow up on page 2.

Also received this response:

"As we all know, asbestos is a hazardous material. Two ways for taking care of it is to remove it or seal it. Now with that said when we involve lenders or banks, they would want it removed before they lend the funds, because if this transaction should ever go south and they become the owners of the said property, they will have to cover the cost of removal of the hazardous material. At some point, someone is going to have to remove this material. Now that is what the inspector should have told the client."

Submitted by Lloyd Kenzle - C4U Inspections

Calling all expert witnesses: Have you been an expert witness against or in support of another home or property inspectors? In most cases, the judge's decisions are publicly posted and provide the rationale for making a decision one way or the other. These cases make excellent learning opportunities for a house or property inspector and your editor asks for copies of any decisions you come across to allow future posting in this newsletter.



|Industry News|

[Yellow Pages Scam Alert!](#)

[Consumer Protection BC accepts CanNachi](#)

[What is the future for the HPO?](#)

[The building industry calls for tougher standards for builders](#)

[Get the latest stats on how the housing market is doing in the GVRD](#)

[SENWI sales stats for five predominant GVRD cities](#)

[CSA Product Recall & Alerts](#)

[Health & Safety Information on household products](#)

Picture(s) of the Month



The owner could not figure out why their mirrors were steaming up but were pleased with their home made felt!

Picture submitted by BCIPI Inspector: Glenn Duxbury

This roofing installer graduated from Emily Carr and likes alternating patterns. The next section was going to be checkerboard.

Picture submitted by BCIPI Inspector: Daniel Leung



Don't want visitors – Just unhook the cable! Let's see, do I have a inspection premium for a rock fortress footing??

Picture submitted by BCIPI Inspector: John Kostelnik



CPD Corner (Continuing Professional Development)

Please see our **New** [CPD Calendar](#) for specific seminars and events in your area.

(I recommend the 'Agenda' view for a summary of events)

Of notable mention is a **new** [HPO Building Smart Seminar](#) on

CHANGES TO PART 10 OF THE BC BUILDING CODE AND EMERGING

GREEN TECHNOLOGIES running in many cities throughout BC.

Drop me a line and let me know what you think of the new CPD calendar.

Please spread the word about **The BC Inspector**. Forward this to other inspectors you know and tell them if they are interested in receiving it to subscribe. We aim to be BC's best and biggest CPD focused newsletter for inspectors.

Notes:

- **The CPD calendar is currently set to 'public' and can be viewed by anyone.** Over the upcoming months, it will be set to be available only to those who have subscribed to this free newsletter and then only to those who have Google accounts. For those that have received this newsletter directly from editor@senwi.ca (subscribers), your email address will be set up with viewing access to this calendar. You must have a Google account utilizing the email address you received this newsletter by. If you have a Google account utilizing a different email address, please forward it to me and I will set up permissions for that address.

For those that are receiving this newsletter through a forward by someone else, you will need to subscribe to this newsletter (send a message with subject 'subscribe' to editor@senwi.ca) and set up a Google account in order to keep viewing this excellent resource in the future.

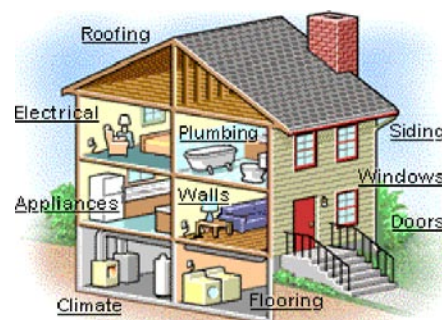
- ASTTBC has repaired the online CPD log that all BCIP Members must use to log their credits as of Jan 2010. Please logon to [Online CPD Log](#) to ensure your credits are up to date.

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Inspector Fun (sometimes!)

[Home Inspection Nightmares V](#)

Photo's submitted by inspectors throughout the USA. Do you have something you think could beat these photos? Submit them today to editor@senwi.ca.

[Think you are a good inspector? Prove It!](#)

[Be glad you did not inspect this Condo in China and say 'looks good to me'](#)

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