



CANADIAN ASSOCIATION OF HOME &
PROPERTY INSPECTORS

ASSOCIATION CANADIENNE DES
INSPECTEURS DE BIENS IMMOBILIERS

Canada's Voice of the Home Inspection Industry



July 11, 2017

ANNOUNCEMENT

Dear CAHPI Members,

With pride, the CAHPI Board of Directors takes this opportunity to introduce CAHPI – as a truly National body...
as an individual inspector, you will now be a member of CAHPI.

The Association is offering a warm welcome to new members; presenting them with opportunities to advance their professional standing.

CAHPI will continue to be *Canada's Voice of the Home Inspection Industry*, with which to speak to Canadian home inspectors and other industry stakeholders – to further our mutual interests on a National basis.

CAHPI will have a single administration with a dedicated Board of Directors and staff to positively affect nationwide professional standards and communication.

The membership qualification criteria will be a single National standard for professional designations. (Existing Registered Home Inspectors (RHI)[®] and National Certificate Holders will retain their designations and logo use privileges).

It is important to state that it is my belief that this new CAHPI structure is the best way forward for Canadian Home Inspectors, and it opens the door to greater options and opportunities not only for individual inspectors, but also for each of our respective provincial/regional bodies. Restructuring will allow CAHPI to be more able to respond to concerns that have been expressed over the last several years.

The following motion was carried at the May 4, 2017 CAHPI Board of Directors meeting,

It is moved that CAHPI ceases to function as an "association of associations" and offers membership to individual inspectors only. This motion recognizes that there will a transition period to allow its present provincial/regional members to organize around this new paradigm and directs that CAHPI's present Board of Directors immediately begin to draft new By-laws that reflect the new paradigm.

Shortly, a re-branded website with member portal will be launched and later this year the new By-laws, policies and procedures will be approved. As part of this process, CAHPI will be working with each of you and your

respective associations to outline the new relationships between CAHPI and the provincial and regional associations. This includes areas such as mentoring management, test inspections with peer review (TIPR) and continuing education, as well as defining the new structure. For example, it has been proposed that in some provinces the association or meeting group will become a chapter of CAHPI, and that there will be flexibility in how this is structured from province to province.

I apologize for the length of this communication, but we wish to move forward with complete transparency.

This national body will not be involved in the localized issues that are better handled by local inspectors and organized as they see fit.

Background

You may not have been aware that the CAHPI National Board of Directors has been faced with some difficult challenges in the past few years. The withdrawal of CAHPI(BC) was financially and morally shocking to all. The lack of engagement by other associations has, at times, tied our hands when trying to move forward with important initiatives. We were not permitted to communicate directly with inspectors; all communication was filtered through the provincial association's office. In many cases, this has led to inspectors being unaware of the good work being done for them by CAHPI National.

Compared to other home inspector associations, which have a less democratic governance model, we lacked the agility to respond quickly to market and technological changes that impact our profession.

Our governance model left us financially dependent on member associations, and as a result has limited our resources to move the interests of Canadian home inspectors forward with the general public, regulators and industry stakeholders.

The foundation of CAHPI was built by a number of regional and provincial home inspector organizations throughout Canada in the early 1990's; many of these groups had previously functioned as chapters of ASHI. Given the political and cultural differences between the United States and Canada, there was a perceived need for a National body with a Canadian voice to further the ambitions of our profession in this country – a need which still exists.

The governance model, consisting of a National association, the membership of which was made up of the various provincial/regional associations, arose out of the need to preserve regional autonomy and the local politics that accompanied those organizations. The National association's By-laws reflected this model; leaving individual inspectors as members of their provincial/regional associations, but not members of the National association. These terms were a compromise to ensure the existence of a reputable National organization; but it is not, as recent experience has taught us, the ideal governance model. It was a starting place, but things have changed...

Evolution

Relatively speaking, our ability to communicate quickly and effectively with inspectors across the country has improved immensely in the last 20 years; it is inexpensive and ubiquitous. It is as easy to reach out to 5,000 people as it is to 20 people. Email, the internet and virtual meetings, to name just a few innovations, allow us to centralize communications nationally and enjoy the accompanying economies of scale.

Regulation is burgeoning, and while provincial governments have struggled to come up with a practical model that meets the needs of the consumer and the inspector, CAHPI provincial/regional associations (our current membership) have unfortunately not appeared as a mature and unified model of our professional association; one that could be looked to as an authoritative guide for developing those regulations. This has arisen out of the persistent regionalism that negatively affects our forward momentum. While National has had some important victories such as our influence in the establishment of the CSA A770 Home Inspection Standard, we have also had many missed opportunities because of the weight of our governance model. At present, CAHPI associations have seven Boards of Directors and the accompanying administrative costs and burdens that arrangement presents.

In closing, I would like to address a concern that has been raised. In no uncertain terms, I want to assure you that CAHPI's restructuring will NOT create competition between the provincial associations and CAHPI. CAHPI will continue to work WITH your association. In fact, we are counting on a continued, symbiotic relationship with your association to ensure a stronger network for all of us – across the country and in your own backyard.

As work progresses, future release of information will be sent to your provincial association and, in addition, will be distributed to individual inspectors across the country regardless of current affiliations.

We encourage you along with your association board members to contact us president@cahpi.ca if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'G. Clarke', with a horizontal line extending to the right.

Graham Clarke, P.Eng, RHI
President, CAHPI National