



**CSA A770:16**  
National Standard of Canada  
(reaffirmed 2021)



# Home inspection



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# *National Standard of Canada*

## **CSA A770:16** **Home inspection**



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# Preface

This is the first edition of CAN/CSA-CSA A770, *Home inspection*.

This Standard specifies minimum requirements for a home inspection and provides information for performing an inspection on dwellings. These inspections are typically carried out on single family homes of any building configuration, often, although not necessarily, as part of a real estate transaction. This Standard provides important and practical requirements on what items are to be inspected as part of a home inspection. This Standard is not intended to provide comprehensive requirements for the methods to be used to perform a home inspection or specific conditions to look for in a home. This information would typically be available through a recognized home inspection training program.

This Standard has been developed through the collaboration of home inspectors, regulators, consumer agencies, and various technical specialists.

CSA Group acknowledges that the development of this Standard was made possible, in part, by the financial support of Service Alberta, British Columbia Office of Housing and Construction Standards, Manitoba Securities Commission, Ontario Ministry of Government and Consumer Services, and Financial and Consumer Affairs Authority of Saskatchewan.

This Standard was prepared by the Technical Committee on Home Inspection under the jurisdiction of the Strategic Steering Committee on Construction and Civil Infrastructure, and has been formally approved by the Technical Committee.

This Standard has been developed in compliance with Standards Council of Canada requirements for National Standards of Canada. It has been published as a National Standard of Canada by CSA Group.

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  - c) *wording of the proposed change; and*
  - d) *rationale for the change.*

# CSA A770:16

## Home inspection

### 0 Introduction

#### 0.1 General

The intent of this Standard is to establish the requirements for the physical inspection of dwellings. This Standard is intended to provide a basis for the expectations of parties who have a stake in the home inspection. Some clients might wish to obtain an enhanced level of assessment of the home and property beyond the scope of this Standard.

#### 0.2 Users

This Standard is intended to be used by home inspectors who are performing inspections, typically conducted as part of a real estate transaction. It may also be used by other individuals and organizations to better understand the scope of work covered by a home inspection conducted in accordance with this Standard.

#### 0.3 Application

This Standard is primarily used to establish minimum requirements for a home inspection for

- a) clients who are purchasing or selling a home; and
- b) other purposes for which the inspector or client chooses to apply this Standard.

#### 0.4 Home inspections

A home inspection is intended to be a non-invasive evaluation of the condition and performance of systems and components of a home. The primary objective is to identify and report any items that do not perform their intended function. The focus of a home inspection is typically on significant issues that are readily visible to the inspector as opposed to minor building deficiencies. Inspection of cosmetic, maintenance, and other non-critical items are typically not part of a home inspection. Home inspections in accordance with this Standard are not intended to verify a home's compliance to codes and regulations (e.g., building codes).

Home inspectors might wish to provide additional services beyond the requirements of this Standard if they are qualified and competent to do so. Any additional service to be provided that is beyond the scope and requirements of this Standard should be made clear to the client, e.g., through a contractual agreement.

#### 0.5 Guidance to users

This Standard is organized into two main parts: the main body of the standard, which contains the mandatory requirements for home inspections, and Annex A, which contains non-mandatory commentary for the user.

Clause 4 contains the general requirements that apply to all home inspections. This Clause is intended to frame the inspection for the user as it specifies the general requirements for the scope of the inspection, methods of inspection, and reporting. Particular attention should be given to Clause 4.3.3.2 as this Clause states the general conditions to be examined for during inspection of any given system or component that is covered in Clause 5.

Clause 5 covers the systems and components that are to be inspected at minimum. Specific inspection requirements, including key conditions that are to be examined for, are given throughout Clause 5 where these are considered critical to a minimum inspection. It is important to note that, aside from any specific inspection requirements given in Clause 5, the user must bear in mind the overall reporting objectives of Clause 4.3, and especially the conditions to be identified in Clause 4.3.3.2, while carrying out inspection of a given system or component.

Annex A is informative (i.e., non-mandatory). It is intended to provide the user with additional information and commentary that might be useful for understanding the requirements of this Standard and conducting a home inspection.

## 1 Scope

### 1.1 General

This Standard specifies requirements for the physical inspection of dwellings, including

- a) the systems and components in and around a home that are to be inspected as part of a home inspection;
- b) the minimum extent to which a home is required to be inspected;
- c) general methods to be used for
  - i) the examination and assessment of building components and systems at the time of the inspection; and
  - ii) non-invasive inspection and testing; and
- d) minimum reporting requirements.

### 1.2 Application

This Standard applies to both site-built and factory-built (i.e., prefabricated) dwellings including, but not limited to, all or part of

- a) detached and semi-detached dwellings;
- b) townhouses; and
- c) duplexes, triplexes, and other dwellings in multi-unit buildings.

**Notes:**

- 1) *Dwellings in multi-unit buildings can be owned (e.g., as in a freehold, condominium unit, strata unit, or co-op) or rented by the occupants.*
- 2) *In this Standard, a condominium unit, strata unit, or co-op does not include portions of the building owned in common with other owners. These items may also be included in an inspection and employ this Standard by contractual agreement (see Annex A).*
- 3) *Although this Standard is for the inspection of the dwelling and associated property, some properties can include one or more ancillary buildings or structures. These may also be included in an inspection and employ this Standard by contractual agreement.*

### 1.3 Exclusions

This Standard does not apply to

- a) qualification, competency, or certification of individuals conducting a home inspection;
- b) inspection of industrial, commercial, or institutional buildings; or
- c) common elements in condominiums, strata plans, etc.

**Note:** *Common elements in condominiums, strata plans etc., may be included in an inspection by contractual agreement and employ this Standard (see Annex A).*