

# EBPHI ANNOUNCES RESULTS OF ROLE DELINEATION STUDY



Uli Sommers, Examination Board of Professional Home Inspectors

The Examination Board of Professional Home Inspectors (EBPHI) has developed and maintained the National Home Inspection Exam (NHIE) since 1999. The exam is the cornerstone for entrance into the profession of home inspection in the United States and Canada. A key component of maintaining the exam is to perform a Role Delineation Study (RDS) every five years. The study analyzes the profession to understand what changes have occurred and updates the exam template from which exam questions are derived.

The work of updating the current NHIE content outline was primarily accomplished through the work of a Role Delineation Task Force (RDTF) comprised of subject-matter experts (SMEs) in home inspection. The RDTF was selected to represent different geographic areas and firm types. A panel of external peer reviewers was invited to critique the RDTF work product. There was a total of 1,216 complete survey responses received from the United States (1,194 responses) and Canada (22 responses). After carefully considering the characteristics of the U.S. and Canadian respondents, the RDTF determined that these respondents well represented the population of professional home inspectors with respect to key practice characteristics, including work setting, role, respondents' level of education, types of firms at which they are employed, and demographic characteristics. The RDTF agreed that there were sufficient numbers of respondents in various subgroups to produce stable and interpretable results in these groups.

## Canada

EBPHI once again extended the studies to understand the practice of home inspection in Canada and to learn about similarities and differences between the NHIE's domains, tasks, and knowledge base and Canadian practices. The results of the Canadian survey participants showed a very similar approach to the scope of inspections compared to the United States. Within Canada, five provinces were represented, with the highest number of respondents from Ontario.

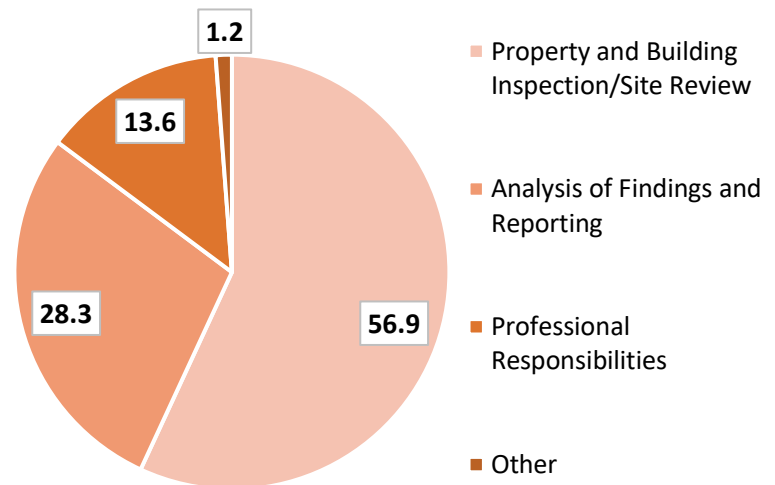
	N	%
<i>Alberta</i>	4	18.2%
<i>British Columbia</i>	3	13.6%
<i>Nova Scotia</i>	2	9.1%
<i>Ontario</i>	11	50.0%
<i>Quebec</i>	2	9.1%
<b>Total</b>	<b>22</b>	<b>100%</b>

## Scope of Inspections and Results

The overall structure of three domains of practice was retained from the existing content outline:

- Domain 1: Property and Building Inspection/Site Review
- Domain 2: Analysis of Findings and Reporting
- Domain 3: Professional Responsibilities

## Time spent per Domain in %:



The RDTF clarified and augmented the existing task and knowledge statements and incorporated emerging areas of practice such as Alternative Energy. A new task, Identify and inspect common life safety equipment and systems to assess defects and issues that may affect people or the performance of the building, was created and existing knowledge related to life safety was relocated to it. To collect data on the extent to which ancillary services are provided by home inspectors, the RDTF created a list of 58

ancillary services that may be provided by home inspectors either as part of, or in addition to, existing inspection services.

The delineation process resulted in an outline comprising of 3 domains of practice, 19 tasks, 253 knowledge statements, as well as a list of 58 ancillary services. After the RDTF

performed its work in updating the existing examination content outline, they obtained from a large cohort of home inspectors' valid evidence for the domains, tasks, and knowledge bases. The survey contained five components, with rating scales to validate each component, as shown below.

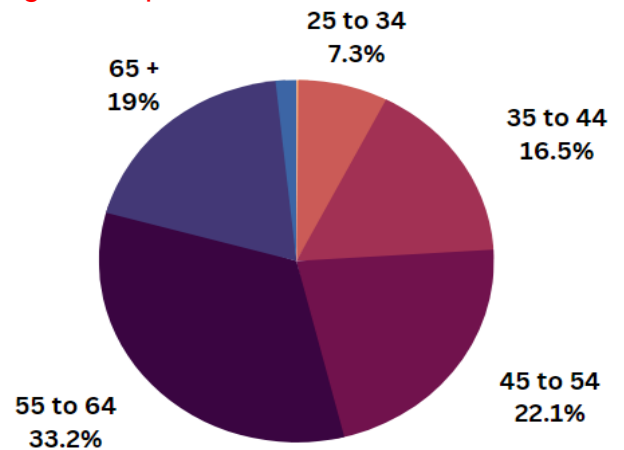
### Validation Survey Components

Survey Section	Data/Rating Collected	Number of Statements to Rate
Domains	Percentage of time spent per domain and harm level if performed correctly	3
Tasks	Frequency with which tasks were performed and the potential for harm if the tasks were performed incorrectly	19
Knowledge	Importance for new Home Inspector to possess the knowledge	253
Ancillary Services	Whether performed, either as part of inspection or as add-on/stand-alone service	58
Demographics	Varied	9

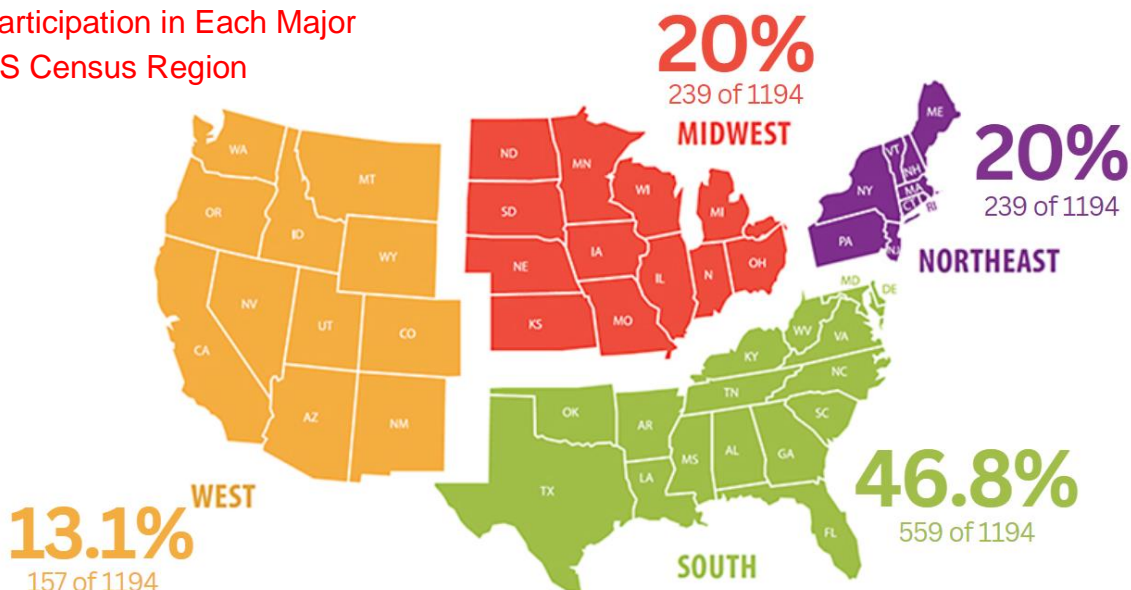
### Demographic and Professional Characteristics of Respondents

- Respondents had an average of 11 years of experience
- They represented 49 US states and 5 Canadian provinces
- Respondents represented the North, South, Midwest, and West regions of the US
- 75% of respondents were sole proprietors and 25% worked in multi-inspector firms
- 40% of respondents performed more than 200 home inspection annually

### Age of Inspectors

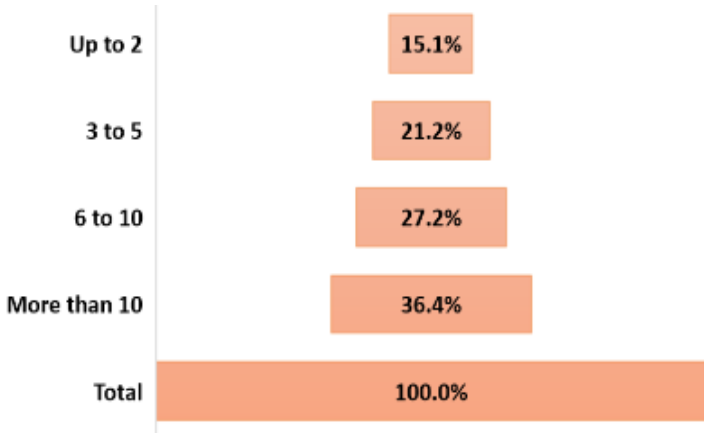


### Participation in Each Major US Census Region



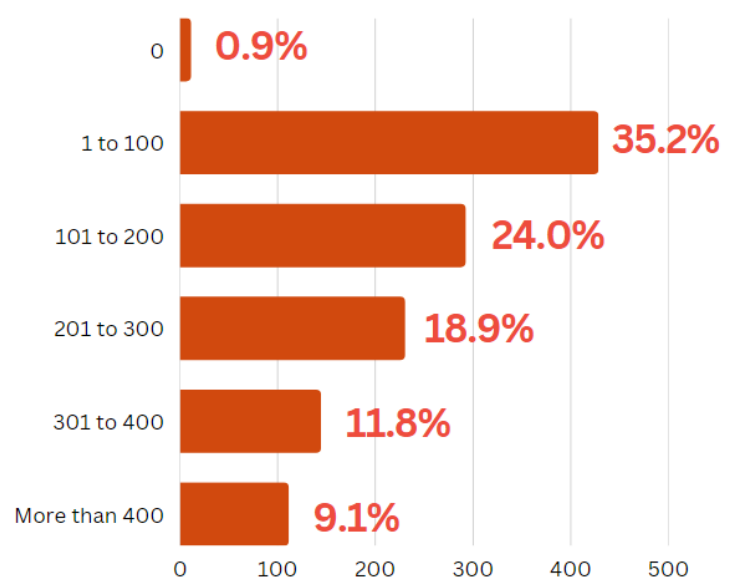
### Years of Experience

The survey respondents had an average of 10.8 years of experience.



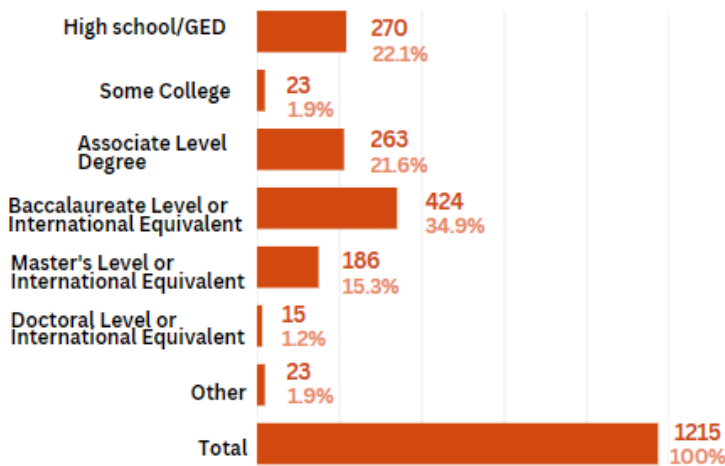
### Number of Home Inspections Performed Annually

Sixty percent of the respondents performed less than 200 home inspection annually.



### Highest Level of Education

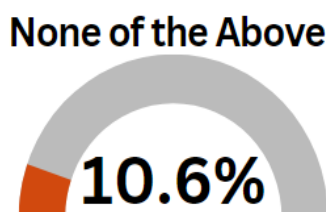
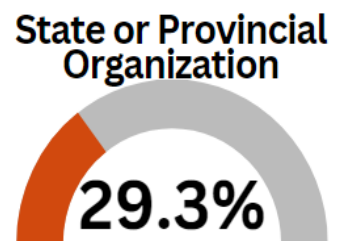
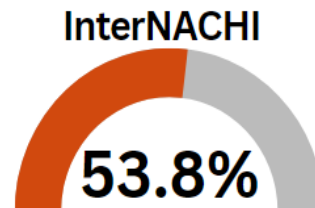
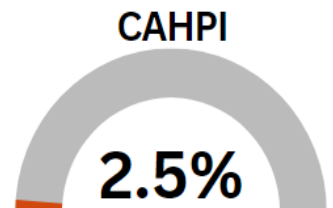
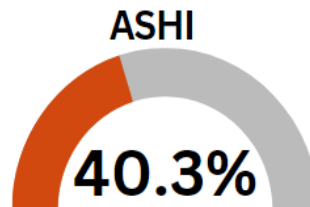
More than one third of the respondents has a Baccalaureate level or equivalent.



### Membership in Professional Organizations

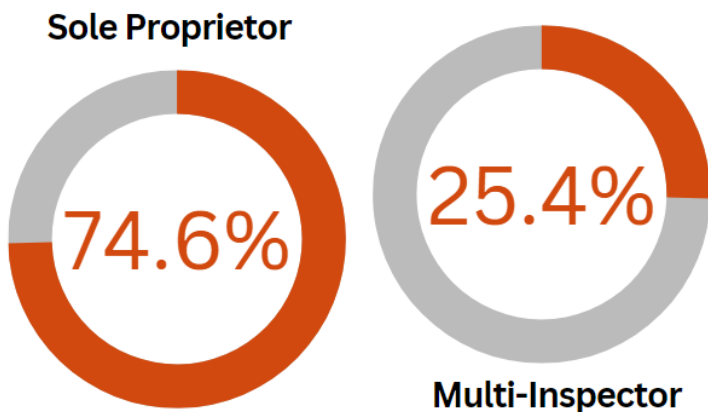
Note: Multiple responses were permitted, therefore percentages will exceed 100.

This table shows the number of survey respondents that are members in a home inspector professional association. More than half of the respondents (54%) were InterNACHI members and 40% were ASHI members.



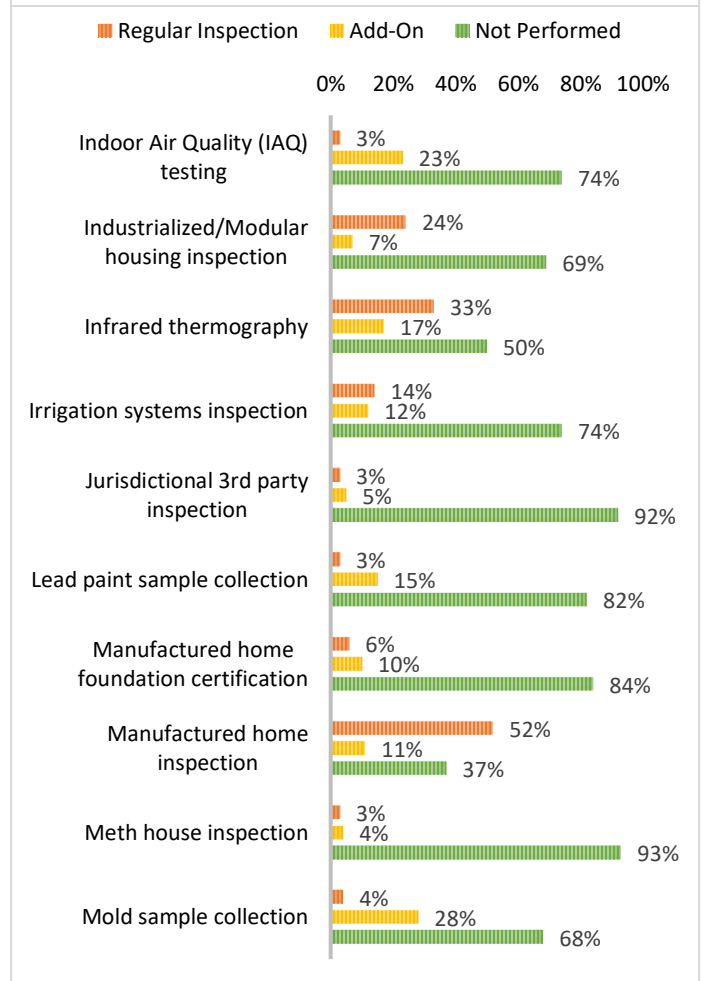
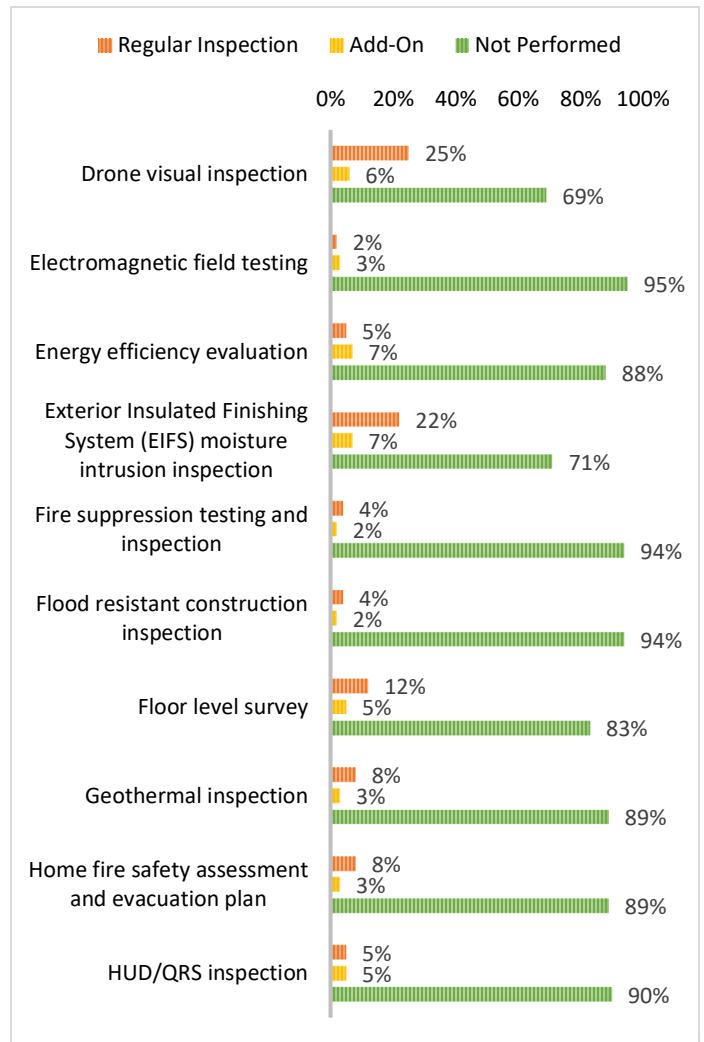
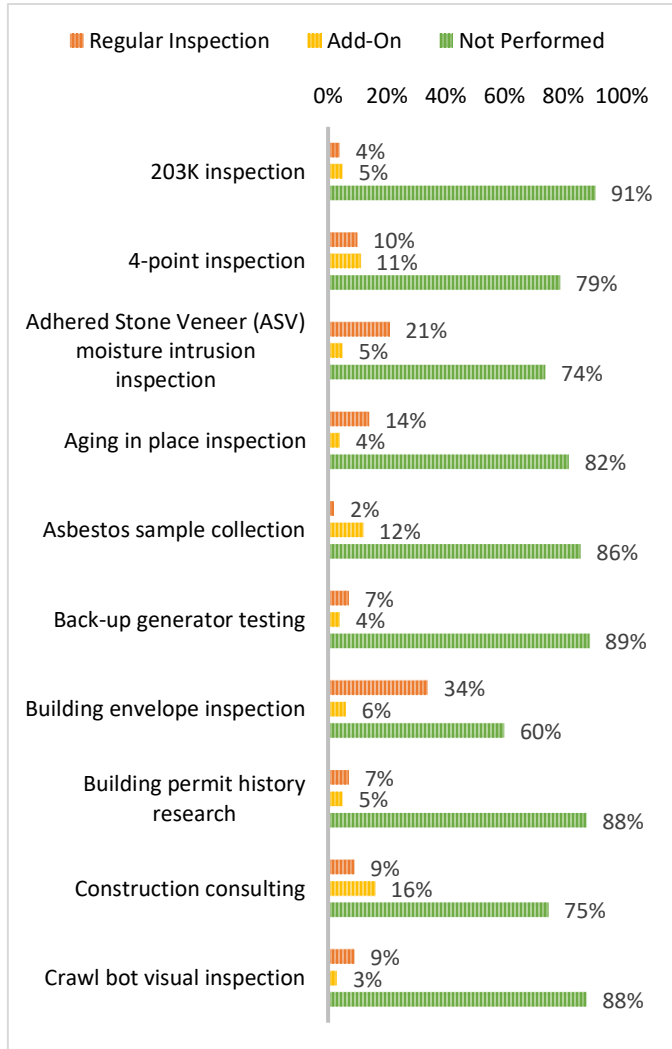
### Type of Firm(s) in which Employed

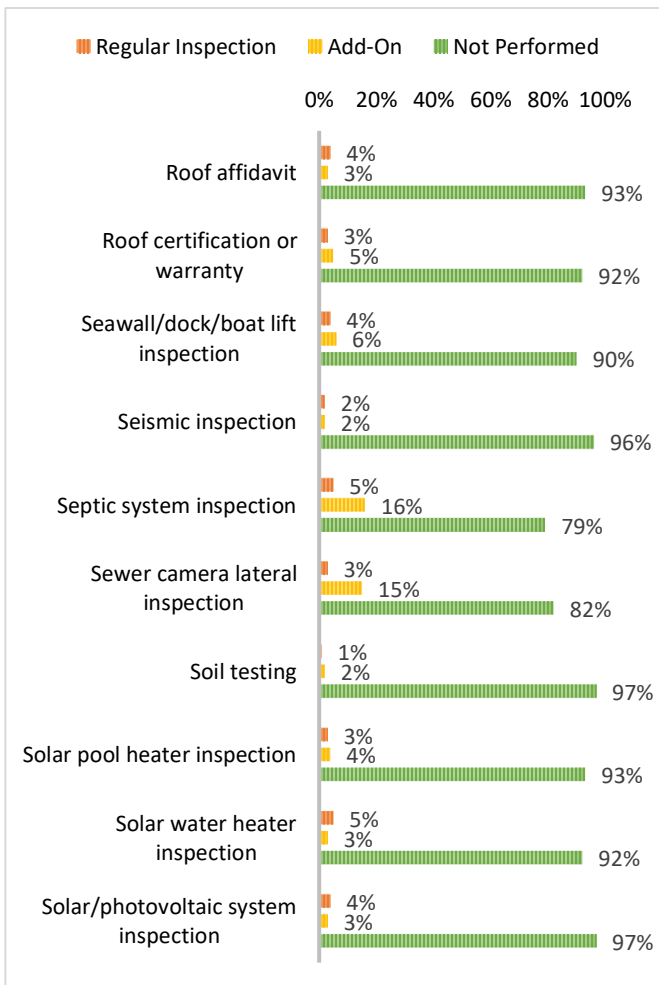
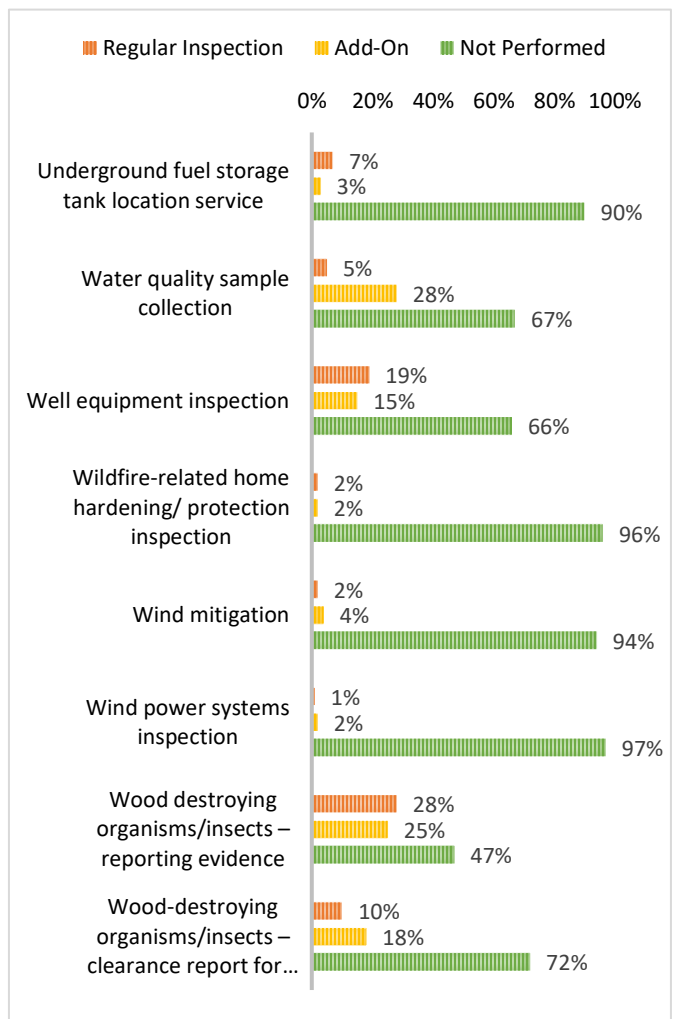
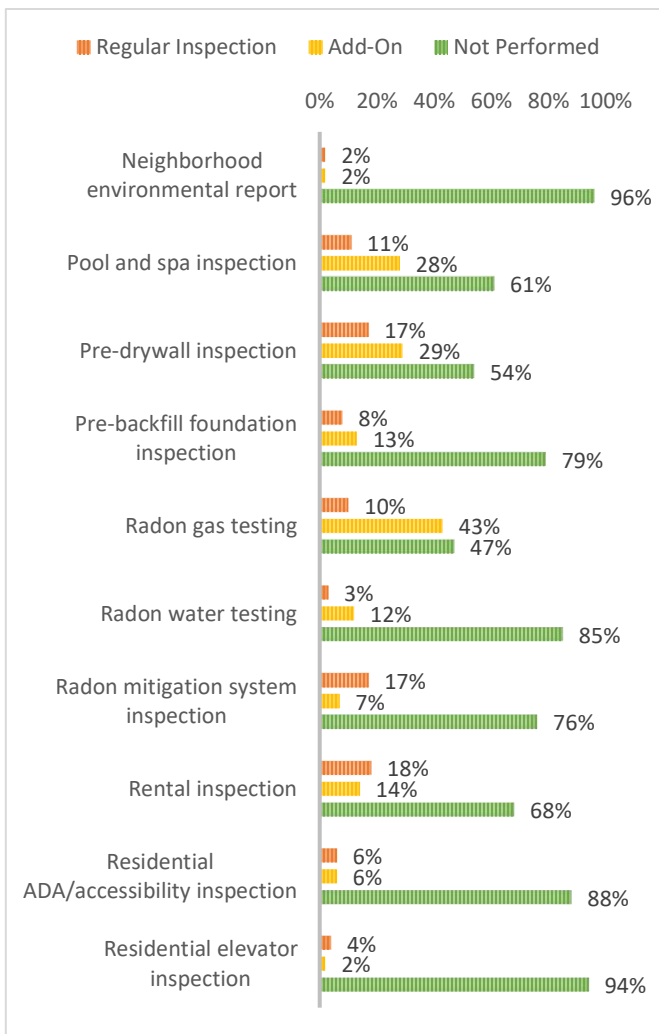
Seventy-five percent of respondents worked in sole proprietor firms.



## Ancillary Services

The RDTF delineated 58 ancillary services to be included in the validation survey. The respondents rated whether they performed the service as an add-on or stand-alone service, or whether they did not perform the service. Because of the great deal of variability in how frequently survey respondents performed the 58 ancillary services, it is premature to include any of the ancillary services into the NHIE Content Outline.





## Thank you

On behalf of EBPHI I would like to thank the members of the RDS Task Force for all their work. I truly appreciate your commitment to this 10-month long project. Additionally, I want to thank all volunteers who reviewed the draft content outline and pilot tested the survey.

Finally, thank you to all who participated in the survey. Your input provided important information about the current and evolving standard in the home inspection industry and helps EBPHI to create and maintain a high stakes exam for our profession.