

North Hennepin Community College

BIT 1805: Advanced Housing Field Inspection

A. COURSE DESCRIPTION

Credits: 2

Lecture Hours/Week: *.*

Lab Hours/Week: *.*

OJT Hours/Week: *.*

Prerequisites: None

Corequisites: None

MnTC Goals: None

This course provides students with information about housing construction elements that extend beyond basic structural, electrical and mechanical systems. The primary emphasis is to look at non-technical issues, including legal and constitutional requirements for enforcement as well as personal liability concerns. How to become an effective communicator and how to evaluate the supplemental housing elements are important components of the course. In addition, the course considers the leadership and management skills required for directing a comprehensive municipal housing inspection program. For those students interested in starting a home inspection business, the course offers information to understand marketing, liability and insurance issues.

For BIT students it is recommended that BIT 1800 be completed before taking this course.

B. COURSE EFFECTIVE DATES: 08/25/2005 - Present

C. OUTLINE OF MAJOR CONTENT AREAS

1. What is the difference between a housing code and a building code; what provisions should be included in a comprehensive housing code
2. Air conditioning systems; home insulation and attic ventilation; ventilation for moisture control
3. Listening and communication (verbal and written) skills
4. Interior elements of house construction (wall, floor and ceiling coverings, stairs, counters, windows, etc.); fire safety; environmental issues (radon, asbestos, lead paint, etc.)
5. Legal elements of housing inspection (constitutional issues, search warrants, court testimony)
6. Garages and accessory buildings; swimming pools; household appliances; rodents & wood destroying insects
7. Municipal housing inspection programs (management, budgeting, staffing and community relations); nuisance complaints and garbage houses
8. Professional practices for private inspectors; starting an inspection business; liability and insurance issues

D. LEARNING OUTCOMES (General)

1. Demonstrate ability to identify a comprehensive housing code program (Program Goals 1, 2)
2. Understand the differences between a building code and a housing code (Program Goals 1, 2)
3. Know how to inspect the non-structural elements of a residential structure and determine how they impact the structure and the occupants. (Program Goals 1, 2, 3; NHCC Core Ability Critical Thinking, comps. a, b, c; NHCC Core Ability Ethical and Civic Responsibility, comp. c)
4. Learn how to manage a municipal housing inspection program or start their own home inspection business. (Program Goals 1, 2, 3; NHCC Core Ability Critical thinking, comps. a, b, c; NHCC Core Ability Written and Oral Communication, comps. b, c, d, g)
5. Demonstrate ability to identify, analyze, and solve problems that may arise during home inspections. (Program Goals 1, 2, 3; NHCC Core Ability Critical Thinking, comps. a, b, c)
6. Demonstrate necessary skills to effectively communicate, in writing and verbally, housing inspection results to consumers. (Program Goal 4; NHCC Core Ability Written and Oral Communication, comps. b, d, g)

E. Minnesota Transfer Curriculum Goal Area(s) and Competencies

None

F. LEARNER OUTCOMES ASSESSMENT

As noted on course syllabus

G. SPECIAL INFORMATION

None noted