
DIRECTOR'S ORDER UNDER SECTION 157
OF THE *CONSUMER PROTECTION ACT* (formerly the *Fair Trading Act*)
TO
DEAN DE BENEDETTO
AND TO
ALL POINTS HOME INSPECTION
AND TO
ANY EMPLOYEE, AGENT OR REPRESENTATIVE OF DEAN DE BENEDETTO OR
ALL POINTS HOME INSPECTION

This Director's Order was issued under s. 157(1) of the *Fair Trading Act* in response to, in the opinion of the Director, contraventions of the Act. As mandated by s. 157.1(1) of the *Fair Trading Act*, this Director's Order is part of the public record.

Albertans who have questions or concerns about this business are encouraged to contact the Service Alberta Consumer Contact Centre at 1-877-427-4088.

For more information on the *Fair Trading Act*, business licensing in Alberta or to search for a licensed business, please click here:

[Search for a Licensed Business, Charity or Fundraiser](#)

To view a tipsheet on this business licence category, please click here:

[Tipsheets](#)

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INSPECTION

ISSUE

On or about October 17, 2017, Dean De Benedetto entered conducted a home inspection of a consumer's residence in Sherwood Park, Alberta. The complainant alleged that Mr. De Benedetto did not identify major defects and that Mr. De Benedetto did not possess a Home Inspector license at the time the inspection was conducted.

Mr. De Benedetto prepared a Home Inspection Report for the consumer, which clearly identified that he was representing himself as a Home Inspector and was operating under the tradename All Points Home Inspection.

Mr. De Benedetto was not licensed by Service Alberta, nor was All Points Home Inspections.

The activity conducted by Mr. De Benedetto constitutes a "home inspection business" as defined under the Designation of Trades and Businesses Regulation, which requires a person, or business to be licensed under section 104(1) of the *Consumer Protection Act* (formerly the *Fair Trading Act*). In addition to a business license, each home inspector working for a home inspection business must also possess a home inspector license under section 104(1) of the *Consumer Protection Act*.

A home inspection business means the activity of providing home inspection services to consumers. A home inspection means an opinion as to the condition of a dwelling based primarily on a non-invasive examination of readily accessible features and components of a dwelling.

ORDER

Mr. Dean De Benedetto, either in his own capacity or when acting on behalf of a company or corporation in which he has an interest or which employ him, must immediately:

- cease from engaging in home inspection business activity with consumers; and
- cease acting as a home inspector until licensing and all other requirements under the Consumer Protection Act has been met.

NON-COMPLIANCE WITH THE ORDER

ANY PERSON WHO FAILS TO COMPLY WITH AN ORDER OF THE DIRECTOR UNDER SECTION 157 OF THE CONSUMER PROTECTION ACT CONTRAVENES THIS ACT AND IS GUILTY OF AN OFFENCE AND MAY BE PROSECUTED PURSUANT TO SECTION 163 OF THE CONSUMER PROTECTION ACT.



Deborah Wagar
Director of Fair Trading (as delegated)
August 16, 2019