

American Home Inspectors Training (AHIT) Practice Test (Sample)

Study Guide



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SAMPLE

Questions

- 1. What is the required clearance for overhead service drops over a driveway or pedestrian area according to NEC?**
 - A. 8 feet**
 - B. 10 feet and 12 feet**
 - C. 15 feet**
 - D. 20 feet**
- 2. What should a home inspector primarily focus on during an inspection?**
 - A. Only the exterior of the home**
 - B. The major systems and components of the home**
 - C. The aesthetic features of the home**
 - D. The landscaping and surrounding environment**
- 3. What is the primary function of a beam in construction?**
 - A. To support roof trusses**
 - B. To carry floor and wall loads horizontally to columns and the foundation**
 - C. To provide aesthetic support for walls**
 - D. To insulate against sound**
- 4. How can excessive tree growth near a home be a concern during an inspection?**
 - A. It increases the need for lawn maintenance**
 - B. It may pose risks to the roof and lead to pest intrusions**
 - C. It can enhance the property's curb appeal**
 - D. It provides shade during summer months**
- 5. What is the main function of a thermostat in an HVAC system?**
 - A. To circulate air**
 - B. To control the system's temperature**
 - C. To filter contaminants**
 - D. To regulate humidity levels**

- 6. In electrical systems, what does "GFCI" stand for?**
- A. General Function Circuit Indicator**
 - B. Ground Fault Circuit Interrupter**
 - C. Grounding Function Circuit Isolator**
 - D. General Fault Circuit Interface**
- 7. According to standards, what is the minimum requirement for a home inspector regarding plumbing fixtures?**
- A. Operate a representative number of plumbing fixtures**
 - B. Operate all plumbing fixtures**
 - C. Test only kitchen faucets for water pressure**
 - D. Test only bathroom faucets for water pressure**
- 8. Which of the following is not a requirement during home inspections?**
- A. Checking for proper grounding of electrical systems**
 - B. Inspecting the roof for leaks**
 - C. Testing safety of appliances in use**
 - D. Knowing the exact age of the property**
- 9. Which professional organization sets standards for home inspectors in the United States?**
- A. The American Home Inspectors Association (AHIA)**
 - B. The National Association of Home Inspectors (NAHI)**
 - C. The American Society of Home Inspectors (ASHI)**
 - D. The Home Inspection Institute (HII)**
- 10. Which part of the plumbing system is most likely to develop leaks?**
- A. The pipes themselves**
 - B. The fixtures in the bathroom**
 - C. The joints and connections**
 - D. The drainage system**

Answers

SAMPLE

1. B
2. B
3. B
4. B
5. B
6. B
7. A
8. D
9. C
10. C

SAMPLE

Explanations

SAMPLE

1. What is the required clearance for overhead service drops over a driveway or pedestrian area according to NEC?

A. 8 feet

B. 10 feet and 12 feet

C. 15 feet

D. 20 feet

The National Electrical Code (NEC) sets specific clearance requirements for overhead service drops to ensure safety for pedestrians and vehicles. The correct response indicating both 10 feet and 12 feet reflects the NEC's provisions for different scenarios. Specifically, there is a 10-foot clearance required for areas where people might be on foot, such as pedestrian walkways, to prevent contact with electrical lines. Additionally, for driveways, where vehicles may pass underneath, the NEC requires a higher clearance of 12 feet. This distinction is crucial because it accounts for both human activity and vehicular movement, ensuring that electrical lines are safely elevated above areas where they may encounter either pedestrians or vehicles. This multifaceted requirement is vital for minimizing the risk of accidental electrical contact, thereby enhancing overall safety in residential and commercial environments.

2. What should a home inspector primarily focus on during an inspection?

A. Only the exterior of the home

B. The major systems and components of the home

C. The aesthetic features of the home

D. The landscaping and surrounding environment

A home inspector's primary focus should be on the major systems and components of the home. This includes crucial elements such as the roof, plumbing, electrical systems, HVAC systems, and the foundation. These components are essential for the safety and functionality of the home and can significantly impact the property's value and livability. By evaluating these systems, inspectors can identify any existing issues or potential concerns that may require attention or repair. This thorough examination ensures that buyers are well-informed about the condition of the home they are considering, enabling them to make educated decisions. While the exterior, aesthetic features, and landscaping are also important aspects of a property, they are secondary to the critical systems that directly affect the home's performance and safety. Focusing primarily on the major systems allows inspectors to provide valuable insights that are essential in protecting a homeowner's investment.

3. What is the primary function of a beam in construction?

- A. To support roof trusses
- B. To carry floor and wall loads horizontally to columns and the foundation**
- C. To provide aesthetic support for walls
- D. To insulate against sound

The primary function of a beam in construction is to carry floor and wall loads horizontally to columns and the foundation. Beams are structural elements designed to withstand loads applied perpendicular to their length, facilitating the transfer of weight from the upper parts of a building down to the vertical supports, like columns or walls. This horizontal load distribution is crucial for maintaining the structural integrity of a building, as it ensures that the loads are effectively managed and directed towards the foundation, preventing potential structural failures. Other functions of beams may involve supporting roof trusses, but this is more of a secondary aspect related to their load-bearing capacity. Similarly, while a beam may contribute to the overall aesthetic of a space, its primary role is structural, not decorative. Insulation against sound is not a direct function of beams; that role typically involves other materials specifically designed for acoustical dampening. Thus, focusing on load distribution underscores the critical role beams play in the structural framework of buildings.

4. How can excessive tree growth near a home be a concern during an inspection?

- A. It increases the need for lawn maintenance
- B. It may pose risks to the roof and lead to pest intrusions**
- C. It can enhance the property's curb appeal
- D. It provides shade during summer months

Excessive tree growth near a home can pose significant risks, particularly related to the roof and potential pest intrusions. Trees that grow too close to the house can lead to damage in various ways. For instance, overhanging branches can scrape against roofing materials during windy conditions, leading to wear and potential leaks. Additionally, branches that make contact with the roof may also serve as bridges for pests, such as squirrels, raccoons, or insects, allowing them easier access to the attic or other vulnerable areas of the home. Moreover, trees shed leaves and debris, which can clog gutters and downspouts if not properly maintained, leading to increased moisture retention on the roof and around the foundation. This, in turn, can promote rot, mold, and other structural issues over time. In contrast, while lawn maintenance, curb appeal, and shade are factors associated with trees, they do not encapsulate the critical safety concerns and potential for damage that come from trees being too close to a home. These latter aspects, though they may be beneficial, do not address the urgent risks that can impact the structural integrity and safety of a residence.

5. What is the main function of a thermostat in an HVAC system?

- A. To circulate air**
- B. To control the system's temperature**
- C. To filter contaminants**
- D. To regulate humidity levels**

The primary function of a thermostat in an HVAC (heating, ventilation, and air conditioning) system is to control the system's temperature. It acts as the interface between the user and the HVAC system, allowing for the setting of desired temperature levels for a specific environment. When the indoor temperature falls below or rises above the set point, the thermostat activates the heating or cooling system accordingly to maintain comfort levels. While air circulation, filtering of contaminants, and regulation of humidity levels are all essential functions within an HVAC system, they are not the main role of the thermostat. Circulation is primarily handled by fans and ductwork, filters are implemented within the system to clean the air, and humidity levels are typically controlled by additional components like dehumidifiers or humidifiers. Therefore, the thermostat's focused responsibility is on maintaining the desired temperature, making it a critical component for achieving energy efficiency and comfort in a living space.

6. In electrical systems, what does "GFCI" stand for?

- A. General Function Circuit Indicator**
- B. Ground Fault Circuit Interrupter**
- C. Grounding Function Circuit Isolator**
- D. General Fault Circuit Interface**

The term "GFCI" stands for Ground Fault Circuit Interrupter. This is a crucial component in electrical systems designed to prevent electrical shock. A GFCI monitors the electric current flowing through a circuit and can detect imbalances. If it senses that the current is flowing through an unintended path, such as a person who is grounded, it will shut off the electricity almost instantaneously. The importance of GFCIs is evident in areas where water is present, such as kitchens, bathrooms, and outdoor locations, making them essential safety devices. They significantly reduce the risk of severe electrical injuries and fatalities. Understanding the correct terminology and function of GFCIs is vital for anyone working in home inspection or electrical safety, as it highlights a key preventative measure in electrical systems. Other options presented may sound plausible but do not accurately describe the function and purpose of GFCIs.

7. According to standards, what is the minimum requirement for a home inspector regarding plumbing fixtures?

- A. Operate a representative number of plumbing fixtures**
- B. Operate all plumbing fixtures**
- C. Test only kitchen faucets for water pressure**
- D. Test only bathroom faucets for water pressure**

The correct option emphasizes that home inspectors are required to operate a representative number of plumbing fixtures rather than all fixtures. This approach allows inspectors to assess the condition and functionality of various plumbing components within the property while acknowledging the practical constraints of time and resources. By operating a selection that represents different types and locations of fixtures, inspectors can gather sufficient information to evaluate the plumbing system's overall performance without the necessity of testing every single fixture. This standard also helps ensure that inspections remain efficient and focused on significant issues that could affect the property's value or safety. The other options suggest broader testing criteria that aren't standard practice; inspecting every fixture (incorrect choice) could be impractical and time-consuming. Focusing solely on kitchen or bathroom faucets (other incorrect choices) would provide an incomplete picture of the plumbing system's condition, as issues could exist elsewhere in the house. Therefore, the requirement to operate a representative number ensures a balanced and effective approach to plumbing inspections.

8. Which of the following is not a requirement during home inspections?

- A. Checking for proper grounding of electrical systems**
- B. Inspecting the roof for leaks**
- C. Testing safety of appliances in use**
- D. Knowing the exact age of the property**

The requirement to know the exact age of the property during a home inspection is not typically mandated. While understanding the age of a property can provide useful context about its structural integrity and potential maintenance issues, it does not impact the safety or functionality assessments that are central to a home inspection. On the other hand, checking for proper grounding of electrical systems, inspecting the roof for leaks, and testing the safety of appliances are all critical components of a thorough home inspection. These elements help ensure that the property is safe for occupation and that any significant issues are identified before a purchase is finalized. Grounding is vital for electrical safety, leaks can lead to structural and mold issues, and appliance safety testing can prevent hazards from faulty or outdated equipment. Thus, while knowing the age of the property can be beneficial information, it is not a fundamental requirement that inspectors are required to meet.

9. Which professional organization sets standards for home inspectors in the United States?

- A. The American Home Inspectors Association (AHIA)**
- B. The National Association of Home Inspectors (NAHI)**
- C. The American Society of Home Inspectors (ASHI)**
- D. The Home Inspection Institute (HII)**

The American Society of Home Inspectors (ASHI) is recognized as a leading professional organization that establishes standards for home inspectors across the United States. Founded in 1976, ASHI plays a significant role in promoting quality home inspection practices and enhancing the professionalism of the industry. Through their standards of practice and code of ethics, ASHI helps ensure that home inspectors operate with a high degree of integrity and skill. Additionally, ASHI provides educational resources, training, and certification programs for home inspectors to maintain and improve their knowledge and competencies. This focus on continuing education and professional development contributes to the overall quality and reliability of home inspections performed by its members. While other organizations also aim to promote standards and education in the home inspection field, ASHI is particularly well-established and influential, often being seen as a benchmark within the industry for professionalism and standards.

10. Which part of the plumbing system is most likely to develop leaks?

- A. The pipes themselves**
- B. The fixtures in the bathroom**
- C. The joints and connections**
- D. The drainage system**

The joints and connections in a plumbing system are typically the most likely areas to develop leaks. This is largely due to the fact that these points are where different pieces of piping and fixtures meet, and they are often under stress from water pressure, movement, and thermal expansion. Over time, sealing materials such as joints and gaskets can deteriorate, leading to potential leaks. Moreover, installation errors or improper fitting can increase the likelihood of leaks occurring at these connections. While pipes themselves can also be prone to damage and leaks from corrosion or physical impact, the joints are particularly vulnerable due to the complexities involved in sealing different materials and ensuring pressure integrity. Fixtures in the bathroom can leak as well, but these incidents are often the result of issues at connections. The drainage system can have leaks, but it's typically the joints and connections throughout the system that are the first points to show signs of a problem.