

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

Study Guide



Everything you need from our exam experts!

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Introduction

Preparing for a certification exam can feel overwhelming, but with the right tools, it becomes an opportunity to build confidence, sharpen your skills, and move one step closer to your goals. At Examzify, we believe that effective exam preparation isn't just about memorization, it's about understanding the material, identifying knowledge gaps, and building the test-taking strategies that lead to success.

This guide was designed to help you do exactly that.

Whether you're preparing for a licensing exam, professional certification, or entry-level qualification, this book offers structured practice to reinforce key concepts. You'll find a wide range of multiple-choice questions, each followed by clear explanations to help you understand not just the right answer, but why it's correct.

The content in this guide is based on real-world exam objectives and aligned with the types of questions and topics commonly found on official tests. It's ideal for learners who want to:

- Practice answering questions under realistic conditions,
- Improve accuracy and speed,
- Review explanations to strengthen weak areas, and
- Approach the exam with greater confidence.

We recommend using this book not as a stand-alone study tool, but alongside other resources like flashcards, textbooks, or hands-on training. For best results, we recommend working through each question, reflecting on the explanation provided, and revisiting the topics that challenge you most.

Remember: successful test preparation isn't about getting every question right the first time, it's about learning from your mistakes and improving over time. Stay focused, trust the process, and know that every page you turn brings you closer to success.

Let's begin.

How to Use This Guide

This guide is designed to help you study more effectively and approach your exam with confidence. Whether you're reviewing for the first time or doing a final refresh, here's how to get the most out of your Examzify study guide:

1. Start with a Diagnostic Review

Skim through the questions to get a sense of what you know and what you need to focus on. Your goal is to identify knowledge gaps early.

2. Study in Short, Focused Sessions

Break your study time into manageable blocks (e.g. 30 - 45 minutes). Review a handful of questions, reflect on the explanations.

3. Learn from the Explanations

After answering a question, always read the explanation, even if you got it right. It reinforces key points, corrects misunderstandings, and teaches subtle distinctions between similar answers.

4. Track Your Progress

Use bookmarks or notes (if reading digitally) to mark difficult questions. Revisit these regularly and track improvements over time.

5. Simulate the Real Exam

Once you're comfortable, try taking a full set of questions without pausing. Set a timer and simulate test-day conditions to build confidence and time management skills.

6. Repeat and Review

Don't just study once, repetition builds retention. Re-attempt questions after a few days and revisit explanations to reinforce learning. Pair this guide with other Examzify tools like flashcards, and digital practice tests to strengthen your preparation across formats.

There's no single right way to study, but consistent, thoughtful effort always wins. Use this guide flexibly, adapt the tips above to fit your pace and learning style. You've got this!

Questions

- 1. How can inspectors assess the safety of stairs?**
 - A. By checking for aesthetic appeal**
 - B. By checking step height, depth, and handrails**
 - C. By examining the material used**
 - D. By assessing the paint condition**
- 2. What is the function of a sump pump in a basement?**
 - A. To regulate temperature**
 - B. To circulate fresh air**
 - C. To remove excess water**
 - D. To distribute heat**
- 3. What should a home inspector do if they discover significant safety hazards?**
 - A. Ignore them to avoid alarming the client**
 - B. Immediately inform the client and recommend further investigation**
 - C. Document them for future inspections only**
 - D. Attempt to fix them on-site**
- 4. What should inspectors do during a roof inspection?**
 - A. Check for aesthetic appeal of the shingles**
 - B. Assess the condition of roofing materials and check for leaks**
 - C. Count the number of vents on the roof**
 - D. Review past repair histories**
- 5. How should home inspectors report their findings?**
 - A. Verbally during the inspection**
 - B. Through a detailed written report**
 - C. By sending an email summary**
 - D. Only by providing a checklist**
- 6. What contributes to moss on the exterior of a home?**
 - A. Moisture**
 - B. Shade**
 - C. Type of roofing**
 - D. Fungus growth**

- 7. Which part of the plumbing system is crucial to inspect during a home inspection?**
- A. Water heaters only**
 - B. Drainage pipes, supply lines, and fixtures**
 - C. Main shut-off valve exclusively**
 - D. Faucets only**
- 8. Which condition is considered a safety hazard in a stairwell?**
- A. Wide steps**
 - B. Bright lighting**
 - C. Lack of a handrail**
 - D. Open space**
- 9. What is a commonly inspected aspect of roofing systems?**
- A. Color and design**
 - B. Material type**
 - C. Condition and integrity**
 - D. Accessibility for repairs**
- 10. In a 240-volt electrical system, how many wires run from the street to the house?**
- A. 1**
 - B. 2**
 - C. 3**
 - D. 4**

Answers

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

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Explanations

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1. How can inspectors assess the safety of stairs?

- A. By checking for aesthetic appeal
- B. By checking step height, depth, and handrails**
- C. By examining the material used
- D. By assessing the paint condition

Inspectors assess the safety of stairs primarily by examining the step height, depth, and handrails. Properly constructed stairs must have consistent measurements for step height (rise) and depth (run) to ensure safe use. If the height or depth varies, it can create trip hazards or cause users to misjudge the stairs, leading to falls. Handrails are also crucial; they should be installed at the correct height, designed to offer adequate grip, and provide support to individuals using the stairs. Inspectors will check that handrails are secure and extend the appropriate length for safety. While factors like aesthetic appeal, material, and paint conditions can influence overall impression or maintenance concerns, they do not directly correlate with the immediate safety of the stairs. Safety relies more on structural integrity and usability features rather than visual aspects.

2. What is the function of a sump pump in a basement?

- A. To regulate temperature
- B. To circulate fresh air
- C. To remove excess water**
- D. To distribute heat

The function of a sump pump in a basement is primarily to remove excess water. Sump pumps are installed in sumps, which are typically located at the lowest point of a basement or crawl space. Their main purpose is to prevent flooding and water accumulation by pumping out water that may infiltrate the basement due to heavy rains, melting snow, or rising groundwater levels. Properly functioning sump pumps play a crucial role in maintaining a dry environment, which in turn helps to protect the structural integrity of the home, prevents mold growth, and keeps the living spaces comfortable and safe. The effectiveness of a sump pump can be critical in areas prone to water intrusion, making it an essential component of a basement waterproofing system. The other options, such as regulating temperature, circulating fresh air, and distributing heat, do not align with the primary role of a sump pump, as they pertain to climate control and ventilation rather than water management.

3. What should a home inspector do if they discover significant safety hazards?

- A. Ignore them to avoid alarming the client**
- B. Immediately inform the client and recommend further investigation**
- C. Document them for future inspections only**
- D. Attempt to fix them on-site**

A home inspector's primary responsibility is to ensure the safety and well-being of the client and other occupants. When significant safety hazards are discovered, it is crucial for the inspector to immediately inform the client about these dangers. This immediate communication allows the client to understand the potential risks associated with the property they are considering purchasing or residing in. Recommending further investigation by qualified professionals is essential because it ensures that any hazardous conditions are evaluated and handled appropriately. This recommendation not only protects the client but also underscores the inspector's commitment to ethical practice and public safety. Additionally, providing this information empowers clients to make informed decisions about their purchase, potentially preventing accidents or injuries related to the hazards identified during the inspection. This approach emphasizes the importance of real-time communication and action when it comes to safety concerns, which aligns with the ethical guidelines and standards of the home inspection industry.

4. What should inspectors do during a roof inspection?

- A. Check for aesthetic appeal of the shingles**
- B. Assess the condition of roofing materials and check for leaks**
- C. Count the number of vents on the roof**
- D. Review past repair histories**

During a roof inspection, it is essential for inspectors to assess the condition of roofing materials and check for leaks. This process involves evaluating the integrity of shingles, flashing, and other components to identify signs of potential issues such as warping, cracking, or deterioration. Inspectors must also look for evidence of water intrusion, which can lead to significant structural damage if not addressed promptly. Inspecting the condition and functionality of the roofing materials provides valuable information about the roof's lifespan and helps determine if immediate repairs or replacements are necessary. By focusing on these critical aspects, inspectors ensure that homeowners are informed about the state of their roof, thereby helping them make informed decisions regarding maintenance or repairs. The focus on aesthetics, counting vents, or reviewing past repair histories may not provide a comprehensive understanding of the roof's current condition, which is vital for maintaining the home's overall integrity and safety. Hence, assessing the roofing materials and checking for leaks is a more direct approach to identifying potential problems that could lead to costly repairs in the future.

5. How should home inspectors report their findings?

- A. Verbally during the inspection
- B. Through a detailed written report**
- C. By sending an email summary
- D. Only by providing a checklist

Home inspectors should report their findings through a detailed written report because this method provides clear, comprehensive, and permanent documentation of the inspection results. A written report offers a structured format that allows inspectors to communicate their observations, findings, and recommendations effectively. This report serves as a valuable reference for the client and any future parties who may need to review the condition of the property. Written reports also ensure consistency and thoroughness, allowing inspectors to cover all necessary aspects of the property systematically. They can include photographs, detailed descriptions, and the inspector's qualifications, which enhance the understanding of the condition and necessary repairs or considerations for the client. In addition, a detailed written report provides legal protection for both the inspector and the client, as it serves as an official record of the inspection process. Other reporting methods, such as verbal communication or simple checklists, may lack the thoroughness and clarity that a detailed report provides, which can lead to misunderstandings or incomplete information being conveyed to the client. Email summaries may also not capture the depth of findings necessary for informed decision-making, as they could be less formal and might not include all pertinent details.

6. What contributes to moss on the exterior of a home?

- A. Moisture
- B. Shade**
- C. Type of roofing
- D. Fungus growth

Moss thrives in environments that provide specific conditions favorable for its growth, and shade is a significant contributing factor. When areas around a home are shaded, such as by trees, structures, or even overhanging eaves, the lack of direct sunlight creates an ideal environment for moss to take root. Shaded spaces tend to retain moisture longer, which is another critical condition that moss needs to grow. While moisture is also a contributing factor, it's the combination of moisture and shade that uniquely supports moss proliferation. Therefore, the presence of shade arguably has a more direct role in facilitating the growth of moss on the exterior of a home by sustaining damp conditions over extended periods. Other factors, such as the type of roofing and potential fungus growth, may influence the overall ecosystem of the exterior but do not play as significant a role in moss establishment as shade does.

7. Which part of the plumbing system is crucial to inspect during a home inspection?

- A. Water heaters only**
- B. Drainage pipes, supply lines, and fixtures**
- C. Main shut-off valve exclusively**
- D. Faucets only**

The plumbing system consists of various components, and inspecting the drainage pipes, supply lines, and fixtures is vital during a home inspection because each part plays a significant role in the overall functionality and integrity of the plumbing system. The drainage pipes are responsible for carrying wastewater away from the home, and any blockages or leaks can lead to significant issues such as water damage, mold growth, or health hazards. Supply lines deliver fresh water to fixtures, and it's important to ensure they are free of leaks, corrosion, and are adequately sized to meet the household's water demands. Fixtures, including sinks, toilets, and bathtubs, must also be inspected for proper operation, signs of wear, and water efficiency. Inspecting all these components together provides a comprehensive understanding of the plumbing system's condition and helps identify any potential issues that could affect the home's safety and functionality. Focusing solely on any one part, such as water heaters or faucets, would miss critical elements of the system that could lead to larger problems down the line. Therefore, assessing the entire plumbing system, including drainage pipes, supply lines, and fixtures, is essential for a thorough home inspection.

8. Which condition is considered a safety hazard in a stairwell?

- A. Wide steps**
- B. Bright lighting**
- C. Lack of a handrail**
- D. Open space**

The presence of a handrail in a stairwell is crucial for safety, especially for individuals who may need support while ascending or descending. A lack of a handrail can significantly increase the risk of falls and injuries, particularly for children, the elderly, or anyone with mobility issues. Handrails provide necessary stability and grip, making it safer to navigate stairs. In contrast, wide steps may not pose a direct safety hazard if they are designed properly and conform to building codes. Bright lighting typically enhances safety by improving visibility, while open space, unless it presents specific falls hazards, is not inherently dangerous. The absence of a handrail, however, is a clear violation of safety standards and directly correlates with an increased likelihood of accidents, making it the primary concern in stairwell safety.

9. What is a commonly inspected aspect of roofing systems?

- A. Color and design
- B. Material type
- C. Condition and integrity**
- D. Accessibility for repairs

The condition and integrity of roofing systems are pivotal aspects to inspect during a home inspection. This includes evaluating the overall state of the roof, checking for signs of wear and tear, like missing shingles, sagging, or leaks. Inspectors assess not just how the roof looks but also its functional durability and ability to protect the underlying structure from the elements. Identifying issues like water damage, mold, or deterioration is crucial, as these can indicate potential problems and the need for repairs or replacements. Addressing the other aspects briefly, while the color and design may be important for aesthetics, they do not impact the roof's functionality. The material type is significant for understanding the roof's lifespan and performance characteristics, but it is ultimately the condition that determines whether the roof is effective. Accessibility for repairs is also relevant; however, it pertains more to serviceability rather than the inherent quality of the roof itself at the time of inspection. Thus, understanding the condition and integrity takes precedence and is essential for making informed decisions about a property's roofing system.

10. In a 240-volt electrical system, how many wires run from the street to the house?

- A. 1
- B. 2
- C. 3**
- D. 4

In a typical 240-volt electrical system, two hot wires are needed to provide the voltage, as well as a ground wire for safety. This configuration allows for the proper functioning of appliances that require 240 volts, such as certain dryers and ovens, by utilizing the two hot wires that are 180 degrees out of phase with each other. This setup results in a voltage difference of 240 volts. In addition to these two hot wires, it is common practice to include a ground wire for safety and to prevent electrical hazards. Therefore, while the setup primarily comprises two hot wires, the presence of at least one additional wire is standard for grounding purposes. Thus, in this context, the correct answer reflects the inclusion of associated safety features in a modern electrical system. Even though the answer states three wires, it highlights a standard that aligns with safety codes and practices in electrical installations. The choice of one or two wires would not provide the necessary voltage across 240 volts in a conventional application, and while four wires may be used in specific applications with a neutral conductor for some setups, the fundamental requirement of having at least two hot and one ground wire leads to the most practical understanding of this setup.

Next Steps

Congratulations on reaching the final section of this guide. You've taken a meaningful step toward passing your certification exam and advancing your career.

As you continue preparing, remember that consistent practice, review, and self-reflection are key to success. Make time to revisit difficult topics, simulate exam conditions, and track your progress along the way.

If you need help, have suggestions, or want to share feedback, we'd love to hear from you. Reach out to our team at hello@examzify.com.

Or visit your dedicated course page for more study tools and resources:

<https://americanhomeinspectorstraining.examzify.com>

We wish you the very best on your exam journey. You've got this!