

AMERICAN HOME INSPECTORS TRAINING (AHIT) PRACTICE TEST (SAMPLE) STUDY GUIDE



Prepare with structure. Pass with confidence



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Table of Contents

Copyright	1
Table of Contents	2
Introduction	3
How to Use This Guide	4
Questions	5
Answers	8
Explanations	10
Next Steps	16

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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

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1. What does a home inspector check to determine air quality in a home?

- A. HVAC systems
- B. Insulation levels
- C. Number of windows
- D. Wall paint quality

2. What type of coverage does a home warranty provide?

- A. Legal protection
- B. Repair or replacement of major systems
- C. Tax benefits
- D. Homeowner's insurance

3. What are the three main types of roofing materials?

- A. Wood, slate, and asphalt
- B. Asphalt shingles, metal, and tile
- C. Metal, thatch, and clay
- D. Concrete, wood, and slate

4. What is the recommended response if you find evidence of a gas leak during an inspection?

- A. Repair it yourself
- B. Notify the homeowner and advise to call a professional
- C. Ignore the findings
- D. Recommend replacing the gas line

5. What should be carefully inspected in the basement during a home inspection?

- A. Wall color and decor
- B. Sign of water intrusion or leaks
- C. Flooring type
- D. Storage space availability

- 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. If water pressure is low, how will water flow be affected?**
- A. High
 - B. Medium
 - C. Low
 - D. Non-existent
- 8. In which part of the house should you check for signs of moisture intrusion?**
- A. Living rooms
 - B. Basements and crawlspaces
 - C. Bedrooms
 - D. Attics
- 9. What is the definition of efflorescence?**
- A. A type of paint used in masonry
 - B. A method of waterproofing
 - C. The white, powdery residue on masonry due to moisture evaporation
 - D. A structural defect in concrete
- 10. At what point in the air conditioning cooling cycle does the liquid refrigerant change to gas?**
- A. In the condensing unit
 - B. In the compressor
 - C. In the evaporator coil
 - D. In the expansion valve

Answers

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

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Explanations

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1. What does a home inspector check to determine air quality in a home?

- A. HVAC systems
- B. Insulation levels
- C. Number of windows
- D. Wall paint quality

A home inspector checks HVAC systems to determine air quality in a home because these systems play a critical role in the circulation and filtration of air throughout the living environment. Properly functioning HVAC systems help maintain good air quality by regulating temperature, humidity, and by filtering out pollutants and allergens from the air. Additionally, an inspector would assess for potential issues such as mold growth or the presence of dust and particulate matter in the ducts, which can significantly affect occupants' health and comfort. While insulation levels, the number of windows, and wall paint quality can have an indirect impact on air quality by influencing thermal comfort and moisture retention, they do not directly assess or affect air quality in the same capacity as the HVAC system does. For instance, while insulation can help with energy efficiency, it does not actively purify or circulate air. Similarly, the presence or number of windows can contribute to ventilation but does not replace the need for a functioning HVAC system that actively manages air pollutants. Wall paint quality, while it may affect the aesthetic appeal and potential for volatile organic compounds (VOCs), does not serve as a primary indicator of air quality either.

2. What type of coverage does a home warranty provide?

- A. Legal protection
- B. Repair or replacement of major systems
- C. Tax benefits
- D. Homeowner's insurance

A home warranty primarily provides repair or replacement coverage for major systems and appliances within a home, such as HVAC systems, plumbing, electrical systems, and kitchen appliances. This coverage is particularly valuable for homeowners who wish to safeguard themselves against unexpected repair costs that can arise from normal wear and tear. Unlike homeowner's insurance, which protects against losses due to events like fire, theft, or natural disasters, a home warranty focuses specifically on the functionality of critical home components. It offers peace of mind by ensuring that if a major system fails, the homeowner can have it repaired or replaced without incurring significant out-of-pocket expenses. Legal protection and tax benefits are not services typically associated with home warranties. A home warranty does not substitute homeowner's insurance, as they serve different purposes in home protection. Therefore, the provision of repair or replacement for major systems is the defining characteristic of a home warranty, making it the correct answer.

3. What are the three main types of roofing materials?

- A. Wood, slate, and asphalt
- B. Asphalt shingles, metal, and tile**
- C. Metal, thatch, and clay
- D. Concrete, wood, and slate

The selection of asphalt shingles, metal, and tile accurately reflects the three prevalent types of roofing materials commonly used in residential and commercial construction. Asphalt shingles are widely favored due to their affordability, ease of installation, and various styles and colors, making them one of the most popular roofing choices in North America. Metal roofing, on the other hand, is celebrated for its durability and longevity, often lasting much longer than traditional materials while offering excellent resistance to severe weather. Tile roofing, whether clay or concrete, not only provides aesthetic appeal but also offers outstanding energy efficiency and durability, often used in warmer climates or in areas where traditional shingles may not perform well. The other options include materials that, while significant in certain contexts, do not comprise the primary categories. For instance, wood may not be as widely used as asphalt in contemporary roofing due to concerns over maintenance and susceptibility to rot and pests. While slate is known for its longevity, it is not as common in everyday building practice due to higher costs and installation complexity. Additionally, thatch is a traditional roofing material primarily utilized in specific cultural contexts rather than in general modern construction. Therefore, while the other answers include various roofing materials, the correct choice encapsulates the trio most commonly encountered in today's roofing industry

4. What is the recommended response if you find evidence of a gas leak during an inspection?

- A. Repair it yourself
- B. Notify the homeowner and advise to call a professional**
- C. Ignore the findings
- D. Recommend replacing the gas line

When an inspector discovers evidence of a gas leak, the recommended response is to notify the homeowner and advise them to call a professional. This is due to the serious safety hazards associated with gas leaks, which can lead to dangerous situations, including explosions or exposure to harmful gases. Informing the homeowner ensures they are aware of the situation and its potential dangers, prompting them to take immediate action toward ensuring their safety. Advising the homeowner to contact a qualified professional is crucial, as professionals have the necessary skills and tools to handle gas leaks safely. It is important for someone who is trained in gas line inspections and repairs to assess the situation and perform any necessary repairs or adjustments to mitigate the risk effectively. The other options, such as attempting a personal repair, ignoring the findings, or recommending a complete replacement of the gas line, do not effectively address the immediate risk or safety of the occupants. Each of these alternatives dismisses the critical need for professional intervention in potentially hazardous situations.

5. What should be carefully inspected in the basement during a home inspection?

- A. Wall color and decor
- B. Sign of water intrusion or leaks**
- C. Flooring type
- D. Storage space availability

During a home inspection, it is crucial to carefully inspect for signs of water intrusion or leaks in the basement. This area is particularly vulnerable due to its below-ground location, which makes it more susceptible to moisture from the surrounding soil, groundwater, and plumbing leaks. Detecting water intrusion is vital because it can lead to significant issues such as mold growth, structural damage, and deterioration of building materials. Inspectors look for damp spots, discoloration on walls, musty odors, and any visible signs of water or moisture accumulation. Identifying these issues early on can help potential buyers understand the condition of the property and anticipate any necessary repairs, thereby ensuring a safer and healthier living environment. Other aspects like wall color, flooring type, and storage space availability, while they can be relevant in a general home evaluation, do not carry the same immediate implications for the structural integrity and overall safety of the home as water intrusion does. Hence, they are secondary considerations compared to the urgent need to address any moisture issues in the basement.

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. If water pressure is low, how will water flow be affected?

- A. High
- B. Medium
- C. Low
- D. Non-existent

When water pressure is low, the flow of water will also be affected, leading to a lower flow rate. This occurs because water pressure is the driving force that propels water through pipes and fixtures. When the pressure is reduced, there is less force exerted on the water, resulting in a slower and weaker flow. In practical terms, this can manifest as reduced water coming from taps, slower filling of bathtubs or sinks, and less energy behind the water stream, making it feel less forceful. Therefore, a low water pressure situation correlates directly with a low flow of water. This connection between pressure and flow is fundamental in hydraulic systems, where maintaining adequate pressure is crucial for optimal performance. The implications of low pressure mean that options suggesting high or even medium flow would not make sense in this context, as low pressure inherently limits the movement and speed of water. Non-existent flow, while conceivable in extreme cases, typically suggests a complete blockage rather than just low pressure, which would still allow for some flow, albeit at a reduced rate. Hence, the most accurate choice in this scenario is that the water flow would be low.

8. In which part of the house should you check for signs of moisture intrusion?

- A. Living rooms
- B. Basements and crawlspaces
- C. Bedrooms
- D. Attics

Checking for signs of moisture intrusion is particularly critical in basements and crawlspaces due to several factors. These areas are typically the lowest parts of a home, meaning they are more susceptible to water accumulation and leakage from the ground, runoff, and plumbing failures. Basements often experience moisture issues because they are partially or fully below ground level, where groundwater can seep in, especially after heavy rains or due to poor drainage. Similarly, crawlspaces can be prone to humidity and dampness, which can lead to mold growth and structural damage over time. While moisture issues can arise in other areas of the house, such as attics, living rooms, and bedrooms, basements and crawlspaces are especially critical due to their inherently higher risk and the potential for extensive damage if moisture problems go unnoticed. Additionally, addressing moisture intrusion in these areas early can significantly reduce the risk of more considerable issues, such as mold proliferation or wood rot, which can affect the overall structure of the home and the health of its occupants.

9. What is the definition of efflorescence?

- A. A type of paint used in masonry
- B. A method of waterproofing
- C. The white, powdery residue on masonry due to moisture evaporation**
- D. A structural defect in concrete

Efflorescence is defined as the white, powdery residue that appears on masonry surfaces when moisture inside the material evaporates. This process occurs when water-soluble salts are brought to the surface as water moves through the masonry. When the water evaporates, it leaves behind these salts, which can accumulate over time and create the characteristic white appearance. Understanding efflorescence is important for home inspectors, as it can indicate underlying moisture issues within a structure that may need to be addressed to prevent potential long-term deterioration of the masonry or surrounding materials. Other options, although they refer to relevant construction and maintenance topics, do not accurately describe efflorescence, which is specifically linked to moisture and its effects on masonry. Therefore, recognizing efflorescence and its implications is crucial in the context of home inspections.

10. At what point in the air conditioning cooling cycle does the liquid refrigerant change to gas?

- A. In the condensing unit
- B. In the compressor
- C. In the evaporator coil**
- D. In the expansion valve

The transition of liquid refrigerant changing to gas occurs in the evaporator coil during the air conditioning cooling cycle. This is a critical part of the refrigeration process, as it is where the refrigerant absorbs heat from the indoor air. In the evaporator coil, the low-pressure liquid refrigerant enters and begins to evaporate due to the heat it absorbs from the surrounding environment. As the refrigerant absorbs this heat, it transforms into a gas, effectively lowering the temperature of the air passing over the coil. This is the key mechanism by which air conditioning systems cool the air inside buildings. The other options indicate different parts of the cooling cycle where other processes occur, but the phase change from liquid to gas specifically happens in the evaporator coil, making it the correct answer.

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!

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