

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



SAMPLE STUDY GUIDE WITH LIMITED QUESTIONS

VISIT US ONLINE FOR
THE FULL VERSION STUDY GUIDE

<https://americanhomeinspectorstraining.examzify.com>



Copyright © 2026 by Examzify - A Kaluba Technologies Inc. product.

ALL RIGHTS RESERVED.

No part of this book may be reproduced or transferred in any form or by any means, graphic, electronic, or mechanical, including photocopying, recording, web distribution, taping, or by any information storage retrieval system, without the written permission of the author.

Notice: Examzify makes every reasonable effort to obtain accurate, complete, and timely information about this product from reliable sources.

SAMPLE

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	15

SAMPLE

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

SAMPLE

- 1. Why is the attic considered a critical area during home inspections?**
 - A. It contains the main electrical panel
 - B. It affects insulation and ventilation
 - C. It is where HVAC systems are located
 - D. It holds the property's historical value
- 2. What is a significant reason for checking electrical systems in a home inspection?**
 - A. To assure decode compliance and safety
 - B. To verify the presence of copper wiring
 - C. To check for energy efficiency ratings
 - D. To ensure appliances are functioning
- 3. 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
- 4. What is the main goal of conducting a radon test in a home?**
 - A. To check for structural stability
 - B. To assess air quality
 - C. To measure levels of radon gas
 - D. To ensure proper ventilation
- 5. Which of the following is NOT a type of roof system?**
 - A. Hip
 - B. Gable
 - C. Flat
 - D. Mansard
- 6. How high must a plumbing vent extend above the roof?**
 - A. 4 inches
 - B. 6 inches
 - C. 12 inches
 - D. 10 inches

- 7. What signs indicate a possible gas leak in a home?**
- A. Excessive humidity indoors
 - B. A rotten egg smell or hissing sounds
 - C. Flickering lights
 - D. Cold spots in the home
- 8. What is the importance of a home inspection contingency in a real estate contract?**
- A. It allows buyers to negotiate the price
 - B. It permits buyers to back out if significant issues are found
 - C. It guarantees the sale of the property
 - D. It requires the seller to make repairs
- 9. Which type of roof system is characterized by a slope on all four sides?**
- A. Flat roof
 - B. Gambrel roof
 - C. Hip roof
 - D. Monitor roof
- 10. Why is it important to inspect HVAC ductwork?**
- A. To ensure it matches building code standards
 - B. To verify it is stylish and modern
 - C. To ensure it is sealed and properly insulated
 - D. To measure air flow quality

Answers

SAMPLE

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

SAMPLE

Explanations

SAMPLE

1. Why is the attic considered a critical area during home inspections?

- A. It contains the main electrical panel
- B. It affects insulation and ventilation**
- C. It is where HVAC systems are located
- D. It holds the property's historical value

The attic is considered a critical area during home inspections primarily because it plays a significant role in insulation and ventilation, which are essential to the overall energy efficiency and comfort of a home. Proper insulation in the attic helps to regulate indoor temperatures by preventing heat loss in the winter and keeping the heat out during the summer. Inadequate insulation can lead to increased energy costs and uncomfortable living conditions. Additionally, proper ventilation in the attic is crucial for preventing moisture buildup, which can lead to mold growth and structural issues over time. Adequate airflow helps to maintain a balanced humidity level, protecting the roof and internal structures from damage. Inspectors pay close attention to signs of moisture problems, insulation gaps, or ventilation obstructions in the attic to ensure the home's longevity and occupant health. This focus on insulation and ventilation in the attic makes it a key component in assessing a property's condition during an inspection.

2. What is a significant reason for checking electrical systems in a home inspection?

- A. To assure decode compliance and safety**
- B. To verify the presence of copper wiring
- C. To check for energy efficiency ratings
- D. To ensure appliances are functioning

A primary reason for checking electrical systems during a home inspection is to ensure code compliance and safety. This involves verifying that the electrical systems conform to local building codes, which are established to protect occupants from potential hazards such as electrical shocks, fires, and other safety issues associated with improper wiring or outdated systems. Code compliance is crucial because electrical systems that do not meet current standards may pose significant risks. Inspectors look for factors such as proper grounding, circuit breaker functionality, the condition of wiring, and the adequacy of the system to handle modern electrical loads. Ensuring compliance not only prioritizes safety for current residents but can also mitigate potential liabilities for homeowners or future buyers. While other options, such as checking for copper wiring or energy efficiency ratings, may be relevant in specific contexts, they do not encompass the broader and more critical aspects of safety and regulatory adherence that are paramount in an electrical inspection. Ensuring that appliances are functioning is also important, but it does not address the systemic safety concerns that arise from the electrical infrastructure itself.

3. 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.

4. What is the main goal of conducting a radon test in a home?

- A. To check for structural stability
- B. To assess air quality
- C. To measure levels of radon gas**
- D. To ensure proper ventilation

The primary purpose of conducting a radon test in a home is to measure levels of radon gas. Radon is a naturally occurring radioactive gas that can accumulate in homes, especially in areas with high geological radon concentrations. Elevated levels of radon are a significant health risk as prolonged exposure can lead to lung cancer. Testing for radon is crucial for identifying these levels so that homeowners can take action if necessary, such as installing mitigation systems to reduce radon concentrations. While assessing air quality generally includes checking for various pollutants, the specific focus of a radon test is solely on radon gas, distinguishing it from broader air quality assessments. Similarly, structural stability and proper ventilation are unrelated to the purpose of a radon test, as they relate to different aspects of home safety and comfort rather than radon exposure levels.

5. Which of the following is NOT a type of roof system?

- A. Hip
- B. Gable
- C. Flat**
- D. Mansard

The selection of "Flat" as an answer indicates a misunderstanding of roof types, as a flat roof is indeed a common type of roofing system. A flat roof describes a horizontal or nearly horizontal surface that can be found on many commercial and residential buildings. It is designed to allow for easy installation of HVAC systems and drainage solutions. In contrast, hip roofs, gable roofs, and mansard roofs are all distinctly recognized roof configurations with specific characteristics. A hip roof is characterized by slopes on all four sides, a gable roof features two sloped sides that meet at a peak, and a mansard roof has a dual slope on each side, with the lower slope being steeper. Understanding these common roof types is essential for home inspectors, as they have implications for drainage, insulation, and potential maintenance needs. Each type of roof has its own installation requirements and can affect the overall structural integrity and longevity of the building, making it important to identify and evaluate them during a home inspection.

6. How high must a plumbing vent extend above the roof?

- A. 4 inches
- B. 6 inches**
- C. 12 inches
- D. 10 inches

The requirement for a plumbing vent to extend above the roof is typically established by plumbing codes, which ensure that the vent effectively allows for the free flow of air, thereby preventing issues like siphoning water from traps and maintaining proper drainage system pressure. A vent must be installed sufficiently high to prevent the risk of obstruction from accumulated snow or ice, as well as to ensure that odors and gases are properly vented away from the building. The standard height of 6 inches above the roof is recognized as the minimum requirement in many plumbing codes, allowing for adequate exposure to airflow while keeping it securely above potential obstructions. This requirement provides assurance that the venting system functions correctly, maintains safety, and complies with building standards.

7. What signs indicate a possible gas leak in a home?

- A. Excessive humidity indoors
- B. A rotten egg smell or hissing sounds**
- C. Flickering lights
- D. Cold spots in the home

A rotten egg smell or hissing sounds are classic indicators of a gas leak in a home. Gas companies often add a chemical called mercaptan to natural gas, which has a distinctive odor reminiscent of rotten eggs. This intentional addition makes it easier to detect gas leaks, as unaltered natural gas is odorless and colorless. In addition to the smell, hissing sounds can indicate a gas line rupture or leak. The sound arises when gas escapes through a crack or fitting under pressure, highlighting an urgent situation that requires immediate attention. Recognizing these signs is crucial, as gas leaks can pose serious safety risks, including explosions or harmful inhalation. The other signs listed do not specifically indicate a gas leak and can be caused by various other factors. Excessive humidity might relate more to plumbing issues or heating systems. Flickering lights often signify electrical issues but are not typically associated with gas leaks. Cold spots in the home could indicate insulation problems or heating system malfunctions rather than a gas leak.

8. What is the importance of a home inspection contingency in a real estate contract?

- A. It allows buyers to negotiate the price
- B. It permits buyers to back out if significant issues are found**
- C. It guarantees the sale of the property
- D. It requires the seller to make repairs

A home inspection contingency plays a crucial role in a real estate contract by allowing buyers to back out of the agreement if significant issues are discovered during the inspection process. This contingency acts as a protective measure for buyers, providing them the opportunity to assess the property's condition thoroughly before committing to the purchase. If the inspection reveals critical defects or safety concerns, buyers can choose to withdraw from the contract without penalty, thus avoiding potential financial burdens or complications that might arise from purchasing a home with serious problems. This provision helps maintain a fair balance in the transaction, as it empowers buyers to make informed decisions based on a professional evaluation of the home. It speaks to the necessity of due diligence in real estate transactions, ensuring that buyers are not trapped in a purchase that could lead to costly repairs or unsafe living conditions. As a result, the home inspection contingency is a vital aspect that safeguards buyers' interests throughout the buying process.

9. Which type of roof system is characterized by a slope on all four sides?

- A. Flat roof
- B. Gambrel roof
- C. Hip roof**
- D. Monitor roof

A hip roof is characterized by having slopes on all four sides that converge at the top to form a ridge. This design allows for better water drainage and snow runoff, making it particularly effective in areas prone to heavy precipitation. The sloped architecture of a hip roof also contributes to its aerodynamic quality, providing stability against high winds. In contrast, a flat roof has little to no pitch, which can lead to water accumulation issues. A gambrel roof features two slopes on each side but is distinctly gable-shaped, often associated with barns. A monitor roof has a center section that rises higher than the sections on either side, creating a unique profile but does not have slopes on all four sides. Each of these alternative roof types lacks the full slope characteristic that defines a hip roof.

10. Why is it important to inspect HVAC ductwork?

- A. To ensure it matches building code standards
- B. To verify it is stylish and modern
- C. To ensure it is sealed and properly insulated**
- D. To measure air flow quality

Inspections of HVAC ductwork are vital for several reasons, with a primary focus on ensuring that the ductwork is sealed and properly insulated. Proper sealing of ductwork is crucial because leaks can lead to significant energy loss, causing the HVAC system to work harder than necessary. This not only increases energy bills but can also lead to premature wear and tear on the system. In addition, proper insulation is essential to maintain the temperature of the air as it moves through the ducts. Without adequate insulation, the air can lose heat or coolness, depending on the season, which negatively affects the efficiency of the HVAC system. This impacts the comfort level in the home and can lead to inconsistent temperatures in different areas. While compliance with building codes and standards is important, it is one of many considerations and not the primary reason for inspecting ductwork. Checking for aesthetic components, such as style or modernity, is not relevant in a practical assessment of HVAC functionality and performance. Assessing airflow quality is certainly valuable but tends to follow a more comprehensive inspection of the duct system itself, which should initially focus on sealing and insulation.

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!

SAMPLE