

American Society of Home Inspectors (ASHI) Practice Exam (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. What should the inspector NOT determine regarding the Air Conditioning system?**
 - A. Cooling supply adequacy**
 - B. Energy sources**
 - C. Distribution systems**
 - D. Cooling system efficiency**
- 2. Which aspect of a fireplace does the inspector focus on during an evaluation?**
 - A. Personal user experiences**
 - B. Structural installation and integration**
 - C. Historical significance**
 - D. Color and design choices**
- 3. What is the inspector not required to inspect regarding fireplaces and fuel-burning appliances?**
 - A. Fireplaces located inside the structures**
 - B. Automatic fuel feed devices**
 - C. Combustion air adequacy**
 - D. Fuel-burning appliances inside garages**
- 4. What are roof drainage systems used for?**
 - A. To hold water for landscaping needs**
 - B. To carry water off a roof and away from the building**
 - C. To enhance the aesthetic of the roof**
 - D. To regulate water temperature for cooling**
- 5. What should an inspector assess in the exterior walls?**
 - A. Presence of windows**
 - B. Color of the paint**
 - C. Condition of siding, signs of rot, and moisture intrusion**
 - D. Height of the walls**

- 6. What characterizes a technically exhaustive investigation?**
- A. A cursory assessment using basic tools**
 - B. An analysis involving dismantling and advanced techniques**
 - C. A purely visual inspection of components**
 - D. A focus on theoretical rather than practical assessment**
- 7. During an energy audit, which system's performance is typically assessed?**
- A. Plumbing systems**
 - B. Efficiency of heating and cooling systems**
 - C. Electrical wiring**
 - D. Structural integrity**
- 8. What roofing material is known for its longevity?**
- A. Asphalt shingles**
 - B. Wood shakes**
 - C. Metal roofing**
 - D. Clay tiles**
- 9. During a home inspection, what kind of plumbing issue is considered a major red flag?**
- A. Rusty pipes**
 - B. Signs of leaks or water stains**
 - C. Low water pressure**
 - D. Old fixtures**
- 10. What is not a requirement for the inspector regarding smoke alarms during an electrical inspection?**
- A. Determine the age of the smoke alarms**
 - B. Check battery status**
 - C. Ensure alarms are present**
 - D. Test alarm functionality**

Answers

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

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Explanations

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1. What should the inspector NOT determine regarding the Air Conditioning system?

- A. Cooling supply adequacy**
- B. Energy sources**
- C. Distribution systems**
- D. Cooling system efficiency**

The primary focus of a home inspector regarding the air conditioning system is to provide an assessment of its condition and functionality, but not to conduct a detailed analysis of performance metrics such as cooling supply adequacy. While it's important for inspectors to evaluate whether the system is operational and to identify any visible issues, measuring the adequacy of cooling involves specific calculations and tests that go beyond the scope of a standard home inspection. Inspectors typically look for the overall condition of components, energy sources, and distribution systems, as these factors contribute to understanding the age and condition of the AC system. However, determining if the cooling supply is adequate involves analyzing temperature differentials and might require specific equipment and expertise that home inspectors are not necessarily trained or equipped to provide. This nuanced evaluation is typically left to HVAC professionals who specialize in performance assessments and energy efficiency evaluations.

2. Which aspect of a fireplace does the inspector focus on during an evaluation?

- A. Personal user experiences**
- B. Structural installation and integration**
- C. Historical significance**
- D. Color and design choices**

During an evaluation of a fireplace, the inspector focuses primarily on the structural installation and integration. This aspect is critical because a fireplace must be properly installed to ensure safety, efficiency, and compliance with building codes. The inspector examines elements such as the chimney system, flue size, clearances to combustibles, and the overall integrity of the structure. Proper installation is vital to prevent hazards, such as chimney fires or carbon monoxide buildup, which can arise from deficiencies in the system. Focusing on personal user experiences, historical significance, or aesthetic considerations such as color and design choices would not address the essential safety and functional aspects of the fireplace. The inspector's role is to assess the condition and functionality as they relate to the safety and structural integrity of the installation, making structural installation and integration the most relevant focus during an evaluation.

3. What is the inspector not required to inspect regarding fireplaces and fuel-burning appliances?

- A. Fireplaces located inside the structures**
- B. Automatic fuel feed devices**
- C. Combustion air adequacy**
- D. Fuel-burning appliances inside garages**

The inspector is not required to inspect automatic fuel feed devices in relation to fireplaces and fuel-burning appliances. This is primarily because these devices are often considered specialized components that fall outside the general scope of a standard home inspection. Inspections typically focus on ensuring that the overall system is functional and safe for use, rather than delving into the specifics of specialized equipment like automatic fuel feeds, which may require a different level of expertise or licensing. In contrast, inspecting fireplaces located inside structures, combustion air adequacy, and fuel-burning appliances inside garages are all considered essential components of a home inspection. These aspects are crucial for evaluating the safety and efficiency of the heating systems and ensuring they are properly vented and functioning as intended. Therefore, the exemption of automatic fuel feed devices aligns with the standard practices outlined by organizations such as ASHI, which aim to ensure inspections are thorough while not overextending into areas that require specialized knowledge.

4. What are roof drainage systems used for?

- A. To hold water for landscaping needs**
- B. To carry water off a roof and away from the building**
- C. To enhance the aesthetic of the roof**
- D. To regulate water temperature for cooling**

Roof drainage systems are primarily designed to carry water off a roof and away from the building. This serves the vital purpose of preventing water from accumulating on the roof surface, which could lead to structural damage, leaks, or mold growth. By effectively channeling rainwater and melting snow away from the roofing material and off the structure, these systems ensure that the property remains dry and that the roofing materials can last longer. The correct choice emphasizes the functional aspect of roof drainage systems, which is crucial in maintaining the integrity and safety of the entire building. Proper drainage is essential in regions that experience heavy rainfall or snow to avert potential water-related damage to both the roof and the building's foundation.

5. What should an inspector assess in the exterior walls?

- A. Presence of windows
- B. Color of the paint
- C. Condition of siding, signs of rot, and moisture intrusion**
- D. Height of the walls

In the inspection of exterior walls, the primary focus should be on the condition of the siding, signs of rot, and moisture intrusion. This is crucial because the exterior walls serve as the first line of defense against environmental elements. An inspector needs to look for any deterioration in the siding material since damaged siding can lead to moisture infiltration, which may cause further damage to the structure and promote mold growth. Signs of rot are particularly important to identify, as they can indicate prolonged exposure to moisture, which can compromise the integrity of the walls and the overall framework of the building. Moisture intrusion assessments help in understanding potential leaks and vulnerabilities that could lead to serious structural issues over time. While the presence of windows and the height of the walls may be relevant to the overall property characteristics, they do not provide critical information regarding the structural integrity and weather resistance of the exterior, which is vital for safety and longevity. The color of the paint might indicate maintenance levels or aesthetic preferences, but it does not reflect any underlying issues with the wall structure or materials. Thus, the comprehensive assessment of the condition of siding and related issues is key in the inspector's evaluation of the exterior walls.

6. What characterizes a technically exhaustive investigation?

- A. A cursory assessment using basic tools
- B. An analysis involving dismantling and advanced techniques**
- C. A purely visual inspection of components
- D. A focus on theoretical rather than practical assessment

A technically exhaustive investigation is characterized by a comprehensive and in-depth analysis that often requires dismantling components and utilizing advanced techniques. This approach goes beyond surface-level observations and visual inspections, delving into the intricate details and functionality of various systems and components within a structure. By using advanced techniques, the inspection can reveal underlying issues that are not visible during standard evaluations. This thoroughness ensures that any existing problems are identified, contributing to a more accurate understanding of the condition of the property. In contrast, other approaches mentioned, such as simple visual assessments or theoretical evaluations, may not capture critical defects or limitations within the components, which a technically exhaustive investigation successfully addresses.

7. During an energy audit, which system's performance is typically assessed?

A. Plumbing systems

B. Efficiency of heating and cooling systems

C. Electrical wiring

D. Structural integrity

During an energy audit, the efficiency of heating and cooling systems is typically assessed because these systems have a significant impact on a home's overall energy consumption. Heating and cooling represent a large portion of a household's energy use, often accounting for 50% or more of total energy expenses. Evaluating their performance involves checking for factors such as insulation levels, ductwork integrity, thermostat settings, and system capacity to ensure they operate efficiently. This assessment is crucial for identifying areas where energy loss occurs and for recommending improvements that can lead to enhanced energy efficiency, reduced utility bills, and increased comfort within the home. By optimizing these systems, homeowners can significantly reduce energy consumption, making them a primary focus of energy audits. While plumbing systems, electrical wiring, and structural integrity are important in their own right, they do not directly pertain to energy efficiency in the same way that heating and cooling systems do.

8. What roofing material is known for its longevity?

A. Asphalt shingles

B. Wood shakes

C. Metal roofing

D. Clay tiles

Metal roofing is recognized for its longevity due to several key attributes. Firstly, metal roofing is typically composed of materials like steel, aluminum, or copper, which possess inherent resistance to the elements. This resilience allows them to withstand extreme weather conditions, including heavy rain, snow, and high winds, which significantly reduces the risk of damage over time. Moreover, metal roofs are less prone to issues such as rot, mold, and insect infestation, common problems associated with other roofing materials. They also have a life expectancy that often exceeds 50 years, and in some cases, can even last up to 70 years or more with proper maintenance, making them an excellent long-term investment for homeowners. In addition to their durability, metal roofs can also reflect solar radiant heat, which can aid in energy efficiency, ultimately contributing to cost savings over time. This combination of longevity and energy efficiency makes metal roofing a favored option among homeowners looking for a sustainable and durable roofing solution.

9. During a home inspection, what kind of plumbing issue is considered a major red flag?

- A. Rusty pipes**
- B. Signs of leaks or water stains**
- C. Low water pressure**
- D. Old fixtures**

Signs of leaks or water stains are often regarded as a major red flag during a home inspection because they can indicate underlying plumbing issues that may lead to more significant problems if left unaddressed. Leaks can cause water damage, promote mold growth, and compromise the structural integrity of a home. Identifying visible signs of leaks or stains offers insight into the plumbing system's current condition and the potential for ongoing issues, making it essential for home inspectors to emphasize this observation during their assessment. While rusty pipes, low water pressure, and old fixtures can suggest plumbing concerns, they may not always indicate immediate or severe problems. Rusty pipes could suggest corrosion but might not be critical in terms of functionality, depending on the material and condition. Low water pressure can be caused by various factors, some of which could be easily remedied, and old fixtures may not necessarily be problematic, as they can often still function adequately. However, the presence of leaks or significant water stains typically signifies a more urgent situation that requires further investigation and potentially costly repairs.

10. What is not a requirement for the inspector regarding smoke alarms during an electrical inspection?

- A. Determine the age of the smoke alarms**
- B. Check battery status**
- C. Ensure alarms are present**
- D. Test alarm functionality**

During an electrical inspection, it is essential for the inspector to focus on the operational aspects and safety requirements of smoke alarms. While determining the age of smoke alarms may be relevant for overall safety assessments, it is not a specific requirement for inspectors during an electrical inspection. Inspectors are generally tasked with checking the battery status to confirm that the alarms are functional and capable of alerting occupants to smoke or fire. Ensuring that smoke alarms are present is critical, as they are a fundamental safety feature required by building codes. Testing the functionality of the alarms is also crucial to ensure they are operational and can effectively perform their intended function in case of an emergency. In summary, while knowing the age of smoke alarms can provide useful context regarding their replacement timeline, it is not a mandated requirement during an electrical inspection, which focuses more on operational readiness and compliance with safety standards.

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://ashihomeinspectors.examzify.com>

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