

AMERICAN SOCIETY OF HOME INSPECTORS (ASHI) PRACTICE EXAM (SAMPLE)

STUDY GUIDE



Prepare with structure. Pass with confidence



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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 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

- 2. Which component is NOT typically assessed during a home inspection?**
 - A. Readily accessible electrical systems
 - B. Installed appliances requiring professional access
 - C. Cosmetic improvements made by the homeowner
 - D. Roof drainage systems and their functionality

- 3. What is the purpose of a home warranty?**
 - A. To cover permanent home renovations
 - B. To assist with mortgage repayments
 - C. To cover repairs or replacements of certain systems
 - D. To guarantee the sale price of the home

- 4. What is the role of the inspector regarding safety features in home systems?**
 - A. Inspectors must ensure all safety features are functioning
 - B. Inspectors provide information on potential enhancements
 - C. Inspectors report on the presence of automatic safety controls
 - D. Inspectors repair safety features as necessary

- 5. To whom should inspectors act in good faith?**
 - A. Their employers only
 - B. Each client and other interested parties
 - C. Their coworkers
 - D. Only the company they represent

- 6. What amount of slope is critical for a roof?**
- A. A minimum of 1:12
 - B. A minimum of 2:12
 - C. A minimum of 3:12
 - D. A minimum of 4:12
- 7. When examining windows, what should an inspector look for?**
- A. Type of glass used
 - B. Proper sealing, operation, and signs of damage
 - C. Window size
 - D. Type of window frame
- 8. When inspecting heating systems, what should the inspector not determine?**
- A. Heat supply adequacy
 - B. Type of heating fuel
 - C. Presence of carbon monoxide detectors
 - D. Style of heating system design
- 9. What is the purpose of an under-floor crawlspace?**
- A. To serve as a decorative aspect of a home
 - B. To provide access to plumbing and electrical systems
 - C. To enhance the aesthetic appeal from the outside
 - D. To act as storage space for seasonal items
- 10. What does wall covering mainly contribute to a building?**
- A. A decoration to enhance style
 - B. An essential structural support
 - C. A protective and insulating layer
 - D. A temporary surface finish

Answers

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

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Explanations

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1. 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.

2. Which component is NOT typically assessed during a home inspection?

A. Readily accessible electrical systems

B. Installed appliances requiring professional access

C. Cosmetic improvements made by the homeowner

D. Roof drainage systems and their functionality

During a home inspection, the primary focus is on the structural integrity, safety, and overall condition of the home. Home inspectors evaluate components that can significantly affect the home's functionality, safety, and livability, which is why options related to the electrical systems, appliances needing professional access, and roof drainage systems are included in the assessment. Cosmetic improvements made by the homeowner typically pertain to aesthetic changes that do not impact the functional aspects of the home. Such improvements may include paint colors, landscaping changes, or decorative elements. While they may enhance the appearance of the home, they are not essential components that affect safety or operational functionality. Therefore, these items are generally not included in a formal home inspection report, making this choice the one that does not align with the standard practices of home inspections.

3. What is the purpose of a home warranty?

- A. To cover permanent home renovations
- B. To assist with mortgage repayments
- C. To cover repairs or replacements of certain systems**
- D. To guarantee the sale price of the home

A home warranty is designed to provide coverage for the repair or replacement of specific systems and appliances within a home that may break down over time. This can include important components such as heating and cooling systems, electrical systems, plumbing, and major kitchen appliances. The main purpose of a home warranty is to protect homeowners from unexpected costs associated with repairs, offering peace of mind and financial relief in the event of system failures. This coverage typically comes into play after the initial warranty period or as part of the sale of a home, and it can help bridge the gap for new homeowners who may not be familiar with the age and condition of the home's systems and appliances. This is especially useful as it allows homeowners to budget for maintenance and potential repairs, ensuring they are not caught off guard by sudden breakdowns. The other options do not align with the fundamental purpose of a home warranty, which is specifically aimed at addressing the repair needs of home systems rather than concerns related to mortgage assistance, property valuation, or renovations.

4. What is the role of the inspector regarding safety features in home systems?

- A. Inspectors must ensure all safety features are functioning
- B. Inspectors provide information on potential enhancements
- C. Inspectors report on the presence of automatic safety controls**
- D. Inspectors repair safety features as necessary

The role of the inspector concerning safety features in home systems primarily involves assessing and reporting the presence of these features. When inspectors evaluate a home, they are tasked with identifying whether various systems have built-in safety controls, such as GFCI outlets in wet areas, smoke detectors, carbon monoxide detectors, and other automatic safety mechanisms. This identification helps homeowners understand the current safety measures in place and whether they comply with relevant codes or standards. Inspectors focus on the condition and adequacy of these features rather than ensuring they are fully functional, which would require testing and active maintenance beyond the scope of a typical home inspection. While inspectors may provide general information on potential safety enhancements, emphasizing safety features already present in the home is more aligned with their responsibilities. Inspectors do not engage in repairs, as this could create conflicts of interest or lead to liability issues. Thus, accurately reporting the presence of automatic safety controls is crucial for informing homeowners of existing protections and potential safety concerns in the home.

5. To whom should inspectors act in good faith?

- A. Their employers only
- B. Each client and other interested parties**
- C. Their coworkers
- D. Only the company they represent

Inspectors should act in good faith toward each client and other interested parties because this principle underlies the integrity and ethical standards of the inspection profession. Acting in good faith means providing honest, unbiased, and thorough evaluations of the properties being inspected. This obligation extends beyond just the immediate client to include anyone who might rely on the inspection report, such as potential buyers, sellers, and even real estate agents. By committing to act in good faith towards clients and all relevant parties, inspectors ensure that they maintain transparency and uphold the trustworthiness of the inspection process. This practice not only fosters professional integrity but also contributes to the overall safety and satisfaction of all parties involved in real estate transactions. The other options suggest limited responsibilities; focusing only on employers or coworkers does not capture the full scope of accountability inspectors have in the marketplace. The emphasis on clients and interested parties reinforces a broader duty of care in the inspection profession, ensuring that all stakeholders receive reliable information to make informed decisions.

6. What amount of slope is critical for a roof?

- A. A minimum of 1:12
- B. A minimum of 2:12**
- C. A minimum of 3:12
- D. A minimum of 4:12

The appropriate minimum slope for a roof is essential because it influences water drainage and the overall durability of roofing materials. A slope of 2:12 means that for every 12 horizontal units, the roof rises 2 units vertically. This slope is generally recognized as a critical point that helps ensure water drains off the roof effectively, reducing the risk of ponding and leakage. Roofs with a minimum of 2:12 slope are typically required for certain roofing materials to prevent pooling and to ensure that they perform as intended. Materials designed for low-slope roofs can still be effective and are often recommended at this minimum slope, provided that proper installation techniques are followed. While steeper slopes can also facilitate quicker drainage and reduce the risk of water-related issues, 2:12 is marked as a standard in many building codes and practices. This makes it a reliably safe choice for a plethora of roofing situations, adequately supporting structural integrity while ensuring water management is at the forefront of design considerations.

7. When examining windows, what should an inspector look for?

- A. Type of glass used
- B. Proper sealing, operation, and signs of damage**
- C. Window size
- D. Type of window frame

When examining windows, the inspector should prioritize assessing proper sealing, operation, and signs of damage. This focus is crucial because the main concerns with windows are related to their performance and integrity. Proper sealing ensures that windows prevent air and water from infiltrating the home, which can lead to energy loss and may cause damage to the interior and exterior materials. Inspectors look for any gaps, wear, or deterioration in seals or caulking that could compromise this function. Operation is equally important; a window that doesn't open, close, or lock properly may represent a safety hazard and could also be a sign of underlying structural issues. Inspectors check for smooth operation and ensure that hardware is intact. Signs of damage, such as cracked glass, rotting frames, or warped materials, are indicators of the window's overall condition and can affect its performance and lifespan. Addressing these issues early can prevent more extensive repairs in the future. In contrast, examining the type of glass, window size, or type of window frame, while relevant in specific contexts, doesn't directly address the immediate functional and safety concerns associated with window performance that are paramount during an inspection.

8. When inspecting heating systems, what should the inspector not determine?

- A. Heat supply adequacy**
- B. Type of heating fuel
- C. Presence of carbon monoxide detectors
- D. Style of heating system design

In the context of inspecting heating systems, the focus for the inspector is primarily on the functionality, safety, and compliance of the system with local codes and standards. While it is important to note certain operational characteristics of a heating system, such as the type of heating fuel used and ensuring the presence of carbon monoxide detectors, the inspector typically does not assess the adequacy of the heat supply. Determining heat supply adequacy involves evaluating whether the system meets the specific heating requirements of the space, which can depend on various personal and environmental factors, such as insulation quality, square footage, and occupant preferences. This level of assessment often requires a detailed understanding of heating load calculations, which can go beyond the inspector's standard scope of work. The type of heating fuel and the presence of safety devices like carbon monoxide detectors are critical elements of a heating system inspection, as they directly relate to safety and compliance. Additionally, recognizing the style of the heating system design is essential for context and identifying potential issues. Thus, while an inspector will assess many aspects regarding the heating systems, they generally do not delve into the determination of heat supply adequacy.

9. What is the purpose of an under-floor crawlspace?

- A. To serve as a decorative aspect of a home
- B. To provide access to plumbing and electrical systems**
- C. To enhance the aesthetic appeal from the outside
- D. To act as storage space for seasonal items

The primary purpose of an under-floor crawlspace is to provide access to plumbing and electrical systems situated below the main living area of a home. This space allows home inspectors, maintenance workers, and homeowners to inspect, repair, or upgrade essential components such as water pipes, heating ducts, electrical wiring, and other mechanical systems without needing to disturb the interior of the house. It facilitates routine maintenance and ensures that these systems can be accessed easily when necessary, promoting the overall functionality and longevity of the home. Crawlspaces also help with ventilation and can contribute to moisture control, which is essential for preventing mold growth and wood rot. While they may not be designed specifically for aesthetic reasons or as storage areas, their functional role in the home's infrastructure is critical to a safe and well-maintained living environment.

10. What does wall covering mainly contribute to a building?

- A. A decoration to enhance style
- B. An essential structural support
- C. A protective and insulating layer**
- D. A temporary surface finish

Wall coverings primarily function as a protective and insulating layer for a building. This is crucial for multiple reasons. Firstly, wall coverings shield the underlying structure from environmental elements such as moisture, wind, and pests, which can lead to deterioration over time. By acting as a barrier, they help maintain the integrity of the building, ensuring that the internal walls and framework are safeguarded from damage. Additionally, certain wall coverings provide insulation properties, contributing to the energy efficiency of the building. They can help regulate indoor temperatures by reducing heat transfer, making it easier to maintain a comfortable living environment and potentially lowering energy costs. Overall, while wall coverings can certainly enhance the aesthetic appeal of a space and serve as a temporary surface finish in some cases, their primary contributions are more aligned with protection and insulation, affirming the significance of option C.

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!

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