

HOME INSPECTION STATE PRACTICE EXAM (SAMPLE)

STUDY GUIDE



SAMPLE STUDY GUIDE WITH LIMITED QUESTIONS

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THE FULL VERSION STUDY GUIDE

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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 role does consideration play in a contract?**
 - A. It defines the relationship between parties
 - B. It establishes the payment terms
 - C. It refers to the mutual benefits exchanged
 - D. It outlines the terms of service

- 2. Adhered masonry veneer is installed in a manner similar to which other material?**
 - A. Brick.
 - B. Stucco.
 - C. Wood siding.
 - D. Metal panels.

- 3. In terms of air quality, what can be an effect of improper duct sealing?**
 - A. Improved air circulation
 - B. Reduces allergens and pollutants
 - C. Increased energy efficiency
 - D. Decreased indoor air quality

- 4. Knob and tube wiring may still be acceptable if it is not?**
 - A. Accessible for inspection
 - B. Covered by insulation
 - C. Used for high voltage applications
 - D. Utilized in outdoor wiring

- 5. Oriented strand board (OSB) is most frequently used in which of the following applications?**
 - A. Roofing, siding, and floor installation
 - B. Roof, floor, and exterior wall sheathing
 - C. Interior wall framing and structural beams
 - D. Tile backing and moisture management

6. In a forced air heating system containing a split system air conditioner and a humidifier, humidity is reduced by?
- A. Heating the air
 - B. Evaporating water
 - C. Condensation at the evaporator coil
 - D. Circulation of dehumidified air
7. What is the most likely cause of a foul odor in a seldom-used bathroom?
- A. The bathtub water seal has evaporated
 - B. The plumbing system is clogged
 - C. The toilet is leaking
 - D. The bathroom needs ventilation
8. When inspecting a roof that is safe to walk on, what is the minimum method of inspection?
- A. Walking on the roof
 - B. Viewing the roof from the ground
 - C. Inspecting from a nearby tree
 - D. Using binoculars for distant observation
9. What is the maximum allowed notch depth in a floor joist for a notch located 5 feet from the joist end?
- A. 1 inch
 - B. 1/2 inch
 - C. 0 inches
 - D. 2 inches
10. Which of the following building terms do NOT belong together?
- A. Cripple trimmer, purlin
 - B. Header, joist
 - C. Rafter, beam
 - D. Stud, post

Answers

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

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Explanations

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1. What role does consideration play in a contract?

- A. It defines the relationship between parties
- B. It establishes the payment terms
- C. It refers to the mutual benefits exchanged**
- D. It outlines the terms of service

Consideration is a fundamental concept in contract law that refers to the mutual benefits exchanged between parties involved in an agreement. It represents what each party stands to gain from the contract, creating an element of reciprocity that makes the contract legally binding. Without consideration, an agreement typically lacks enforceability because there is no incentive for the parties to fulfill their obligations. In essence, consideration can take many forms, such as money, services, or goods, but the crucial aspect is that it involves an exchange that provides value to both parties. This mutual benefit ensures that there is a tangible reason for each party to enter into the contract, thereby fulfilling a key requirement for a valid contract. While defining the relationship, establishing payment terms, or outlining terms of service are important aspects of contracts, they don't capture the essence of consideration, which is fundamentally about the mutual exchange that serves as the groundwork for the contractual agreement.

2. Adhered masonry veneer is installed in a manner similar to which other material?

- A. Brick.
- B. Stucco.**
- C. Wood siding.
- D. Metal panels.

Adhered masonry veneer is installed in a manner similar to stucco due to the techniques and materials used in their application. Both adhere directly to a substrate, which often includes sheathing or a structural wall. This method involves applying a bonding agent and then the respective materials over a framework. Just like stucco, adhered masonry veneer typically relies on a moisture barrier and proper flashing to manage water intrusion, helping to prevent issues like rot or mold. In contrast, brick installation typically involves a different method, where bricks are often laid in a masonry work style, including the use of mortar between them, and do not adhere like veneer. Wood siding is usually attached using nails, and it incorporates a different setup than adhered systems. Metal panels, on the other hand, are often mechanically fastened or clipped to a framework, differing significantly from the adhesive methods used in adhered masonry veneer and stucco applications.

3. In terms of air quality, what can be an effect of improper duct sealing?

- A. Improved air circulation
- B. Reduces allergens and pollutants
- C. Increased energy efficiency
- D. Decreased indoor air quality**

Improper duct sealing can significantly impact indoor air quality, leading to decreased air quality within a home. When ducts are not sealed properly, air leaks can occur, allowing unfiltered outdoor air, dust, allergens, and pollutants to make their way into the living spaces. This infiltration can contribute to a buildup of harmful particles and microorganisms, which can exacerbate respiratory issues and allergies for the occupants. Additionally, inefficiencies in the HVAC system can arise from improper sealing, as conditioned air may escape through these leaks rather than circulating effectively throughout the home. Consequently, this can lead to uneven heating or cooling, and increased humidity issues, both of which can further deteriorate indoor air quality. Therefore, maintaining well-sealed ducts is critical for ensuring a healthy living environment, making the choice of decreased indoor air quality the correct answer.

4. Knob and tube wiring may still be acceptable if it is not?

- A. Accessible for inspection
- B. Covered by insulation**
- C. Used for high voltage applications
- D. Utilized in outdoor wiring

Knob and tube wiring may still be considered acceptable if it is not covered by insulation. This type of wiring, which originated in the late 19th century and was common until the 1940s, has specific safety concerns primarily due to its design. One of the significant risks associated with knob and tube wiring is overheating, which can occur when wires are insulated improperly. When knob and tube wiring is covered with insulation, it can trap heat and lead to electrical fires or damage over time. Therefore, if the wiring is not covered by insulation, it allows for proper airflow around the wires, reducing the risk of overheating and making it safer in terms of electrical hazards. This straightforward safety consideration makes the absence of insulation a key factor in assessing the continued acceptability of knob and tube wiring in homes, especially during inspections.

5. Oriented strand board (OSB) is most frequently used in which of the following applications?

- A. Roofing, siding, and floor installation
- B. Roof, floor, and exterior wall sheathing**
- C. Interior wall framing and structural beams
- D. Tile backing and moisture management

Oriented strand board (OSB) is primarily utilized in construction as a structural panel due to its strength and versatility. The correct application of OSB is as roof, floor, and exterior wall sheathing. This is because OSB provides a solid substrate that helps distribute loads across a surface, which is essential for maintaining structural integrity. In roofing applications, OSB offers a robust base for shingles or other roofing materials, ensuring a durable layer that can withstand the elements. When used for flooring, it serves as a critical component in providing support and rigidity, making the floors safe and stable. For exterior walls, OSB sheathing contributes to the overall structural support and is often covered with siding or other materials to provide weather resistance. Other applications mentioned in the incorrect options, such as interior wall framing and structural beams or tile backing and moisture management, do not leverage the primary strengths of OSB. Interior framing often uses other materials that are more suited for load-bearing applications, while tile backing requires moisture-resistant properties that are typically not ideal in standard OSB products. Therefore, the best fit for OSB use is indeed in roof, floor, and exterior wall sheathing.

6. In a forced air heating system containing a split system air conditioner and a humidifier, humidity is reduced by?

- A. Heating the air
- B. Evaporating water
- C. Condensation at the evaporator coil**
- D. Circulation of dehumidified air

In a forced air heating system that includes both a split system air conditioner and a humidifier, humidity is effectively reduced through the process of condensation occurring at the evaporator coil. When the air conditioner operates, it cools the air that passes over the evaporator coil. As this air cools, its capacity to hold moisture decreases, leading to the condensation of excess water vapor in the air onto the coil itself. This process effectively removes moisture from the air, thus lowering the overall humidity level in the space. The operation of the air conditioner plays a crucial role in this process; the cooling process inherently causes moisture to condense out of the air onto the cold surfaces of the evaporator coil. By collecting this moisture, the system reduces humidity levels within the indoor environment, contributing to comfort and preventing excess humidity-related issues such as mold growth. Circulation of dehumidified air, while related, occurs primarily after condensation has taken place; it does not directly address how humidity is reduced in the first instance. Heating the air and evaporating water can alter humidity, but they do not effectively work in the context of a forced air system with air conditioning aimed at reducing humidity levels through condensation.

7. What is the most likely cause of a foul odor in a seldom-used bathroom?

- A. The bathtub water seal has evaporated**
- B. The plumbing system is clogged
- C. The toilet is leaking
- D. The bathroom needs ventilation

The most likely cause of a foul odor in a seldom-used bathroom is that the bathtub water seal has evaporated. In bathrooms that are infrequently used, the water in the drain traps can evaporate over time. The primary function of a drain trap is to create a water barrier that prevents sewer gases from entering the home. When the water seal evaporates, there is nothing to block these gases, leading to unpleasant odors in the bathroom. Other options may also relate to odors, but they typically require different circumstances. A clogged plumbing system generally results in more severe drainage issues rather than isolated odors and would likely be accompanied by backups or slow drainage. A leaking toilet could contribute to unpleasant smells, but it usually manifests in other visible signs, such as water pooling or moisture around the base. Lastly, inadequate ventilation might lead to musty odors rather than a foul smell specifically associated with sewer gases. Therefore, the evaporation of the water seal is the most direct and common cause in a seldom-used bathroom setting, as it focuses on the functionality of the plumbing trap itself.

8. When inspecting a roof that is safe to walk on, what is the minimum method of inspection?

- A. Walking on the roof
- B. Viewing the roof from the ground**
- C. Inspecting from a nearby tree
- D. Using binoculars for distant observation

The correct method for inspecting a roof that is safe to walk on is to physically walk on the roof. This hands-on approach allows the inspector to closely examine the roof's condition, identifying issues that may not be visible from a distance. Walking on the roof provides direct access to its surfaces, enabling the inspector to check for damage, wear, or other concerns such as blocked drains or improperly installed flashing. In contrast, viewing the roof from the ground could potentially miss critical detail that can only be assessed from an elevated position. Observing from nearby trees or using binoculars limits the inspector's ability to evaluate the roof's structural integrity and condition adequately. These methods may help with an initial overview but do not replace the thorough assessment that walking on the roof offers when it is deemed safe.

9. What is the maximum allowed notch depth in a floor joist for a notch located 5 feet from the joist end?

- A. 1 inch
- B. 1/2 inch
- C. 0 inches**
- D. 2 inches

The maximum allowed notch depth in a floor joist is governed by established building codes and guidelines that prioritize the structural integrity of the joist. For a notch located 5 feet from the joist end, the depth of the notch is critical because excessive notching can weaken the joist and lead to structural failure. When a joist carries a load, its strength relies on a continuous vertical section. Notching removes material, and as such, there are stringent rules about how much can be removed. In this instance, the correct answer indicates that no notch is permitted at this location. This restriction typically applies within a specific distance from the ends of the joist, which varies by building code but is often set at 2 feet from either end for standard dimensional lumber. Allowing no notch ensures that the critical part of the joist, where bending stresses are highest, remains intact to maintain its load-bearing capacity. The presence of a notch, even if allowed at other locations, can considerably compromise the joist's strength if located too close to the ends. In contrast, notches of certain specified depths may be permissible at greater distances from the ends of the joist, but only under controlled conditions.

10. Which of the following building terms do NOT belong together?

A. Cripple trimmer, purlin

B. Header, joist

C. Rafter, beam

D. Stud, post

The term "cripple trimmer" refers to a type of framing member that supports a header and is typically found in the assembly of structures, particularly in situations like roof framing or the framing of windows and doors. A "purlin," on the other hand, is a horizontal beam that supports the roof decking or sheathing, offering structural support in roof systems. While both terms are associated with structural support, they serve different purposes and contexts in building construction. In contrast, the other terms in the choices all relate more directly to similar structural components within a specific framework. For instance, headers and joists both pertain to horizontal structural elements that provide support, while rafters and beams are involved in overall load-bearing structures. Likewise, studs and posts serve comparable roles in framing, providing vertical support in walls and structures. Therefore, the distinction between "cripple trimmer" and "purlin" makes them incompatible in this context, as they belong to different parts of construction terminology in their roles and applications.

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:

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

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