

Illinois Home Inspector Practice Exam (Sample)

Study Guide



Everything you need from our exam experts!

This is a sample study guide. To access the full version with hundreds of questions,

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 from reliable sources accurate, complete, and timely information about this product.

SAMPLE

Table of Contents

Copyright	1
Table of Contents	2
Introduction	3
How to Use This Guide	4
Questions	6
Answers	9
Explanations	11
Next Steps	17

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. Don't worry about getting everything right, 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, and take breaks to retain information better.

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.

7. Use Other Tools

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!

SAMPLE

Questions

- 1. In which year was it discovered that more Americans may be at risk from radon?**
 - A. 2005**
 - B. 2010**
 - C. 2015**
 - D. 2020**
- 2. What is the minimum width of a chimney that requires a cricket on the high side?**
 - A. 24 inches**
 - B. 30 inches**
 - C. 36 inches**
 - D. 42 inches**
- 3. What is the primary purpose of GFCI devices?**
 - A. Prevent overheating**
 - B. Prevent ground faults**
 - C. Prevent electrocution**
 - D. Prevent power surges**
- 4. Which of the following is NOT typically a method to identify mold presence?**
 - A. Visual inspection**
 - B. Air sampling**
 - C. Surface sampling**
 - D. Public opinion surveys**
- 5. What is one indicator that mold may be present in a building?**
 - A. Visible water damage**
 - B. Fresh paint smell**
 - C. High air pressure**
 - D. Cold temperatures**

- 6. What is a recommended protective measure for garage furnaces?**
- A. Installation of a security alarm**
 - B. Use of fire-resistant materials**
 - C. Protection from vehicle impact**
 - D. Regular maintenance checks**
- 7. What is the function of an infrared (IR) camera during a mold inspection?**
- A. To measure air quality**
 - B. To find anything that might be present and not visible to the human eye**
 - C. To assess airflow in the property**
 - D. To identify the age of the building materials**
- 8. What approach is often employed in "typical" commercial inspections?**
- A. Individual inspection approach**
 - B. Team inspection approach**
 - C. Automated inspection approach**
 - D. Sequential inspection approach**
- 9. What is required for log grading under ICC 400?**
- A. A certified individual**
 - B. An accredited agency**
 - C. A professional inspector**
 - D. A local authority**
- 10. What does the term "voltage" refer to in an electrical context?**
- A. The flow of electrical current**
 - B. The pressure behind current**
 - C. The amount of electrical resistance**
 - D. The total electrical power**

Answers

SAMPLE

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

SAMPLE

Explanations

SAMPLE

1. In which year was it discovered that more Americans may be at risk from radon?

A. 2005

B. 2010

C. 2015

D. 2020

The year 2010 is significant because it was during this time that studies and reports from various health organizations and the Environmental Protection Agency (EPA) highlighted the increased awareness and concerns regarding radon exposure in homes across the United States. The EPA estimated that radon exposure was a leading cause of lung cancer among non-smokers, which prompted a push for more testing and public education about the risks of radon. In that context, the findings from 2010 emphasized that many Americans might be living in homes with radon levels above the EPA action level, thereby raising awareness and inciting action for mitigation efforts. This year marked a turning point in public health discussions surrounding indoor air quality and the risks posed by radon, ultimately leading to increased advocacy for home inspections and radon testing in residential properties.

2. What is the minimum width of a chimney that requires a cricket on the high side?

A. 24 inches

B. 30 inches

C. 36 inches

D. 42 inches

The minimum width of a chimney that requires a cricket on the high side is indeed 30 inches. A cricket, sometimes referred to as a saddle, is a sloped surface installed on the high side of a chimney or other roof protrusion to help divert water away from the structure. When chimneys exceed a specified width, in this case, 30 inches, they are more prone to creating water accumulation due to their flat surfaces and can lead to leaks and water damage. A cricket helps manage this drainage issue, ensuring rainwater flows away from the chimney, thus protecting both the chimney and the surrounding roofing materials. The rationale for the 30-inch measurement is based on building codes and best practices aimed at minimizing water-related problems associated with wider chimneys. Smaller chimney widths would typically not require a cricket because they would not pose the same risk of water pooling on their surfaces.

3. What is the primary purpose of GFCI devices?

- A. Prevent overheating
- B. Prevent ground faults
- C. Prevent electrocution**
- D. Prevent power surges

The primary purpose of GFCI (Ground Fault Circuit Interrupter) devices is to prevent ground faults, which can occur when electricity flows along an unintended path to the ground. Ground faults often happen in wet or damp areas where electrical devices are used, such as bathrooms, kitchens, and outdoor settings. A GFCI detects changes in the electrical current flowing through the circuit; if it senses an imbalance, indicating that current is leaking to the ground, it quickly shuts off the power. This rapid action effectively reduces the risk of electrocution by cutting off the electricity before it can cause harm. While preventing electrocution is a significant outcome of the GFCI's function, the device's core role specifically targets ground faults as the primary mechanism that could lead to dangerous situations. Thus, while other devices might address issues like overheating or power surges, GFCIs are uniquely designed for ground fault protection.

4. Which of the following is NOT typically a method to identify mold presence?

- A. Visual inspection
- B. Air sampling
- C. Surface sampling
- D. Public opinion surveys**

Identifying the presence of mold involves specific methods that yield objective evidence of mold growth and its spores. Visual inspection, air sampling, and surface sampling are all recognized techniques used by professionals to detect mold contamination. Visual inspection allows inspectors to assess potential problem areas, such as water-damaged surfaces or visible mold growth. This method is often the first step in mold identification, helping to guide further testing. Air sampling involves collecting air samples to analyze the concentration of mold spores present in the environment, which can indicate hidden mold issues. Surface sampling, on the other hand, involves taking samples from surfaces where mold may be present and testing them for mold spores or fragments. Public opinion surveys, however, do not provide factual data or scientific evidence regarding mold presence. They rely on personal beliefs or subjective experiences of individuals rather than concrete testing methods. This makes public opinion surveys an unsuitable method for accurately identifying mold, as they do not measure actual mold levels or conditions. Therefore, this option does not align with formal practices for mold detection and is correctly identified as not a typical method to identify mold presence.

5. What is one indicator that mold may be present in a building?

A. Visible water damage

B. Fresh paint smell

C. High air pressure

D. Cold temperatures

Visible water damage is a significant indicator that mold may be present in a building due to the conditions that promote mold growth. Mold thrives in environments that are damp and have a source of moisture, often resulting from leaks, flooding, or high humidity levels. When water damage occurs, it can lead to wet materials such as drywall, wood, or carpets, which can become breeding grounds for mold spores. In many cases, water damage is accompanied by staining, peeling paint, or a musty odor, all of which contribute to the likelihood of mold presence. Addressing visible water damage promptly is crucial not only for the structural integrity of the building but also for the health of its occupants, as mold can cause various health issues. The other indicators mentioned do not directly suggest the presence of mold. Fresh paint smell can indicate recently painted surfaces but does not relate to moisture or mold growth. High air pressure might occur in certain HVAC systems but does not correlate with mold conditions. Cold temperatures may not provide a favorable environment for mold unless combined with moisture, which makes them a less reliable indicator.

6. What is a recommended protective measure for garage furnaces?

A. Installation of a security alarm

B. Use of fire-resistant materials

C. Protection from vehicle impact

D. Regular maintenance checks

A recommended protective measure for garage furnaces is to ensure they are protected from vehicle impact. Garages are often high-traffic areas where vehicles are parked and moved frequently. A furnace located in a garage is at risk of being accidentally struck by a vehicle, which can cause damage to the appliance and potentially create hazardous conditions like gas leaks or fires. By providing physical barriers, such as bollards or barriers, around the furnace, you can significantly reduce this risk. This measure is critical as it helps maintain the integrity of the furnace and ensures the safety of the household. While regular maintenance checks are crucial for the optimal functioning of furnaces, they do not directly address the risk posed by vehicles. The installation of a security alarm and the use of fire-resistant materials contribute to safety and security but do not directly mitigate the risk of impact from vehicles in a garage setting like protective barriers do.

7. What is the function of an infrared (IR) camera during a mold inspection?

A. To measure air quality

B. To find anything that might be present and not visible to the human eye

C. To assess airflow in the property

D. To identify the age of the building materials

Using an infrared (IR) camera during a mold inspection is primarily valuable for detecting anomalies that are not easily visible to the naked eye. When conducting a mold inspection, one of the key tasks is to identify areas where moisture may be present, as this can lead to mold growth. Infrared cameras can detect temperature differences in building materials and surfaces, which often indicates moisture intrusion. For instance, a cooler surface temperature could signify the presence of moisture behind walls or under floors, as water has a different thermal conductivity compared to dry materials. This capability allows inspectors to pinpoint potential mold growth areas, even if the mold itself is not yet visible. Thus, the function of the infrared camera is vital in effectively locating hidden moisture sources, enabling a more thorough inspection and appropriate remediation measures if needed.

8. What approach is often employed in "typical" commercial inspections?

A. Individual inspection approach

B. Team inspection approach

C. Automated inspection approach

D. Sequential inspection approach

The team inspection approach is frequently used in typical commercial inspections due to the complexity and size of commercial properties. These properties often require specialized knowledge in various areas, including structural integrity, mechanical systems, electrical systems, and environmental concerns. By employing a team of inspectors, each member can bring their expertise to the inspection, ensuring a comprehensive evaluation of the property. This collaborative method helps in identifying potential issues that may not be evident to a single inspector and enhances the overall accuracy and thoroughness of the inspection process. In the context of commercial inspections, the team approach also allows for more efficient use of time, as multiple aspects of the property can be inspected simultaneously rather than sequentially. This efficiency is essential in commercial settings where time constraints may apply. Moreover, by leveraging the combined skills and experiences of various inspectors, the likelihood of missing critical details decreases significantly, leading to a more reliable inspection report.

9. What is required for log grading under ICC 400?

- A. A certified individual
- B. An accredited agency**
- C. A professional inspector
- D. A local authority

For log grading under ICC 400, the requirement of an accredited agency is essential because it ensures that the grading process is carried out by a recognized and qualified organization capable of adhering to specific standards and regulations. Accredited agencies demonstrate competence in evaluating and grading logs according to the established criteria, which contributes to the overall safety, quality, and reliability of wood products used in construction. This accreditation also allows for consistency in the grading process, which is vital for maintaining compliance with industry standards and building codes. Other roles—such as a certified individual, a professional inspector, or a local authority—may play other functions in the broader context of home inspection and construction compliance, but they do not specifically provide the level of accreditation necessary for log grading as defined under ICC 400. This establishes the clear distinction in responsibilities and qualifications related to wood grading functions.

10. What does the term "voltage" refer to in an electrical context?

- A. The flow of electrical current
- B. The pressure behind current**
- C. The amount of electrical resistance
- D. The total electrical power

In the context of electricity, "voltage" refers to the pressure behind the electrical current. It is a measure of the electric potential difference between two points in a circuit. This potential difference is what drives the flow of electric current through a conductor, such as a wire. Voltage can be thought of as the force that pushes electrical charges to move, enabling electrical energy to be transferred and utilized in devices. Understanding voltage is essential for home inspectors, as different systems and appliances operate at various voltage levels. This knowledge helps assess whether the electrical systems in a home are functioning safely and effectively, as well as ensuring that any modifications or installations will be compatible with existing infrastructure. By recognizing voltage as the driving force behind electrical current, inspectors can better evaluate the safety and efficiency of a home's electrical system.

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://illinois-homeinspector.examzify.com>

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