

National Home Inspector Examination (NHIE) Practice Exam (Sample)

Study Guide



Everything you need from our exam experts!

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SAMPLE

Questions

- 1. What is the recommended method to address ice damming on roofs?**
 - A. Installing more gutters.**
 - B. Increasing attic insulation.**
 - C. Adding additional roof pitch.**
 - D. Reducing roof overhang.**
- 2. What is the significance of the National Electrical Code (NEC) in home inspections?**
 - A. It establishes warranty standards for home inspections**
 - B. It sets safety standards for electrical installations**
 - C. It regulates home inspection fees**
 - D. It defines the qualifications required for home inspectors**
- 3. In a roof framing picture, what component is typically indicated by an arrow?**
 - A. rafter**
 - B. ridge board**
 - C. purlin**
 - D. strongback**
- 4. What do columns typically support?**
 - A. Footers**
 - B. Walls**
 - C. Girders**
 - D. Joists**
- 5. Which type of electrical receptacles should be used in bathrooms?**
 - A. Standard protected**
 - B. GFCI protected**
 - C. At least 3 feet away from showers and bathtubs**
 - D. Not more than 2 feet from the vanity basin**

- 6. Under what condition may knob and tube wiring be considered acceptable?**
- A. If the home is insulated with fiberglass**
 - B. If the circuit breaker system is proper**
 - C. If it is not covered by insulation**
 - D. If the fuse system is still in place**
- 7. What does thermal imaging detect during a home inspection?**
- A. Cracks in walls**
 - B. Temperature differences that may indicate insulation issues or moisture problems**
 - C. Electrical issues in wiring**
 - D. Pest infestations**
- 8. What is the importance of addressing issues found during a home inspection?**
- A. It helps in negotiating property prices**
 - B. It ensures safety and prevents further damage**
 - C. It is mainly for documentation purposes**
 - D. It enhances the home's resale potential**
- 9. When inspecting electrical systems, what is the importance of grounding?**
- A. It improves the efficiency of electrical devices**
 - B. It prevents electric shock and protects equipment**
 - C. It reduces energy consumption in homes**
 - D. It enhances the aesthetic appeal of installations**
- 10. Which of the following is NOT a component of wood stairs?**
- A. Riser**
 - B. Header**
 - C. Stringer**
 - D. Tread**

Answers

SAMPLE

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

SAMPLE

Explanations

SAMPLE

1. What is the recommended method to address ice damming on roofs?

- A. Installing more gutters.**
- B. Increasing attic insulation.**
- C. Adding additional roof pitch.**
- D. Reducing roof overhang.**

Increasing attic insulation is the recommended method to address ice damming on roofs because it helps to maintain a consistent temperature in the attic, preventing the snow on the roof from melting unevenly. When warm air from the attic escapes into the roof space, it can cause the snow above to melt. This melted water can then run down to the eaves where it's colder, refreezing and forming ice dams. By enhancing the insulation, less heat escapes from the living area into the attic, thereby allowing the snow to melt uniformly and minimizing the risk of ice dams forming. In contrast, the other methods do not effectively address the underlying issue of heat loss from the interior of the home. Installing more gutters might help with drainage but will not prevent the conditions that lead to ice damming. Increasing roof pitch can change water flow, but it does little to solve the problem of internal heat that contributes to melting snow. Reducing roof overhang could create other issues such as increased exposure to elements and does not impact heat retention in the attic either.

2. What is the significance of the National Electrical Code (NEC) in home inspections?

- A. It establishes warranty standards for home inspections**
- B. It sets safety standards for electrical installations**
- C. It regulates home inspection fees**
- D. It defines the qualifications required for home inspectors**

The significance of the National Electrical Code (NEC) in home inspections lies in its role in setting safety standards for electrical installations. The NEC is a comprehensive set of guidelines that establishes the minimum standard for safe electrical design, installation, and inspection to protect people and property from electrical hazards. In the context of home inspections, adherence to the NEC ensures that electrical systems and components are installed correctly and safely, minimizing the risk of electrical fires, shock hazards, and equipment failure. Home inspectors rely on the NEC to evaluate the safety and compliance of electrical systems within a property. This codes-based approach allows inspectors to identify any deficiencies or violations that could pose risks to residents, thereby ensuring peace of mind about the safety of the home's electrical infrastructure. The other choices do not accurately reflect the NEC's primary purpose. While inspection fees and inspector qualifications are important aspects of the home inspection industry, they are not governed by the NEC. The NEC does not establish warranty standards either, as it focuses specifically on electrical safety and installation guidelines.

3. In a roof framing picture, what component is typically indicated by an arrow?

- A. rafter**
- B. ridge board**
- C. purlin**
- D. strongback**

In roof framing, a purlin is a horizontal structural element that supports the roof deck and is typically located between the rafters. It is essential for distributing the weight and providing lateral support to the roof structure. In a framing diagram, if an arrow is indicating a component, it is common for this to represent a purlin, especially if the image shows horizontal members running parallel to the ridge or the eaves. In contrast, rafters are usually at an angle and are typically depicted in a way that shows their sloped position, making them less likely to be indicated with a simple arrow in a diagram emphasizing horizontal components. The ridge board, situated at the peak of the roof where rafters connect, is generally recognized as a framing component distinct from the horizontal support of a purlin. Lastly, a strongback is a structural support element used to provide rigidity to the rafters but is less often the main focus of representation in these types of diagrams compared to purlins. Understanding these distinctions clarifies why the purlin is a more appropriate answer in this context.

4. What do columns typically support?

- A. Footers**
- B. Walls**
- C. Girders**
- D. Joists**

Columns are structural elements designed to support and transfer loads vertically from the roof or upper floors down to the foundation. They serve as crucial components within a building's framework, often holding up heavier elements such as girders. Girders are horizontal structural beams that span large distances and support the joists, which in turn support the floor or ceiling. While it is true that columns may interact with footers, walls, and joists, their primary function is to support girders, which are essential for distributing the roof and floor loads to the foundation. This hierarchical structure is a fundamental aspect of building design, as it ensures that weight is distributed evenly and that the building remains stable and secure.

5. Which type of electrical receptacles should be used in bathrooms?

- A. Standard protected**
- B. GFCI protected**
- C. At least 3 feet away from showers and bathtubs**
- D. Not more than 2 feet from the vanity basin**

In bathrooms, it is crucial to use GFCI (Ground Fault Circuit Interrupter) protected electrical receptacles. GFCIs are specifically designed to protect against electrical shock in areas where water is present, such as bathrooms, kitchens, and outdoor spaces. They work by constantly monitoring the flow of electricity and can disconnect the circuit if they detect any imbalance, which can occur if a person comes into contact with water and an electrical source. This makes GFCI protection essential in reducing the risk of electrical hazards in wet environments. Using GFCI receptacles meets safety codes and regulations that govern electrical installations in bathrooms, ensuring that homeowners are protected from potentially fatal electrical shocks. The other options may provide conditions or suggestions regarding receptacle placement, but they do not offer the same level of protection against electrical faults as GFCI receptacles do. Therefore, the requirement for GFCI protection is the most critical consideration when selecting electrical receptacles for bathrooms.

6. Under what condition may knob and tube wiring be considered acceptable?

- A. If the home is insulated with fiberglass**
- B. If the circuit breaker system is proper**
- C. If it is not covered by insulation**
- D. If the fuse system is still in place**

Knob and tube wiring may be considered acceptable under the condition that it is not covered by insulation. This is crucial because knob and tube wiring was designed to operate without the added heat retention that insulation can provide. When this type of wiring is insulated, it can lead to overheating, which poses a significant fire hazard. Ensuring that the wiring is exposed allows for proper air circulation, reducing the risk of overheating and allowing the system to function safely within its intended parameters. The other conditions mentioned do not specifically address the inherent risks associated with knob and tube wiring. For instance, while a proper circuit breaker system may ensure some level of protection, it does not mitigate the risks associated with inadequate heat dissipation due to insulation. Similarly, keeping the fuse system in place doesn't resolve the fundamental safety concerns linked to covered wiring. Lastly, the presence of fiberglass insulation does not allow for the same airflow characteristics that keep knob and tube wiring safe. Thus, the key factor for the safe use of knob and tube wiring is that it remains uninsulated, allowing it to operate within safe temperature limits.

7. What does thermal imaging detect during a home inspection?

A. Cracks in walls

B. Temperature differences that may indicate insulation issues or moisture problems

C. Electrical issues in wiring

D. Pest infestations

Thermal imaging is an advanced technology used during home inspections to detect variations in surface temperatures. It works by using infrared cameras to visualize and measure heat emitted from objects, allowing inspectors to identify areas that may require further evaluation. The primary benefit of thermal imaging lies in its ability to reveal temperature differences that are often synonymous with insulation deficiencies, air leaks, and moisture intrusion. For instance, cooler areas on a thermal image may indicate that insulation is inadequate, resulting in heat loss, while warmer areas can suggest hidden moisture or dampness, potentially leading to mold growth. While cracks in walls, electrical issues, and pest infestations may all be of concern during a home inspection, these conditions do not directly correlate with the capabilities of thermal imaging technology. The focus of thermal imaging is fundamentally on thermal signatures and variations in surface temperatures, which are critical in assessing the thermal integrity and overall condition of a home.

8. What is the importance of addressing issues found during a home inspection?

A. It helps in negotiating property prices

B. It ensures safety and prevents further damage

C. It is mainly for documentation purposes

D. It enhances the home's resale potential

Addressing issues found during a home inspection is crucial because it directly impacts the safety of the occupants and the structural integrity of the property. When problems, such as faulty wiring, plumbing leaks, or structural deficiencies, are identified and resolved, they not only mitigate immediate safety hazards but also prevent further deterioration of the home. For instance, ignoring a small leak can lead to significant water damage over time, increasing repair costs and creating more severe mold issues, which can endanger the health of those living in the home. While negotiating property prices and enhancing resale potential are also important considerations in the real estate process, they are secondary to the primary goal of ensuring a safe living environment. Proper documentation of issues is essential for record-keeping, but it does not carry the same weight as addressing the issues themselves. Ultimately, ensuring safety and preventing further damage is foundational to maintaining the home's value and the well-being of its occupants.

9. When inspecting electrical systems, what is the importance of grounding?

- A. It improves the efficiency of electrical devices**
- B. It prevents electric shock and protects equipment**
- C. It reduces energy consumption in homes**
- D. It enhances the aesthetic appeal of installations**

Grounding is a critical aspect of electrical systems that serves primarily as a safety feature. The importance of grounding lies in its ability to prevent electric shock and protect equipment. When electrical systems are grounded properly, any fault or leakage of current is directed safely into the ground, reducing the risk of electric shock to individuals. This safety mechanism is essential in preventing injuries or fatalities that can occur when a person comes into contact with a live electrical component.

Additionally, grounding helps protect equipment from damage due to power surges or electrical faults. By diverting excess current away from devices and into the ground, grounding enhances the reliability and longevity of electrical systems and appliances. While efficiency, energy consumption, and aesthetic appeal are important considerations in various aspects of electrical systems, they do not relate to the fundamental purpose of grounding, which is primarily focused on safety and protection. Thus, grounding plays a pivotal role in ensuring a safe and functional electrical system within a property.

10. Which of the following is NOT a component of wood stairs?

- A. Riser**
- B. Header**
- C. Stringer**
- D. Tread**

The correct answer is the header, as it is not a component of wood stairs. In the context of stair construction, risers, stringers, and treads are fundamental elements that contribute to the structure and functionality of the stairs. Risers are the vertical components that provide the height between each step, contributing to the overall rise of the staircase. Stringers are the structural supports that hold up the treads and risers, providing stability and shape to the stairs. Treads are the horizontal surfaces that you step on, allowing for safe passage up and down the staircase. In contrast, a header is typically associated with door frames, windows, or other structural openings, serving a different purpose in construction. It does not play a role in the construction or functionality of wood stairs. Understanding the specific components and their functions is key in home inspection, as it aids in identifying structural integrity and compliance with building codes.