

National Home Inspector Examination (NHIE) 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. What is a common defect that may be visible in entry steps?**
 - A. The riser height is too high.**
 - B. The hand rail is missing.**
 - C. The tread depth is too shallow.**
 - D. The tread depth is uneven.**
- 2. If significant wood deterioration is found in cantilever joists, what is the recommended course of action?**
 - A. Notify the occupants and advise immediate repair**
 - B. Note the hazard and recommend immediate repair by a licensed professional**
 - C. Refer the wood deterioration to a structural pest control operator**
 - D. Recommend sistering existing framing members prior to further use**
- 3. Capillary tubes are associated with which component of a refrigeration system?**
 - A. Evaporator coil**
 - B. Heat exchanger**
 - C. Condenser coil**
 - D. Compressor discharge**
- 4. Where should garage door opener electronic eye sensors be installed for proper function?**
 - A. 1 to 3 inches above the garage floor**
 - B. 4 to 6 inches above the garage floor**
 - C. 7 to 10 inches above the garage floor**
 - D. 11 to 15 inches above the garage floor**
- 5. Why is it essential to monitor soil erosion around a foundation?**
 - A. Erosion can lead to increased landscaping costs**
 - B. Erosion can cause water pooling around the structure**
 - C. Erosion can undermine the structural integrity and stability of the foundation**
 - D. Erosion can disrupt underground utilities**

- 6. How can the bonding of appliances be confirmed?**
- A. Using a volt meter**
 - B. Using a receptacle tester**
 - C. Using an ohm meter**
 - D. Using an ammeter**
- 7. If a floor joist in a crawl space has been cut where the toilet drain passes through, what should the inspector recommend?**
- A. The buyer monitor the floor, as removal of one joist is insignificant.**
 - B. A contractor should support the cut joist with new piers and posts from below.**
 - C. The cut joist should be headed off to adjacent framing members to distribute the load.**
 - D. A contractor be contacted to determine what is needed and make repairs.**
- 8. The purpose of a contract is primarily to protect which party?**
- A. The homeowner.**
 - B. The real estate agent.**
 - C. The buyer/client.**
 - D. The home inspector and client.**
- 9. What condition does field-altered truss roof framing indicate?**
- A. proper and normal**
 - B. field altered**
 - C. in need of cripples**
 - D. in need of a purlin**
- 10. What are the key components of roof inspection?**
- A. Roof covering, flashing, drainage, and ventilation**
 - B. Gutters, shingles, insulation, and trim**
 - C. Decking, support beams, and ridge boards**
 - D. Surface materials, aesthetic appeal, and color**

Answers

SAMPLE

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

SAMPLE

Explanations

SAMPLE

1. What is a common defect that may be visible in entry steps?

- A. The riser height is too high.**
- B. The hand rail is missing.**
- C. The tread depth is too shallow.**
- D. The tread depth is uneven.**

A common defect that may be visible in entry steps is that the riser height is too high. Proper riser height is crucial for safety and accessibility. Building codes typically require a uniform riser height that ensures consistency and comfort when ascending or descending stairs. If the riser height exceeds the recommended maximum, it can pose a significant risk of falls and injuries, particularly for individuals with mobility issues. High risers can make the steps feel awkward and uncomfortable to navigate, leading to a potential safety hazard. While other defects like missing handrails, shallow tread depth, or uneven tread depth can also present safety issues, the riser height specifically affects the overall safety and usability of the steps much more directly. An excessive riser height can cause the user to exert more effort when using the stairs, which may lead to missteps and accidents. This makes identifying issues with riser height particularly important during inspections.

2. If significant wood deterioration is found in cantilever joists, what is the recommended course of action?

- A. Notify the occupants and advise immediate repair**
- B. Note the hazard and recommend immediate repair by a licensed professional**
- C. Refer the wood deterioration to a structural pest control operator**
- D. Recommend sistering existing framing members prior to further use**

When significant wood deterioration is discovered in cantilever joists, noting the hazard and recommending immediate repair by a licensed professional is deemed appropriate. This action is crucial because cantilever joists are integral to structural integrity; any deterioration can compromise safety and functionality. Licensed professionals possess the expertise to assess the extent of deterioration, determine the best repair methods, and ensure compliance with relevant building codes and standards. Furthermore, merely notifying occupants without recommending professional intervention may leave them unaware of the severity of the issue. Addressing such structural concerns requires not just awareness but an actionable plan led by qualified individuals who can adequately handle the situation. Immediate attention is crucial to prevent further deterioration or potential failure of the structural support provided by the joists. Therefore, the recommendation of a licensed professional aligns with best practices for safety and effective maintenance of the home.

3. Capillary tubes are associated with which component of a refrigeration system?

- A. Evaporator coil**
- B. Heat exchanger**
- C. Condenser coil**
- D. Compressor discharge**

Capillary tubes are a vital component in certain refrigeration systems, primarily functioning as metering devices. They help control the flow of refrigerant into the evaporator coil, allowing for the proper amount of refrigerant to enter and facilitating the absorption of heat from the surrounding environment. This flow regulation is essential for maintaining effective cooling performance. When refrigerant passes through the capillary tube, it experiences a pressure drop, which aids in transforming the refrigerant from a high-pressure liquid to a low-pressure vapor before it enters the evaporator coil. The evaporator coil is where the refrigerant absorbs heat, cooling the air inside the space being refrigerated. In contrast, other components of the refrigeration system such as heat exchangers, condenser coils, and compressor discharge do not utilize capillary tubes in the same way. Heat exchangers typically facilitate the transfer of heat between fluids rather than regulating refrigerant flow. The condenser coil is responsible for releasing heat absorbed by the refrigerant during its phase change from gas to liquid, and this process occurs after the refrigerant has already exited the evaporator coil. The compressor discharge is directly related to compressing the vaporized refrigerant, which is pressurized before entering the condenser, but does not involve capillary tubes.

4. Where should garage door opener electronic eye sensors be installed for proper function?

- A. 1 to 3 inches above the garage floor**
- B. 4 to 6 inches above the garage floor**
- C. 7 to 10 inches above the garage floor**
- D. 11 to 15 inches above the garage floor**

The appropriate installation height for garage door opener electronic eye sensors is crucial for their effective operation. Installing the sensors 4 to 6 inches above the garage floor ensures they can accurately detect obstructions in the path of the garage door without being too high, which may allow small objects to pass under them, or too low, which could lead to false triggers from debris on the floor. Positioning the sensors within this height range allows for optimal functionality. At this level, the sensors are still close enough to the ground to detect people, pets, or objects that could block the door's path, significantly enhancing safety by preventing accidents. The design of most garage door systems anticipates this height to ensure reliability and compliance with safety standards. Options that suggest mounting the sensors either lower or higher than this range may lead to decreased effectiveness and safety hazards, as they could miss detecting smaller obstructions or be falsely activated by movement or reflections at inappropriate heights.

5. Why is it essential to monitor soil erosion around a foundation?

- A. Erosion can lead to increased landscaping costs**
- B. Erosion can cause water pooling around the structure**
- C. Erosion can undermine the structural integrity and stability of the foundation**
- D. Erosion can disrupt underground utilities**

Monitoring soil erosion around a foundation is crucial because it directly impacts the structural integrity and stability of the building. Soil erosion can remove the supportive soil layer beneath the foundation, leading to settling or shifting of the structure. When the foundation is no longer adequately supported, it can result in cracks, movement, and serious structural damage over time. This undermining of the foundation's stability can compromise not only the safety of the building but also increase repair costs significantly. While other factors such as water pooling, landscaping costs, and disruption of underground utilities are relevant to soil erosion, they primarily serve as secondary concerns compared to the fundamental issue of foundations needing stable, well-contained soil to maintain their integrity.

6. How can the bonding of appliances be confirmed?

- A. Using a volt meter**
- B. Using a receptacle tester**
- C. Using an ohm meter**
- D. Using an ammeter**

The bonding of appliances can be confirmed using an ohm meter because this tool measures electrical resistance in a circuit. When checking the bonding of appliances, one would be looking for a low resistance value, which indicates that the equipment is properly bonded to the grounding system. This is important for ensuring safety, as effective bonding helps prevent electric shock and ensures that any fault currents are safely directed to ground. Using an ohm meter allows for accurate readings of the continuity and effectiveness of the bonding connections. A low resistance reading confirms that there are no issues with the connection, indicating that the appliance is properly grounded. While other tools such as volt meters, receptacle testers, and ammeters have their uses in different contexts of electrical testing, they do not specifically provide the necessary information about resistance and continuity that is required to confirm proper bonding. Volt meters measure voltage, receptacle testers check for wiring issues and grounding in outlets, and ammeters measure electric current, none of which directly assess the resistance that would indicate proper bonding.

7. If a floor joist in a crawl space has been cut where the toilet drain passes through, what should the inspector recommend?
- A. The buyer monitor the floor, as removal of one joist is insignificant.
 - B. A contractor should support the cut joist with new piers and posts from below.
 - C. The cut joist should be headed off to adjacent framing members to distribute the load.
 - D. A contractor be contacted to determine what is needed and make repairs.**

In situations where a floor joist has been cut to accommodate plumbing, such as a toilet drain, it is vital to prioritize the structural integrity of the flooring system. Choosing to recommend that a contractor be contacted to determine what is needed and make repairs reflects an understanding of the complexity of the issue. A qualified contractor will assess the extent of the damage, the load-bearing capacity of the remaining framing, and the appropriate corrective measures. Cut joists can significantly weaken a floor, leading to potential sagging or even structural failure if not properly supported. A professional can evaluate the necessity for reinforcement or other structural modifications, ensuring that the repairs meet code requirements and restore the overall stability of the area. This approach ensures that the buyer will have access to expert advice and necessary solutions tailored to their specific situation, protecting both the property and its occupants. The other options do not appropriately address the potential safety and structural concerns associated with a cut joist. Monitoring the floor without immediate repair poses risks, as does the assumption that simply adding support may be sufficient without proper evaluation. Heading off the cut joist without professional guidance could result in an inadequate solution that does not address the actual loads or stress on the structure.

8. The purpose of a contract is primarily to protect which party?
- A. The homeowner.
 - B. The real estate agent.
 - C. The buyer/client.
 - D. The home inspector and client.**

A contract serves as a legally binding agreement that delineates the rights and responsibilities of each party involved in a transaction. In the context of home inspection, the contract's primary purpose is to protect both the home inspector and the client. This dual protection is crucial because it outlines the scope of the inspection, defines the roles and expectations of both parties, and establishes liability limits. By clearly detailing what is to be inspected and what is not covered, the contract helps minimize misunderstandings and potential disputes. Furthermore, it typically includes clauses for addressing issues such as payment, confidentiality, and the use of the inspection report. The contract thus provides a framework that safeguards the interests of both the home inspector, ensuring they are compensated for their services, and the client, as it clarifies what they can expect from the inspector's evaluation. This mutual protection is fundamental in fostering trust and accountability in the relationship between the home inspector and their client.

9. What condition does field-altered truss roof framing indicate?

- A. proper and normal**
- B. field altered**
- C. in need of cripples**
- D. in need of a purlin**

Field-altered truss roof framing indicates that modifications have been made to the truss system after it was originally manufactured. This typically occurs when the trusses are adjusted on site to accommodate specific design requirements or construction conditions that were not accounted for during the truss's fabrication. Altering trusses in the field can compromise their structural integrity if not done correctly and might lead to issues such as uneven loading or failure to distribute weight appropriately across the building. This emphasizes the importance of having any alterations properly assessed and, if necessary, engineered to ensure that the truss system remains safe and functional. Field-altered trusses are a signal for inspectors to evaluate the quality of the modifications and their compliance with applicable building codes and structural standards. Recognizing this condition during an inspection is crucial as it can significantly affect the overall performance of the roofing system.

10. What are the key components of roof inspection?

- A. Roof covering, flashing, drainage, and ventilation**
- B. Gutters, shingles, insulation, and trim**
- C. Decking, support beams, and ridge boards**
- D. Surface materials, aesthetic appeal, and color**

The key components of a roof inspection primarily include roof covering, flashing, drainage, and ventilation. Roof covering refers to the material that protects the structure from weather, such as shingles, tiles, or metal. Flashing is essential as it prevents water from penetrating the roof at joints and transitions, which is critical for maintaining the integrity of the roof. Drainage involves the assessment of the roof's ability to direct water away from the building, often involving the inspection of gutters and downspouts. Lastly, ventilation is important to regulate temperature and moisture levels in the attic, preventing problems like mold growth and structural damage. These components work together to ensure that the roof functions effectively and remains in good condition. In contrast, other options contain components that are either less relevant to the roof inspection process, such as aesthetic aspects and trim work or do not encompass critical roof functionality in the same way. While gutters are important, they are part of the drainage system rather than a standalone component. Similarly, shingles fit under roof covering but do not encompass the complete scope of what needs to be inspected.

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://natlhomeinspector.examzify.com>

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