

National Home Inspector Practice Exam (Sample)

Study Guide



Everything you need from our exam experts!

Copyright © 2025 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

Questions

SAMPLE

- 1. How should the soil surface adjacent to a foundation be configured?**
 - A. Sealed to prevent water entry**
 - B. Compacted to provide foundation support**
 - C. Covered by granular soil**
 - D. Sloped away to provide proper drainage**
- 2. What is a primary purpose of a home inspection?**
 - A. To prepare the home for selling**
 - B. To assess the home for potential weather damage**
 - C. To ensure safety and identify maintenance needs**
 - D. To evaluate the interior design**
- 3. How can one identify the age of a roof?**
 - A. By checking neighboring houses**
 - B. By evaluating the visible wear and the manufacturer's label**
 - C. By looking for discoloration**
 - D. By assessing the type of shingles used**
- 4. What is a common sign of exhaust spillage in a gas water heater?**
 - A. A) Sediment buildup**
 - B. B) Water dripping from pipes**
 - C. C) Charred connections**
 - D. D) Excessive condensation**
- 5. Why might a home inspector take photographs during an inspection?**
 - A. To create a marketing album**
 - B. To document issues for the inspection report and for future reference**
 - C. To show the home's aesthetic appeal**
 - D. To compare with other houses in the neighborhood**

- 6. What does a thermal imaging inspection reveal?**
- A. Structural integrity**
 - B. Hidden issues such as electrical hot spots or moisture intrusion**
 - C. Paint quality**
 - D. Air quality inside the home**
- 7. What could broken tiles or grout in a bathroom signify?**
- A. A lack of aesthetic appeal**
 - B. Potential water damage or leaks behind walls**
 - C. Wear and tear from foot traffic**
 - D. Improper installation**
- 8. When would a home inspector recommend further evaluation by a specialist?**
- A. When minor repairs are needed**
 - B. When issues like structural damage or pest infestation are identified**
 - C. When outdated appliances are present**
 - D. When cosmetic improvements are necessary**
- 9. What does the term "EGRESS" refer to in home inspections?**
- A. A structural element in the attic**
 - B. An emergency exit from a building**
 - C. A type of window used in basements**
 - D. A component of the foundation**
- 10. Why might a home inspector recommend a follow-up inspection?**
- A. For aesthetic improvements**
 - B. If significant issues are found that require specialized evaluation**
 - C. To calculate property value**
 - D. To confirm the presence of insulation**

Answers

SAMPLE

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

SAMPLE

Explanations

SAMPLE

1. How should the soil surface adjacent to a foundation be configured?

- A. Sealed to prevent water entry**
- B. Compacted to provide foundation support**
- C. Covered by granular soil**
- D. Sloped away to provide proper drainage**

The configuration of the soil surface adjacent to a foundation is crucial for maintaining the integrity and durability of the structure. When the soil is sloped away from the foundation, it promotes effective drainage, preventing water from pooling near the base of the foundation. This design helps to mitigate water-related issues, such as flooding or soil erosion, which can lead to foundation settling or cracking over time. Proper drainage is essential because excess moisture near the foundation can weaken the soil supporting the structure, potentially leading to structural instability. By ensuring that the soil surface is sloped away, you reduce the likelihood of water infiltrating areas where it could cause harm, which is a critical aspect of home inspection and maintenance.

2. What is a primary purpose of a home inspection?

- A. To prepare the home for selling**
- B. To assess the home for potential weather damage**
- C. To ensure safety and identify maintenance needs**
- D. To evaluate the interior design**

The primary purpose of a home inspection is to ensure safety and identify maintenance needs. This involves a thorough examination of the home's systems and structures, including electrical, plumbing, roofing, foundations, and HVAC systems. Inspectors look for potential safety hazards like outdated wiring, signs of mold, structural issues, and other conditions that could pose risks to the occupants' health and safety. Moreover, by identifying maintenance needs, inspections help homeowners understand necessary repairs and maintenance tasks, which can prolong the life of the home and enhance its value. This proactive approach is vital for preventing minor issues from escalating into major problems, ultimately ensuring a safe living environment. While preparing a home for selling can be a part of the inspection process, it is not the main focus. Likewise, assessing a home for potential weather damage is more specific and may not encompass the comprehensive safety and maintenance checks that a full home inspection entails. Evaluating interior design is unrelated to the technical assessments of the home's condition and safety.

3. How can one identify the age of a roof?

- A. By checking neighboring houses
- B. By evaluating the visible wear and the manufacturer's label**
- C. By looking for discoloration
- D. By assessing the type of shingles used

Identifying the age of a roof can be effectively done by evaluating the visible wear along with the manufacturer's label. This approach allows for a two-fold analysis: Firstly, visible wear indicates the roof's condition and provides clues about its lifespan. Factors such as curling, cracking, or missing shingles can suggest how long the roof has been exposed to the elements and whether it is nearing the end of its service life. Secondly, the manufacturer's label, often found on roofing materials or in the attic, provides concrete information about the specific type of roofing installed, including its age and warranty period. Many manufacturers label their products with an install date or production date, which can help accurately pinpoint when the roof was installed. Other methods, such as checking neighboring houses, looking for discoloration, or assessing the type of shingles, may provide some context or general understanding of the roof's condition, but they lack the precision and reliability that evaluating both visible wear and the manufacturer's label offers.

4. What is a common sign of exhaust spillage in a gas water heater?

- A. A) Sediment buildup
- B. B) Water dripping from pipes**
- C. C) Charred connections
- D. D) Excessive condensation

The presence of excessive condensation is a common sign of exhaust spillage in a gas water heater. When combustion gases are not properly vented and instead condense, it can lead to visible moisture on the exterior of the appliance or around the venting system. This moisture can create an environment conducive to corrosion and may also indicate that harmful gases could be escaping into the living space, which is a serious safety hazard. Sediment buildup primarily relates to minerals from hard water settling at the bottom of the tank, which does not directly indicate issues with gas combustion. Water dripping from pipes, while an indication of plumbing issues, does not specifically point to exhaust spillage. Charred connections typically suggest a different type of problem, such as overheating or electrical issues, rather than exhaust spillage from combustion gases. Recognizing excessive condensation as a sign of potential exhaust problems is crucial for ensuring the safe and efficient operation of gas water heaters.

5. Why might a home inspector take photographs during an inspection?

- A. To create a marketing album**
- B. To document issues for the inspection report and for future reference**
- C. To show the home's aesthetic appeal**
- D. To compare with other houses in the neighborhood**

Taking photographs during a home inspection serves a critical function in the documentation process. By capturing images of any identified issues, inspectors can provide clear visual evidence to accompany their written reports. This documentation helps ensure that both the inspector and the client have a thorough understanding of the condition of the property. The photographs can be instrumental for referencing later on, whether during discussions about repair work, for future inspections, or if disputes arise concerning the condition of the home. Additionally, the context of documenting issues includes highlighting specific problems such as roof leaks, electrical issues, or structural concerns, which can be more effectively communicated through images than through text alone. This practice ensures accuracy and accountability in reporting and helps clients make informed decisions regarding their property purchase or maintenance. While other options may involve photography in a general sense, they do not hold the same level of relevance to the professional standards and responsibilities of a home inspector.

6. What does a thermal imaging inspection reveal?

- A. Structural integrity**
- B. Hidden issues such as electrical hot spots or moisture intrusion**
- C. Paint quality**
- D. Air quality inside the home**

A thermal imaging inspection is primarily used to identify hidden issues that are not visible to the naked eye. This technique employs infrared cameras to detect variations in temperature, which can indicate various problems within a structure. For instance, it can reveal electrical hot spots, which may signify overloaded circuits or failing electrical components. These hot spots can present serious safety hazards if left unaddressed. Additionally, thermal imaging is effective in locating moisture intrusion, which can lead to mold growth and structural deterioration if not remedied. The ability to expose these concealed issues is a significant advantage of thermal imaging inspections, making it an invaluable tool in home inspections. On the other hand, while some aspects of structural integrity may be inferred indirectly (e.g., through identifying moisture problems or insulation failures), a thermal imaging inspection alone cannot provide a definitive assessment of a building's structural strength. Similarly, paint quality and indoor air quality are not directly measurable through thermal imaging, as these factors do not produce the thermal patterns detectable by the camera. This makes the option highlighting hidden electrical and moisture issues the most accurate in the context of what thermal imaging inspections reveal.

7. What could broken tiles or grout in a bathroom signify?

- A. A lack of aesthetic appeal**
- B. Potential water damage or leaks behind walls**
- C. Wear and tear from foot traffic**
- D. Improper installation**

Broken tiles or grout in a bathroom can indeed indicate potential water damage or leaks behind walls. This is significant because the bathroom is a high-moisture area, making it particularly vulnerable to water infiltration. When tiles or grout become damaged, it can allow water to seep behind them, which may lead to mold growth, structural issues, and degradation of the materials within the walls. Identifying these signs is crucial for home inspectors, as it helps in diagnosing current issues or preventing future problems. If water damage is present, it often necessitates further inspection to determine the source of the leak and the extent of the damage, ensuring that correct repairs can be made to maintain the integrity of the home. While broken tiles may also detract from the overall aesthetic appeal of the bathroom, addressing the potential for hidden water damage is far more critical for the safety and structural soundness of the property.

8. When would a home inspector recommend further evaluation by a specialist?

- A. When minor repairs are needed**
- B. When issues like structural damage or pest infestation are identified**
- C. When outdated appliances are present**
- D. When cosmetic improvements are necessary**

A home inspector recommends further evaluation by a specialist primarily in situations where significant issues are present, such as structural damage or pest infestations. These types of concerns can pose serious risks to the safety and integrity of the home. Structural damage may affect the overall stability of the property, and pest infestations can lead to extensive damage and health risks. Because these issues require specific expertise to assess the extent of the problem, recommend mitigation strategies, and ensure that the home is safe for occupancy, it is essential to involve a specialist who is trained to address these complex situations. In contrast, minor repairs, outdated appliances, or cosmetic improvements, while they may be relevant to the overall condition and aesthetics of the home, do not typically pose immediate safety concerns that require expert intervention. These issues are often within the scope of what homeowners can address themselves or through general contractors, without the need for specialized evaluation.

9. What does the term "EGRESS" refer to in home inspections?

- A. A structural element in the attic**
- B. An emergency exit from a building**
- C. A type of window used in basements**
- D. A component of the foundation**

The term "EGRESS" specifically refers to an emergency exit from a building. In the context of home inspections, ensuring that egress exists in certain areas of a home, such as bedrooms or basements, is vital for safety. Building codes often require that sleeping areas have at least one means of egress to allow safe evacuation in case of an emergency, like a fire. This means that any window or door designated as egress must be large enough to allow individuals to exit quickly and safely, as well as for rescue personnel to enter if needed. Options concerning structural elements, specific types of windows, or foundation components do not encapsulate the critical nature of egress as it relates to emergency safety measures. The importance of egress cannot be overstated, as it plays a crucial role in occupant safety during emergencies. Understanding this term's application in home inspections is key, as inspectors must assess whether egress requirements are met in residential properties.

10. Why might a home inspector recommend a follow-up inspection?

- A. For aesthetic improvements**
- B. If significant issues are found that require specialized evaluation**
- C. To calculate property value**
- D. To confirm the presence of insulation**

A home inspector may recommend a follow-up inspection primarily when significant issues are identified that necessitate a deeper or specialized evaluation. This step is crucial because the inspector's initial assessment may reveal problems that are beyond their standard scope or expertise, typically requiring a licensed specialist. For example, if structural deficiencies, electrical hazards, or plumbing issues are detected, further investigation by qualified professionals is essential to ensure safety and compliance with local building codes. This follow-up helps to prevent potential hazards and ensures that all aspects of the issues are thoroughly understood and appropriately addressed. The other options do not adequately justify the need for a follow-up inspection. Aesthetic improvements, while they can contribute to a home's appeal, do not warrant specialized attention and therefore wouldn't typically lead to a recommendation for further inspection. Calculating property value is a separate process based on market factors and does not require an additional inspection from a home inspector's perspective. Lastly, confirming the presence of insulation is usually covered within the initial inspection process, and if insulation is noted, it does not typically merit a further specialized evaluation unless other significant issues are concurrently evident.