

National Standards for the Physical Inspection of Real Estate (NSPIRE) Practice Exam (Sample)

Study Guide



Everything you need from our exam experts!

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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. Which extinguishers are inspected under NSPIRE?**
 - A. Owner fire extinguishers**
 - B. Tenant fire extinguishers**
 - C. Both owner and tenant**
 - D. No extinguishers inspected**

- 2. Is the 2 square foot lead based paint de minimus requirement in a target home per room or cumulative for the entire unit?**
 - A. Cumulative for entire unit**
 - B. Per room**
 - C. Per exterior wall**
 - D. Per floor**

- 3. A live mouse seen inside a unit during an inspection is considered which level of evidence?**
 - A. deficiency**
 - B. evidence**
 - C. extensive**
 - D. observation**

- 4. What is the purpose of an ACC?**
 - A. It provides funding for the PHA**
 - B. It sets housing standards for units**
 - C. It monitors pest control compliance**
 - D. It administers tenant vouchers**

- 5. The day-to-day policies guiding a Housing Authority are contained in which document?**
 - A. A policy manual**
 - B. An admin plan**
 - C. A safety manual**
 - D. A capital improvement plan**

- 6. During NSPIRE inspection, a live mouse is observed inside a unit. Which level of evidence does this represent?**
- A. extensive**
 - B. evidence**
 - C. deficiency**
 - D. observation**
- 7. What exterior trash condition constitutes a deficiency under NSPIRE?**
- A. Fewer than five pieces in a 10x10 area**
 - B. Fifteen pieces in a 10x10 area**
 - C. Ten small pieces of litter in a 10x10 foot area**
 - D. More than twenty pieces anywhere on the property**
- 8. Are cosmetic issues included in NSPIRE inspection?**
- A. Yes**
 - B. No**
 - C. Only some**
 - D. Not specified**
- 9. Are non-security perimeter fences included in the NSPIRE inspection?**
- A. Yes**
 - B. Only in some cases**
 - C. Only for new construction**
 - D. No**
- 10. Which option lists components that are inspected for lead-based paint in a target home?**
- A. Ceiling tiles, attic rafters, plumbing pipes**
 - B. Window sill, window sash, door, door frame, stairs, and handrails**
 - C. Furnace, air conditioner, water heater**
 - D. Roof shingles, gutters, downspouts**

Answers

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

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Explanations

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1. Which extinguishers are inspected under NSPIRE?

- A. Owner fire extinguishers**
- B. Tenant fire extinguishers**
- C. Both owner and tenant**
- D. No extinguishers inspected**

NSPIRE inspections focus on safety features that the property owner is responsible for maintaining. Fire extinguishers fall under the owner's duties to equip, service, and ensure accessibility and operability across the property. The inspector verifies that extinguishers provided by the owner are present, properly mounted or located, accessible, and serviced as required. Tenants' personal extinguishers are not part of the property's safety assessment, since NSPIRE looks at the facility and its built-in safety provisions rather than personal belongings. Therefore, the extinguishers inspected under NSPIRE are the owner's extinguishers.

2. Is the 2 square foot lead based paint de minimus requirement in a target home per room or cumulative for the entire unit?

- A. Cumulative for entire unit**
- B. Per room**
- C. Per exterior wall**
- D. Per floor**

The threshold is applied per room. In NSPIRE inspections, the 2 square feet de minimis amount of lead-based paint is evaluated for each individual room, not across the whole unit. That means a room with 2 square feet or more of LBP triggers the de minimis threshold for that space, regardless of how much LBP exists in other rooms. This per-room approach ensures localized issues are identified where they exist, rather than being averaged or summed across the entire unit. Evaluating by exterior wall or by floor would misrepresent how the issue is distributed within the interior living spaces.

3. A live mouse seen inside a unit during an inspection is considered which level of evidence?

- A. deficiency**
- B. evidence**
- C. extensive**
- D. observation**

The main idea is how NSPIRE classifies what an inspector finds during the inspection. A live mouse inside a unit is tangible proof that a pest problem exists, so it serves as concrete documentation of the condition. That kind of finding is categorized as evidence because it provides verifiable support for the presence of an issue. It's not just a generic note of what was seen (which would be an observation) and it isn't describing the extent (which would be extensive) or the formal deficiency itself. So, the live mouse is best described as evidence.

4. What is the purpose of an ACC?

- A. It provides funding for the PHA**
- B. It sets housing standards for units**
- C. It monitors pest control compliance**
- D. It administers tenant vouchers**

The ACC, or Annual Contributions Contract, is the legal agreement between HUD and a Public Housing Agency that sets up the ongoing funding for the public housing program. Its primary purpose is to provide the federal subsidies needed for a PHA to operate public housing, cover operating costs, and fund modernization or capital needs over time. Because it establishes and authorizes these funds, the ACC is the mechanism that ensures the PHA has the financial resources to run its program. Other functions—such as setting housing standards, monitoring pest control, or administering tenant vouchers—are handled through separate programs and standards, not through the ACC.

5. The day-to-day policies guiding a Housing Authority are contained in which document?

- A. A policy manual**
- B. An admin plan**
- C. A safety manual**
- D. A capital improvement plan**

The Administrative Plan is the document that translates federal program rules into the day-to-day procedures staff use. It lays out how the Housing Authority runs its programs on a daily basis—covering applicant screening and eligibility, how waiting lists are managed, how vouchers are issued and rents calculated, how inspections and leases are handled, and how grievances are processed. This makes it the primary reference for operational policies that staff implement every day, ensuring consistency and compliance with HUD requirements while reflecting local decisions. The other documents serve different purposes: a safety manual focuses on safety procedures, a capital improvement plan outlines long-term projects and funding, and a generic policy manual is a broad collection of policies rather than the specific, day-to-day operational guide for program administration.

6. During NSPIRE inspection, a live mouse is observed inside a unit. Which level of evidence does this represent?

- A. extensive**
- B. evidence**
- C. deficiency**
- D. observation**

The main idea is how NSPIRE categorizes findings based on what the inspector actually has to document as proof. A live mouse inside a unit is a concrete, verifiable condition that proves there is a pest problem in that living space. In NSPIRE terms, that kind of verifiable condition is labeled as evidence because it provides tangible proof of an issue that calls for remediation and possible further action. It isn't just a casual note of something seen (that would be an observation), and it isn't describing the breadth of the problem (extensive) or the formal noncompliance itself (deficiency) unless the standard criteria are met. So, a live mouse observed inside a unit best fits the level of evidence.

7. What exterior trash condition constitutes a deficiency under NSPIRE?

- A. Fewer than five pieces in a 10x10 area**
- B. Fifteen pieces in a 10x10 area**
- C. Ten small pieces of litter in a 10x10 foot area**
- D. More than twenty pieces anywhere on the property**

NSPIRE measures exterior trash by density within a defined area, not by total counts across the property. The standard uses a 10-by-10-foot area as the unit of measure, and a deficiency is reached when ten small pieces of litter are found in that area. This area-based approach ensures consistent judging across properties. So, ten small pieces of litter in a 10x10 area directly matches the NSPIRE criterion for exterior trash deficiency. Fewer than ten in that same area isn't a deficiency, and counts outside the defined area don't carry the same weight. Counts like fifteen in the area would also indicate poor condition, but the exact threshold the standard specifies is ten in that 10x10 spot. More than twenty pieces anywhere on the property isn't aligned with the standardized area-based rule.

8. Are cosmetic issues included in NSPIRE inspection?

- A. Yes**
- B. No**
- C. Only some**
- D. Not specified**

Cosmetic issues are not part of the NSPIRE inspection scope. NSPIRE focuses on health and safety hazards, structural and operational deficiencies, and other conditions that affect occupant safety and habitability. Cosmetic wear—like minor chipped paint or worn finishes—does not by itself indicate a health or safety hazard, so it isn't counted as a deficiency in NSPIRE. If a cosmetic issue signals a larger problem (for example, water intrusion that could lead to mold or structural damage), the hazard would be evaluated, and the underlying issue would be addressed, but the cosmetic aspect alone isn't the target of the NSPIRE inspection.

9. Are non-security perimeter fences included in the NSPIRE inspection?

- A. Yes**
- B. Only in some cases**
- C. Only for new construction**
- D. No**

NSPIRE inspections focus on conditions that affect occupant safety, health, and security. When evaluating the exterior, inspectors look at features that influence safety and access, including any barriers that function as security controls or safety protections (such as pools or hazardous areas). Non-security perimeter fences by themselves do not typically impact these risks, so they are not part of the NSPIRE scope. They would only come into play if the fence itself creates a hazard or blocks safe egress. For that reason, non-security perimeter fences are not included in NSPIRE inspections.

10. Which option lists components that are inspected for lead-based paint in a target home?

A. Ceiling tiles, attic rafters, plumbing pipes

B. Window sill, window sash, door, door frame, stairs, and handrails

C. Furnace, air conditioner, water heater

D. Roof shingles, gutters, downspouts

Lead-based paint hazards arise on surfaces that are readily accessible, frequently touched, and prone to wear so that paint can chip or generate dust. Interior woodwork like window sills and sashes, doors and door frames, and stairs and handrails fits this pattern well. These components are typically heavily painted and undergo a lot of handling and friction in daily use, which increases the chance of paint deterioration and the release of lead-containing dust or chips. That combination—high accessibility, frequent disturbance, and historical painting with lead-based coatings—makes these surfaces the ones inspectors focus on when identifying lead-based paint in a target home. The other options include surfaces less likely to be evaluated for lead-based paint in routine target inspections: ceiling tiles and attic rafters are not common sources of lead-based coatings, plumbing pipes relate more to lead in water lines than paint, and mechanical system components or exterior features like roof shingles and gutters are not primary interior paint targets for lead hazards.

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://nspire.examzify.com>

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

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