

NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE (NSPIRE) PRACTICE EXAM (SAMPLE)

STUDY GUIDE



SAMPLE STUDY GUIDE WITH LIMITED QUESTIONS

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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. Are affirmative habitability requirements inspected under NSPIRE?**
 - A. Yes
 - B. No
 - C. Not inspected
 - D. Only in pilot programs
- 2. Which statement is accurate regarding repair times for deficiency levels?**
 - A. A moderate deficiency has a repair time of 30 days.
 - B. A severe deficiency has a repair time of 30 days.
 - C. A low deficiency has a repair timeline of 60 days.
 - D. All deficiency levels share the same repair timeline.
- 3. The NSPIRE motto for housing is what?**
 - A. Healthy, safe, affordable homes
 - B. Safe and habitable dwellings
 - C. Quality housing for all
 - D. Efficient and modern housing
- 4. The voucher is between which parties?**
 - A. PHA and the Tenant
 - B. HUD and PHA
 - C. Tenant and Landlord
 - D. PHA and Landlord
- 5. Which scenario would be categorized as a severe deficiency?**
 - A. A cosmetic paint chip in a room
 - B. A missing ceiling tile causing minor aesthetic concern
 - C. A nonfunctional kitchen cabinet door
 - D. A structural hazard that could cause permanent disability or serious injury to a resident or jeopardize safety
- 6. In NSPIRE practice, which temperature range is classified as severe?**
 - A. Between 60 and 63.9 degrees
 - B. Between 68 and 72 degrees
 - C. Between 64 and 67.9 degrees
 - D. Between 58 and 59.9 degrees

7. What is the vertical drop height that triggers a guardrail requirement?

- A. 30 inches
- B. 36 inches
- C. 24 inches
- D. 42 inches

8. Which of the following is NOT an example of a passage door?

- A. Garage exterior door
- B. Bedroom
- C. Walk in closet
- D. Walk in pantry

9. Do NSPIRE inspections require a sink in kitchen and bathroom?

- A. Sink required in bathroom only
- B. Sink required in kitchen and bathroom
- C. No sinks required
- D. Sink required in kitchen only

10. How can a fire-label door be identified?

- A. It has a metal plaque
- B. It has a glass pane
- C. It is painted red
- D. It has a fire label

Answers

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

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Explanations

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1. Are affirmative habitability requirements inspected under NSPIRE?

- A. Yes
- B. No
- C. Not inspected
- D. Only in pilot programs

NSPIRE inspections are built around verifying that living units meet essential habitability conditions. This includes affirmative habitability requirements—positive criteria that must be present for a unit to be considered livable, such as functioning plumbing and heating, safe electrical systems, proper waste disposal, no major moisture or pest issues, and working safety devices like smoke alarms. Inspectors evaluate these items as a standard part of every NSPIRE inspection, and any deficiencies are noted for corrective action. So, affirmative habitability requirements are inspected under NSPIRE. The other options don't fit because NSPIRE is not limited to pilot programs, nor does it exclude habitability checks; habitability evaluations are a routine part of the process.

2. Which statement is accurate regarding repair times for deficiency levels?

- A. A moderate deficiency has a repair time of 30 days.
- B. A severe deficiency has a repair time of 30 days.
- C. A low deficiency has a repair timeline of 60 days.
- D. All deficiency levels share the same repair timeline.

The key idea here is that NSPIRE uses a single, uniform repair timeline for all deficiencies, regardless of how severe they are. In practice, this means the deadline to complete corrective actions isn't tied to whether a deficiency is low, moderate, or severe. The severity still helps inspectors prioritize work and track urgency, but the overall target timeframe for correcting the deficiency remains the same across levels. This standardization helps ensure consistency and fairness in how repairs are scheduled and evaluated across different properties. So the statement that all deficiency levels share the same repair timeline best reflects this approach. The other options imply different timeframes by deficiency level, which isn't how NSPIRE's repair timelines are structured.

3. The NSPIRE motto for housing is what?

- A. Healthy, safe, affordable homes
- B. Safe and habitable dwellings
- C. Quality housing for all
- D. Efficient and modern housing

The main idea being tested is that NSPIRE centers on ensuring housing conditions that are safe and suitable for living. The motto "Safe and habitable dwellings" directly conveys that priority: a dwelling must not only be free from dangerous hazards but also be fit for people to live in, with essential systems functioning and no conditions that threaten health or safety. This makes it the best choice because it succinctly captures both safety and the overall livability of the home. It signals that the focus is on the fundamental physical condition of the dwelling—not on cost, modernization, or aspirational quality of living. The other options introduce ideas like affordability, universal quality for all, or efficiency and modernization, which are important housing goals but not the explicit NSPIRE motto.

4. The voucher is between which parties?

- A. PHA and the Tenant
- B. HUD and PHA
- C. Tenant and Landlord
- D. PHA and Landlord

The voucher is a subsidy document issued by the Public Housing Agency to the eligible tenant. It specifies how much rent the tenant is responsible for and how much the PHA will subsidize. The relationship created by the voucher is between the PHA and the tenant—the landlord's involvement comes through a separate agreement with the PHA (the housing assistance payments contract) and the lease with the tenant, not through the voucher itself. So the voucher is between the PHA and the tenant.

5. Which scenario would be categorized as a severe deficiency?

- A. A cosmetic paint chip in a room
- B. A missing ceiling tile causing minor aesthetic concern
- C. A nonfunctional kitchen cabinet door
- D. A structural hazard that could cause permanent disability or serious injury to a resident or jeopardize safety

The key idea here is how NSPIRE defines severe deficiencies: hazards that could cause permanent disability or serious injury, or that jeopardize safety. The scenario described as a structural hazard fits this threshold because it directly threatens the resident's safety and could lead to serious harm if not addressed. The other scenarios are less severe: a cosmetic paint chip affects appearance only and doesn't impact safety; a missing ceiling tile may be an aesthetic concern or minor nuisance; a nonfunctional kitchen cabinet door is an operational issue but not a safety hazard in itself. In short, only the structural hazard presents a risk strong enough to be categorized as severe; the rest are lower-severity deficiencies.

6. In NSPIRE practice, which temperature range is classified as severe?

- A. Between 60 and 63.9 degrees
- B. Between 68 and 72 degrees
- C. Between 64 and 67.9 degrees
- D. Between 58 and 59.9 degrees

NSPIRE uses severity bands for indoor temperature to signal when conditions may require action. The band defined as severe covers 64.0 to 67.9 degrees Fahrenheit. This range is flagged as severe because it indicates underheating that can affect occupant comfort and safety, suggesting the heating system isn't delivering adequate heat. It sits between the cooler ranges (which indicate more extreme underheating) and the warmer range (which, while outside the comfort zone, isn't classified as severe in this scheme). So, the 64–67.9°F range is the one designated as severe in NSPIRE practice.

7. What is the vertical drop height that triggers a guardrail requirement?

- A. 30 inches**
- B. 36 inches
- C. 24 inches
- D. 42 inches

Guardrails are installed to prevent falls from open edges of elevated surfaces like decks, balconies, and stair areas. The requirement kicks in when the vertical drop from the edge to the surface below reaches a height where a fall could cause injury. In this standard, that trigger is thirty inches. If the edge is at or above this height, a guardrail must be present and meet the required height and strength. Lower drops do not automatically require a guardrail under this item, and higher thresholds you might see in other codes apply to different contexts but are not the trigger here.

8. Which of the following is NOT an example of a passage door?

- A. Garage exterior door**
- B. Bedroom
- C. Walk in closet
- D. Walk in pantry

A passage door is one that connects two interior spaces, allowing movement within the building. The garage exterior door is not between interior spaces; it provides access to the outside and serves as an exterior/egress door. The other doors listed connect interior areas (a bedroom to a hallway, a door to a walk-in closet, and a door to a walk-in pantry), so they are considered passage doors.

9. Do NSPIRE inspections require a sink in kitchen and bathroom?

- A. Sink required in bathroom only
- B. Sink required in kitchen and bathroom**
- C. No sinks required
- D. Sink required in kitchen only

NSPIRE inspections require basic plumbing fixtures in the spaces where cooking and personal hygiene occur. A sink in the kitchen is essential for food preparation, dishwashing, and overall cleaning, while a sink in the bathroom is essential for handwashing after using the toilet and for personal hygiene. Therefore both locations must have a working sink. If a unit lacked a sink in either location, it would not meet the sanitation expectations inspectors are checking for. The other options don't fit because they would leave either the kitchen or bathroom without a necessary fixture, or deny sinks altogether, which is not acceptable for proper hygiene and cleanliness.

10. How can a fire-label door be identified?

- A. It has a metal plaque
- B. It has a glass pane
- C. It is painted red
- D. It has a fire label**

A fire-label door is identified by the actual fire label attached to the door or frame. This label comes from a recognized listing agency and shows the door's fire-resistance rating, the approved door-assembly components, and often the manufacturer and date. The label provides definitive proof that the door is designed and approved to resist fire for a specified period. Decorative features like a metal plaque, glass panes, or just a red color do not prove fire resistance, so the reliable indicator is the presence of the fire label.

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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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