

# New York State Home Inspection Professional Licensing ACT Practice Exam (Sample)

## Study Guide



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**SAMPLE**

## **Questions**

- 1. What must the Secretary do upon receipt of the appropriate application and fees for a home inspector's license?**
  - A. Issue a temporary license**
  - B. Deny the application within 30 days**
  - C. Issue a license if it meets state standards**
  - D. Schedule a field inspection**
- 2. According to the Licensing ACT, who is the "client"?**
  - A. A person engaging a home inspector's services**
  - B. A home inspector's employee**
  - C. Anyone interested in real estate**
  - D. A regulatory authority**
- 3. What must home inspectors avoid when inspecting roofs to ensure safety?**
  - A. Documenting the age of the roof**
  - B. Accessing roofs that could be damaged**
  - C. Observing the roof from the ground only**
  - D. Checking for overhanging trees**
- 4. What does the term "report" refer to in the context of home inspections?**
  - A. A written document summarizing the findings of a home inspection**
  - B. A verbal summary provided by the inspector**
  - C. A checklist used during a home inspection**
  - D. A follow-up document issued after the inspection**
- 5. How many business days must a home inspector provide the inspection report to the client?**
  - A. Three**
  - B. Five**
  - C. Seven**
  - D. Ten**

- 6. What is the fee for renewing a home inspector license?**
- A. Fifty dollars**
  - B. One hundred dollars**
  - C. One hundred fifty dollars**
  - D. Two hundred dollars**
- 7. How does exposure to hazardous materials affect home inspection practices?**
- A. Inspectors should disregard any hazardous materials**
  - B. Inspectors must be trained to recognize and address potential hazardous materials like lead and asbestos**
  - C. It is a minor concern and does not need special attention**
  - D. It prevents them from working in older homes**
- 8. What is one of the responsibilities of home inspectors regarding fireplaces?**
- A. Determine the draft characteristics of the fireplace**
  - B. Observe and report on visible and accessible chimneys**
  - C. Test automatic fuel feed devices for functionality**
  - D. Ignite and extinguish fires during inspection**
- 9. Home inspectors are prohibited from soliciting compensation from multiple interested parties unless what condition is met?**
- A. It is fully disclosed and agreed upon by all interested parties**
  - B. It is documented in writing only**
  - C. There is a prior working relationship established**
  - D. There is a third-party mediator involved**
- 10. What aspect of fireplaces must home inspectors specifically observe according to the regulations?**
- A. Install additional safety devices**
  - B. Observe and report on visible chimney components**
  - C. Clean the fireplace for inspection**
  - D. Determine the age of the fireplace**

## **Answers**

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

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## **Explanations**

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**1. What must the Secretary do upon receipt of the appropriate application and fees for a home inspector's license?**

- A. Issue a temporary license**
- B. Deny the application within 30 days**
- C. Issue a license if it meets state standards**
- D. Schedule a field inspection**

The Secretary is obligated to issue a license if the application meets the established state standards. This means that once the appropriate application and fees have been submitted, the Secretary reviews them against the criteria set forth by the licensing authority. If the applicant has fulfilled all necessary requirements, including education, experience, and any other prerequisites defined by the state, then the Secretary must grant the license. This process ensures that only qualified individuals are licensed to perform home inspections, upholding the integrity of the profession and ensuring public safety. In the context of the other options, issuing a temporary license would not align with the established licensing process unless specific conditions allow for it, which is not standard in this context. Denying the application within a specific timeframe does not reflect the procedural duty of the Secretary, as the focus is on granting licenses when applicants meet the criteria. Scheduling a field inspection is not typically a standard procedure for simply issuing a license; rather, the emphasis is on verifying qualifications and adherence to state standards through documentation submitted in the application process.

**2. According to the Licensing ACT, who is the "client"?**

- A. A person engaging a home inspector's services**
- B. A home inspector's employee**
- C. Anyone interested in real estate**
- D. A regulatory authority**

The term "client" within the context of the Licensing Act refers specifically to a person who engages a home inspector's services. This definition emphasizes the contractual relationship where the client typically seeks expertise in assessing the condition of a property. Understanding this definition is crucial because it sets the foundation for the professional obligations and responsibilities of the home inspector. The inspector must work in the best interest of the client, ensuring that the inspection is thorough and that the client receives accurate and comprehensive information about the property. Recognizing the roles of other parties, such as employees of the home inspector, those simply interested in real estate, or regulatory authorities, highlights their varying interests but does not align with the definition of a "client" in this context. The regulatory authority, while it may govern the terms of the license, does not engage the services of a home inspector as a client would. Thus, the focus on a person engaging a home inspector's services is what makes this answer correct and establishes the primary relationship in professional home inspections.

**3. What must home inspectors avoid when inspecting roofs to ensure safety?**

- A. Documenting the age of the roof**
- B. Accessing roofs that could be damaged**
- C. Observing the roof from the ground only**
- D. Checking for overhanging trees**

When inspecting roofs, home inspectors must prioritize safety by avoiding situations where they could potentially cause damage. Accessing roofs that could be compromised by structural instability, weather conditions, or material deterioration poses a risk not only to the inspector but also to the property itself. Choosing to refrain from walking on or inspecting these precarious roofs helps prevent accidents and avoids further damage to the roofing materials. It's crucial for inspectors to assess the condition of a roof through visual observation techniques and safe methods that might not involve direct access, especially when concerns about safety arise. The other options, while relevant in the context of a roof inspection, do not directly pertain to safety in the same way. Documenting the age of the roof and checking for overhanging trees are important aspects of a comprehensive inspection but do not carry the same immediate concerns of physical safety. Observing the roof from the ground, though a safe practice, may result in missing critical issues that could be identified through closer inspection, although that approach still maintains safety in certain scenarios.

**4. What does the term "report" refer to in the context of home inspections?**

- A. A written document summarizing the findings of a home inspection**
- B. A verbal summary provided by the inspector**
- C. A checklist used during a home inspection**
- D. A follow-up document issued after the inspection**

In the context of home inspections, the term "report" specifically refers to a written document that summarizes the findings of a home inspection. This report is a critical component of the home inspection process, as it provides homeowners, buyers, and other interested parties a detailed account of the condition of the property being assessed. The report typically includes information on various aspects of the home, such as structural integrity, systems, and safety issues, along with recommendations for repairs or maintenance. The clarity and thoroughness of a written report are essential because they serve as a formal record that can be referenced later, whether for negotiations in the sale process, planning for future repairs, or fulfilling legal obligations. It helps ensure that all parties have access to the same information regarding the state of the property. Other options like a verbal summary, a checklist, or a follow-up document do not encapsulate the comprehensive and detailed nature of a written report, which is a standardized practice in home inspections.

**5. How many business days must a home inspector provide the inspection report to the client?**

- A. Three**
- B. Five**
- C. Seven**
- D. Ten**

In the context of New York State home inspection regulations, the requirement for home inspectors to provide the inspection report to the client is set at five business days. This timeline is essential as it establishes a standard for timely communication between the inspector and the client, ensuring that clients receive the necessary information to make informed decisions about the property in question. Providing the report within five business days strikes a balance between allowing the inspector adequate time to thoroughly complete the inspection and create a detailed report while maintaining a swift turnaround that serves the client's needs. This five-day window ensures that any issues identified during the inspection can be addressed promptly, which can be crucial, especially in real estate transactions where time is often of the essence. Understanding this timeframe is crucial for aspiring home inspectors as it underscores the importance of professionalism and client service in the home inspection industry.

**6. What is the fee for renewing a home inspector license?**

- A. Fifty dollars**
- B. One hundred dollars**
- C. One hundred fifty dollars**
- D. Two hundred dollars**

The fee for renewing a home inspector license in New York State is one hundred dollars. This fee reflects the cost associated with maintaining the licensing and regulatory framework necessary to ensure that home inspectors meet ongoing professional standards. The amount is typically set by the state and is meant to help fund the regulatory processes involved in the licensing of home inspectors, including processing applications and conducting any required background checks or oversight functions. Understanding the renewal fee is important for licensed home inspectors to ensure they remain compliant with state regulations and continue to operate legally within the profession.

**7. How does exposure to hazardous materials affect home inspection practices?**

- A. Inspectors should disregard any hazardous materials**
- B. Inspectors must be trained to recognize and address potential hazardous materials like lead and asbestos**
- C. It is a minor concern and does not need special attention**
- D. It prevents them from working in older homes**

Exposure to hazardous materials plays a significant role in home inspection practices because it directly impacts the health and safety of occupants and inspectors. Therefore, inspectors are required to have training specifically aimed at recognizing and addressing potential hazardous materials such as lead paint, asbestos, mold, and radon. Training in this area equips inspectors with the necessary skills to identify these substances, evaluate their condition, and understand the safe practices for managing them. This is particularly vital in older homes, where the likelihood of hazardous materials being present is higher. Proper knowledge allows inspectors to provide informed recommendations for remediation or further assessment, ensuring that clients are aware of potential risks. This adherence to safety standards and regulatory requirements helps maintain professional integrity in the field, contributing to the overall goal of protecting the health and welfare of the community. This understanding is foundational for all home inspectors, reinforcing why specialized training in recognizing hazardous materials is not only a best practice but also a critical aspect of the home inspection process.

**8. What is one of the responsibilities of home inspectors regarding fireplaces?**

- A. Determine the draft characteristics of the fireplace**
- B. Observe and report on visible and accessible chimneys**
- C. Test automatic fuel feed devices for functionality**
- D. Ignite and extinguish fires during inspection**

The responsibility of home inspectors regarding fireplaces includes observing and reporting on visible and accessible chimneys. This is a critical task because it allows inspectors to assess the condition and safety of the chimney, which is essential for the proper functioning of the fireplace. The chimney must be clear of blockages and in good repair to ensure that smoke and gases are vented safely outside the home. Inspectors look for signs of deterioration, creosote buildup, and any other issues that may pose a safety hazard. By focusing on the visible and accessible aspects of the chimney system, inspectors can provide valuable information to homeowners or potential buyers about the safety and maintenance needs of the fireplace. This assessment is a fundamental part of ensuring the overall safety of the home, particularly in relation to systems that involve combustion. Other responsibilities related to the fireplace may include aspects like determining draft characteristics and testing automatic feed devices, but these tasks go beyond the basic observational role emphasized in general home inspections. Importantly, igniting and extinguishing fires is not a typical responsibility as it requires specific safety measures and protocols that inspectors are generally not authorized to perform during an inspection.

**9. Home inspectors are prohibited from soliciting compensation from multiple interested parties unless what condition is met?**

- A. It is fully disclosed and agreed upon by all interested parties**
- B. It is documented in writing only**
- C. There is a prior working relationship established**
- D. There is a third-party mediator involved**

Home inspectors are prohibited from soliciting compensation from multiple interested parties unless it is fully disclosed and agreed upon by all involved. This requirement promotes transparency and integrity in the home inspection process. By ensuring that all parties are aware of and consent to the arrangements, it helps prevent conflicts of interest and maintains trust in the professional relationship between the inspector and clients. Disclosing the situation allows all parties to make informed decisions regarding the home inspection services being provided. It also aligns with ethical standards in the home inspection industry, which emphasize honesty and fairness. This practice helps safeguard the inspector's reputation and supports the credibility of the inspection as a reliable source of information for potential buyers or sellers. The other conditions listed, such as documentation in writing, establishing a prior working relationship, or involving a third-party mediator, may contribute to the legitimacy of a transaction but do not obligate all interested parties to agree on the financial arrangements. Therefore, full disclosure and mutual agreement remain the cornerstone requirements in such situations.

**10. What aspect of fireplaces must home inspectors specifically observe according to the regulations?**

- A. Install additional safety devices**
- B. Observe and report on visible chimney components**
- C. Clean the fireplace for inspection**
- D. Determine the age of the fireplace**

Home inspectors are required to observe and report on visible chimney components due to the importance of ensuring safe and functional fireplace operation. This includes assessing the condition of the chimney, checking for any signs of damage or deterioration, and ensuring that the components are installed correctly according to building codes and regulations. Analyzing these visible elements gives valuable insight into the overall safety and efficiency of the fireplace system. While other actions like installing safety devices or cleaning the fireplace might improve safety, they are not within the scope of what home inspectors are specifically required to do during their inspections. Additionally, determining the age of the fireplace could provide some context but does not directly relate to safety assessments or necessary reporting requirements. The focus for home inspectors is on the immediate observable conditions that could impact safety and functionality.