

North Carolina Home Inspector 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

SAMPLE

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

SAMPLE

- 1. What type of maintenance is indicated when mold is found on walls?**
 - A. Structural repairs**
 - B. Ventilation improvement**
 - C. Electrical checks**
 - D. Foundation work**

- 2. What size ground wire must be used in a 200-amp service?**
 - A. No. 4**
 - B. No. 6**
 - C. No. 8**
 - D. No. 10**

- 3. Garage doors manufactured after what year must include retention cables through the coil spring?**
 - A. 1970**
 - B. 1978**
 - C. 1985**
 - D. 1990**

- 4. What is the primary purpose of granules on asphalt roofs?**
 - A. Thermal insulation**
 - B. UV protection**
 - C. To enhance the appearance**
 - D. Waterproofing**

- 5. What are the two likely causes of step cracking above a window in an exterior brick veneer wall?**
 - A. Water damage or short lintel**
 - B. Short lintel or rusted lintel**
 - C. Long lintel or foundation shift**
 - D. Improper sealing or moisture erosion**

- 6. What type of roofing material is typically used for low-slope roofs?**
- A. Clay tiles**
 - B. Asphalt shingles**
 - C. Built-up roofing**
 - D. Slate tiles**
- 7. How should squeaky floors be addressed in an inspection report?**
- A. They should be documented as safety concerns**
 - B. They should be noted for further evaluation**
 - C. No, they are cosmetic only**
 - D. They should be marked for immediate repair**
- 8. What is one sign that a foundation may have issues during an inspection?**
- A. Visible cracks in the basement floor**
 - B. Leaking plumbing fixtures**
 - C. Signs of mold on walls**
 - D. Old appliances indicating age**
- 9. Insulated glass dual glazing is also called?**
- A. Strengthened glass**
 - B. Tempered glass**
 - C. Low-E glass**
 - D. Safety glass**
- 10. Slate shingles are used only on slopes of what ratio or greater?**
- A. 3:12**
 - B. 4:12**
 - C. 5:12**
 - D. 6:12**

Answers

SAMPLE

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

SAMPLE

Explanations

SAMPLE

1. What type of maintenance is indicated when mold is found on walls?

- A. Structural repairs**
- B. Ventilation improvement**
- C. Electrical checks**
- D. Foundation work**

Mold on walls is often a sign of moisture accumulation, which can occur due to inadequate ventilation. Proper ventilation helps to regulate humidity levels and allows for the effective circulation of air in the home. When mold is discovered, it indicates that there may be conditions fostering excessive moisture, such as high humidity or poor airflow, which can often be mitigated by improving ventilation. This can include measures such as installing exhaust fans, opening windows, or adding vents, all of which can significantly reduce the likelihood of mold growth in the future. In contrast, while structural repairs, electrical checks, and foundation work could potentially be related to some underlying issues that contribute to moisture problems, they do not directly address the immediate need of managing humidity and airflow to prevent mold growth.

2. What size ground wire must be used in a 200-amp service?

- A. No. 4**
- B. No. 6**
- C. No. 8**
- D. No. 10**

In a 200-amp service, the appropriate size for the ground wire, according to the National Electrical Code (NEC), is typically No. 6 copper or No. 4 aluminum. The establishment of this size is based on the ampacity requirements necessary to ensure that the ground wire can safely carry the fault current without risk of overheating or damage. Copper wire has better conductivity compared to aluminum, so it can be sized smaller for the same application. Thus, a No. 6 copper ground wire is a commonly accepted choice for a 200-amp service, as it can adequately handle the electrical load while providing the necessary safety and protection. The correct size for the ground is critical for preventing electrical hazards, such as shock or fire, which could occur if the ground wire is insufficient for the system's load. Other options, although they may be mentioned in various contexts, do not meet the NEC guidelines for this specific application. Selecting the appropriate ground wire size is particularly important for grounding systems in residential electrical installations.

3. Garage doors manufactured after what year must include retention cables through the coil spring?

- A. 1970**
- B. 1978**
- C. 1985**
- D. 1990**

Garage doors manufactured after 1978 are required to include retention cables through the coil spring as a safety feature. This regulation was implemented to enhance the safety of garage doors and prevent potential hazards. The retention cables are designed to contain the spring if it breaks, which can help prevent injury and damage that could occur if the spring was to snap and become airborne. The establishment of this requirement highlights the importance of safety standards in home construction and appliance manufacturing. Prior to this regulation, there may have been higher risks associated with broken springs, but the 1978 mandate sought to address and mitigate those risks, serving as a benchmark for safety in the design of garage doors moving forward.

4. What is the primary purpose of granules on asphalt roofs?

- A. Thermal insulation**
- B. UV protection**
- C. To enhance the appearance**
- D. Waterproofing**

The primary purpose of granules on asphalt roofs is to provide UV protection. These granules are made from materials that reflect sunlight, helping to prevent the asphalt underneath from deteriorating due to ultraviolet radiation. By deflecting UV rays, granules help extend the lifespan of the roofing material, reducing the risk of damage that can occur from sun exposure, such as blistering and cracking. While the granules do contribute to the overall aesthetic of the roof and are involved in some degree of waterproofing by providing a protective top layer, their key function is primarily in safeguarding the underlying materials from harmful effects of UV radiation. This plays a crucial role in maintaining the roof's integrity over time, ensuring that it continues to perform its function effectively.

5. What are the two likely causes of step cracking above a window in an exterior brick veneer wall?

- A. Water damage or short lintel**
- B. Short lintel or rusted lintel**
- C. Long lintel or foundation shift**
- D. Improper sealing or moisture erosion**

Step cracking above a window in an exterior brick veneer wall is often indicative of structural issues related to the masonry's support during events such as settlement or excessive load. One significant cause of step cracking is a short lintel. A lintel is a structural element that spans an opening, such as a window, and bears the weight of the materials above it. If the lintel is too short for the opening, it may not adequately support the weight of the bricks and can lead to cracking as the brickwork settles. Additionally, rusted lintels can also contribute to such cracking. As metal lintels corrode over time, they can expand, leading to stress in the surrounding brick. This stress can cause the bricks above to crack and create the step pattern that is typically seen in these situations. Thus, the presence of either a short or rusted lintel is likely to result in structural inadequacies that manifest as step cracking above windows in brick veneer walls.

6. What type of roofing material is typically used for low-slope roofs?

- A. Clay tiles**
- B. Asphalt shingles**
- C. Built-up roofing**
- D. Slate tiles**

Built-up roofing is often used for low-slope roofs due to its unique design and installation process, which is particularly suited for this type of roof configuration. Low-slope roofs have less than a 3:12 pitch, meaning they don't allow for adequate drainage if traditional roofing materials are used. Built-up roofing consists of multiple layers of asphalt, tar, and gravel, which create a seamless surface that can effectively shed water and withstand pooling. In contrast, other materials like clay tiles, asphalt shingles, and slate tiles are more commonly associated with steep-slope roofs. These materials rely on gravity for drainage, which is not effective on low-slope surfaces. This is why built-up roofing is the preferred choice for low-slope applications, as it provides durability, waterproofing, and effective drainage capabilities essential for preventing water infiltration and damage.

7. How should squeaky floors be addressed in an inspection report?

- A. They should be documented as safety concerns**
- B. They should be noted for further evaluation**
- C. No, they are cosmetic only**
- D. They should be marked for immediate repair**

Squeaky floors are typically regarded as a cosmetic issue rather than a structural or safety concern. In the context of a home inspection, the primary focus is often on identifying problems that could affect the safety, functionality, and integrity of the building. Squeaking sounds usually result from minor movement of the materials, such as floorboards expanding and contracting with changes in humidity and temperature. Since these noises do not generally indicate a significant underlying issue, they do not warrant documentation as safety concerns, further evaluation by a specialist, or an immediate repair recommendation. Instead, they can be seen as a normal characteristic of certain types of flooring and are not indicative of a critical failure or hazard that needs urgent attention. Understanding this distinction helps to prioritize issues during the inspection process, directing attention towards more pressing matters that might require repair or further analysis. This approach is aligned with the principles of a thorough home inspection, focusing on identifying genuine safety or structural concerns rather than cosmetic imperfections.

8. What is one sign that a foundation may have issues during an inspection?

- A. Visible cracks in the basement floor**
- B. Leaking plumbing fixtures**
- C. Signs of mold on walls**
- D. Old appliances indicating age**

Visible cracks in the basement floor are a clear indication that a foundation may have issues. These cracks can occur due to various factors, including soil settlement, shifting ground conditions, or extensive moisture changes. When a foundation is compromised, it may lead to differential movement, which manifests as cracks. Such structural signs warrant further investigation, as unresolved foundation issues can lead to more significant structural problems down the line. While leaking plumbing fixtures can indicate water damage or maintenance issues inside the home, they do not directly point to foundation problems. Similarly, mold on walls often results from moisture or ventilation issues rather than being a direct sign of foundation failure. Lastly, old appliances may signal the home's overall age or a need for upgrades but do not provide insights into the structural integrity of the foundation itself. Therefore, the presence of visible cracks in the basement floor serves as a critical warning sign during an inspection about the foundation's condition.

9. Insulated glass dual glazing is also called?

- A. Strengthened glass
- B. Tempered glass
- C. Low-E glass
- D. Safety glass**

Insulated glass dual glazing is commonly known as safety glass. This type of glass consists of two panes that create an insulating layer of air or gas in between, which enhances thermal efficiency and noise reduction. The term "safety glass" often refers to glass that is designed to reduce the risk of injury when broken. This can include laminated or tempered glass, which are both types of safety glass due to their enhanced structural integrity and reduced likelihood of shattering into sharp shards. While options such as strengthened glass and tempered glass refer to a specific processing of glass to make it more resistant to breakage, and low-E glass pertains to a coating that reflects infrared light to improve energy efficiency, these terms don't specifically denote the function of dual glazing as insulated glass. Thus, safety glass is the term that best encompasses the characteristics and applications associated with insulated glass dual glazing.

10. Slate shingles are used only on slopes of what ratio or greater?

- A. 3:12
- B. 4:12**
- C. 5:12
- D. 6:12

Slate shingles are traditionally used on roofs with a slope of 4:12 or greater because this pitch allows for effective water drainage and helps prevent moisture buildup. The steeper angle promotes the natural shedding of rain and snow, reducing the risk of leaks and water infiltration. This minimum slope is important as slate shingles are naturally heavier and can be more prone to issues such as sliding or dislodging if installed on flatter surfaces. Thus, a slope of 4:12 ensures that the roofing system can perform effectively and maintain durability over time.

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://northcarolina-homeinspector.examzify.com>

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

SAMPLE