

Property Maintenance and Housing 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,

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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. 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!

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Questions

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- 1. In property inspections, what does the term 'as-is' imply?**
 - A. The property has been recently renovated**
 - B. The property is being sold in its current condition without any warranties**
 - C. The property is free of all liens and debts**
 - D. The property has passed all inspections**
- 2. According to the 2021 International Residential Code (IRC), residential receptacle outlets shall not be installed more than how many inches below a countertop that extends six inches beyond its support base?**
 - A. 4**
 - B. 6**
 - C. 8**
 - D. 10**
- 3. What strength requirement is exempt for means of egress doors to be readily openable?**
 - A. High strength**
 - B. Minimal strength**
 - C. Moderate strength**
 - D. No strength requirement**
- 4. Who is responsible for pest elimination within a structure prior to renting or leasing?**
 - A. The Property Manager**
 - B. The Maintenance Staff**
 - C. The Owner**
 - D. The Tenant**
- 5. What is the minimum percentage of floor area that must be glazed for habitable spaces?**
 - A. 5 percent**
 - B. 8 percent**
 - C. 10 percent**
 - D. 15 percent**

6. What is one consequence of failing to comply with a written correction order?

- A. Financial penalties may be imposed**
- B. The property owner could face eviction**
- C. The local government might confiscate the property**
- D. Additional inspections may be required**

7. What is a critical aspect of maintaining smoke and heat vents?

- A. Regular testing to ensure functionality**
- B. Annual repainting**
- C. Replacement every five years**
- D. Installations of locks**

8. Name one reason for needing to perform a follow-up inspection.

- A. To reduce the overall inspection costs**
- B. To have a clearer view of the property's aesthetics**
- C. To ensure that identified repairs have been completed satisfactorily**
- D. To change the inspection frequency of the property**

9. What type of inspections might a housing inspector conduct regarding safety?

- A. Historical significance inspections**
- B. Cosmetic inspections**
- C. Structural and safety inspections**
- D. Design inspections**

10. According to IPMC, how many days does an owner typically have to comply with a notice of violation?

- A. 7 - 14 days**
- B. 30 days**
- C. 60 days**
- D. 90 days**

Answers

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

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Explanations

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1. In property inspections, what does the term 'as-is' imply?

- A. The property has been recently renovated**
- B. The property is being sold in its current condition without any warranties**
- C. The property is free of all liens and debts**
- D. The property has passed all inspections**

The term 'as-is' in property inspections indicates that the property is being sold in its current condition without any warranties from the seller regarding its state or the presence of issues. This means that the buyer is taking on the property with all its faults, defects, and any necessary repairs without any assurance or responsibility from the seller for making improvements or corrections. This is an important concept in real estate transactions because it emphasizes the buyer's responsibility to conduct thorough due diligence, including inspections, to assess the condition of the property before completing the purchase. Buyers should be aware that they may find issues that need attention after the purchase, and they will be solely responsible for addressing these problems.

2. According to the 2021 International Residential Code (IRC), residential receptacle outlets shall not be installed more than how many inches below a countertop that extends six inches beyond its support base?

- A. 4**
- B. 6**
- C. 8**
- D. 10**

In accordance with the 2021 International Residential Code (IRC), residential receptacle outlets must be installed not more than six inches below a countertop that extends six inches beyond its support base. This requirement is primarily designed to ensure that outlets are accessible yet out of the way, preventing potential hazards in a kitchen or other workspace environment. This specific height balance facilitates easy access while maintaining safety concerns, such as spillage or contact with water sources often present near countertops. The six-inch limitation emphasizes the importance of keeping electrical outlets safely positioned without compromising convenience and accessibility for users. This standard is intended to align with the typical functionality and design expectations in modern residential kitchens. Additionally, adhering to this guideline aids in promoting consistent electrical safety throughout residential properties.

3. What strength requirement is exempt for means of egress doors to be readily openable?

- A. High strength**
- B. Minimal strength**
- C. Moderate strength**
- D. No strength requirement**

For means of egress doors to be readily openable, the strength requirement that is exempt is minimal strength. This is because egress doors are designed to allow occupants to exit a building safely and easily in the event of an emergency. The emphasis is on ensuring that these doors can be opened with minimal effort, which is critical during situations where quick evacuation is necessary. The idea behind this exemption is rooted in safety and accessibility. If doors require excessive strength to open, it could hinder or prevent individuals from evacuating in a timely manner, especially vulnerable populations such as children, the elderly, or those with disabilities. In building codes and safety regulations, this principle ensures that the focus remains on functionality and user-friendliness over stringent strength requirements that could impede rapid egress. Thus, while there are other strength requirements for various types of doors, means of egress doors prioritize easy operability to enhance safety in emergency situations.

4. Who is responsible for pest elimination within a structure prior to renting or leasing?

- A. The Property Manager**
- B. The Maintenance Staff**
- C. The Owner**
- D. The Tenant**

The owner of the property is responsible for pest elimination within a structure prior to renting or leasing. This obligation typically stems from the duty to provide a safe and habitable living environment for tenants. Before entering into a lease agreement, the owner must ensure that the property is free from pests, as infestations can lead to health issues, damage to the property, and complaints from future tenants. In many jurisdictions, this responsibility may also be reinforced by local housing codes and regulations, which require landlords to maintain their properties to a certain standard. Additionally, addressing pest issues before renting can mitigate potential disputes with tenants and protect the owner's investment in the long run.

5. What is the minimum percentage of floor area that must be glazed for habitable spaces?

- A. 5 percent**
- B. 8 percent**
- C. 10 percent**
- D. 15 percent**

Habitable spaces in a building are required to have sufficient natural light and ventilation to ensure comfort and promote health for occupants. The minimum percentage of floor area that must be glazed, which refers to the area covered by windows or other transparent materials, is generally established in building codes and regulations. For most commonly referenced building codes, the minimum requirement is typically set at 8 percent of the floor area. This standard is chosen to ensure that these spaces receive adequate daylighting, which has been shown to positively affect productivity, mood, and overall well-being. Having at least 8 percent of the floor area glazed allows for a balance between sufficient light and the practicalities of construction and energy efficiency. It ensures that the building remains comfortable and can also reduce the need for artificial lighting during the day, further contributing to energy savings. This threshold helps establish a baseline for livability in various types of habitable spaces, including living rooms, bedrooms, and other commonly inhabited areas.

6. What is one consequence of failing to comply with a written correction order?

- A. Financial penalties may be imposed**
- B. The property owner could face eviction**
- C. The local government might confiscate the property**
- D. Additional inspections may be required**

Failing to comply with a written correction order can lead to financial penalties being imposed. This serves as a significant consequence because such orders are typically issued when a property is found to be in violation of health, safety, building, or housing codes. The purpose of these penalties is to encourage property owners to take necessary corrective actions promptly. When compliance is not achieved within the stipulated time frame, local authorities may levy fines or fees as a way to enforce adherence to regulations and ensure public safety. This financial aspect acts as a deterrent against negligence and underscores the importance of maintaining properties according to established standards. While other options may involve consequences that could arise in specific contexts, they are generally less direct outcomes of failing to comply with a written correction order.

7. What is a critical aspect of maintaining smoke and heat vents?

- A. Regular testing to ensure functionality**
- B. Annual repainting**
- C. Replacement every five years**
- D. Installations of locks**

Regular testing to ensure functionality is essential for maintaining smoke and heat vents. This aspect is critical because smoke and heat vents are designed to facilitate the safe removal of smoke, heat, and toxic gases during a fire. Their successful operation can significantly improve safety for building occupants and protect property by allowing a controlled flow of smoke and heat, which helps to maintain visibility and reduce the risk of fire spread. By performing regular tests, inspectors and maintenance personnel can verify that the vents open and close properly, the mechanisms are unobstructed, and there are no operational failures. This proactive approach ensures that the vents are ready to function as needed in an emergency situation, thus fulfilling their intended purpose effectively. While repainting, replacement schedules, and installing locks can contribute to the overall maintenance of vents and building safety, they do not directly address the immediate necessity of ensuring that the vent will operate correctly when required. Regular functionality testing remains the most crucial practice in ensuring safety in the event of a fire.

8. Name one reason for needing to perform a follow-up inspection.

- A. To reduce the overall inspection costs**
- B. To have a clearer view of the property's aesthetics**
- C. To ensure that identified repairs have been completed satisfactorily**
- D. To change the inspection frequency of the property**

Performing a follow-up inspection is essential for confirming that any repairs or corrective actions identified during the initial inspection have been executed properly. This process not only verifies the effectiveness of the undertaken remedial work but also ensures that safety standards and compliance with relevant codes and regulations are upheld. A follow-up inspection provides an opportunity to address any ongoing issues that might not have been apparent in the first inspection, thereby safeguarding the health, safety, and welfare of the occupants of the property. In contrast, reducing overall inspection costs or changing the inspection frequency does not directly relate to evaluating the outcomes of prior repairs. While having a clearer view of the property's aesthetics may be a subjective judgment, it does not target the necessity of confirming that repairs were done satisfactorily, which is a fundamental aspect of property maintenance and oversight.

9. What type of inspections might a housing inspector conduct regarding safety?

- A. Historical significance inspections**
- B. Cosmetic inspections**
- C. Structural and safety inspections**
- D. Design inspections**

Housing inspectors focus on ensuring that properties meet safety standards and are structurally sound. Conducting structural and safety inspections involves assessing various components of a building—such as the foundation, roof, plumbing, electrical systems, and overall structural integrity—to identify any hazards that could compromise the health and safety of the occupants. These inspections are essential for compliance with building codes and regulations, providing peace of mind to future occupants regarding the safety of the dwelling. Inspections that evaluate safety specifically target concerns such as fire hazards, potential electrical issues, and other risks that could lead to injury or property damage. This direct focus on fundamental safety elements distinguishes structural and safety inspections from other types of assessments, ensuring that critical safety measures are met and that the property is in a condition that safeguards its residents.

10. According to IPMC, how many days does an owner typically have to comply with a notice of violation?

- A. 7 - 14 days**
- B. 30 days**
- C. 60 days**
- D. 90 days**

The correct duration specified for an owner to comply with a notice of violation according to the International Property Maintenance Code (IPMC) is typically 30 days. This time frame allows property owners sufficient opportunity to address and rectify the cited violations, ensuring that necessary repairs or improvements can be made without the process being overly burdensome. This structured response time is important in maintaining property standards while also providing property owners with fair notice and an adequate opportunity to correct issues before any further action might be taken. The 30-day compliance period is a standard that aligns with the goal of the IPMC to promote safe and healthy living conditions while also ensuring due process for property owners involved in the maintenance and upkeep of their properties. This ensures that they are given a reasonable timeframe to address any deficiencies identified by housing inspectors.

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://propertymaintenanceandhousinginspector.examzify.com>

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

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