

Texas 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,

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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

- 1. What is a common reason to conduct a home inspection before selling a property?**
 - A. To find a buyer quickly**
 - B. To increase asking price**
 - C. To identify issues that may need to be addressed**
 - D. To satisfy mortgage requirements**
- 2. What aspect of plumbing is most commonly scrutinized during an inspection?**
 - A. Water heater efficiency**
 - B. Drainage and water supply lines for leaks**
 - C. Shower head water pressure**
 - D. Bathtub finish and aesthetics**
- 3. Which structural element is crucial for assessing foundation stability?**
 - A. The type of insulation**
 - B. The age of the building**
 - C. The soil conditions**
 - D. The roof design**
- 4. What is required from an applicant for renewal of a license regarding felony convictions?**
 - A. Disclosure of any past civil cases**
 - B. Disclosure of whether they have entered a plea of guilty or nolo contendere**
 - C. Disclosure of any drug-related offenses**
 - D. No disclosure is necessary**
- 5. What is required for an applicant for a license or renewal concerning fingerprints?**
 - A. Submit a criminal record**
 - B. Submit a complete and legible set of fingerprints**
 - C. Provide a photo ID**
 - D. Submit a background check**

- 6. If a license holder fails to receive a renewal notice, what is true regarding their responsibility?**
- A. It relieves them from renewing**
 - B. It does not relieve them from responsibility**
 - C. It allows for a grace period**
 - D. It must be reported to TREC**
- 7. What is the rule number that specifies the suspension or revocation of a home inspector's license due to failure to notify the commission of insurance cancellation or non-renewal?**
- A. 535.224**
 - B. 535.213**
 - C. 535.110**
 - D. 535.300**
- 8. What is one potential reason for a professional inspector to be in inactive status?**
- A. They are retired**
 - B. They are upgrading their qualifications**
 - C. They face legal issues**
 - D. Any of these reasons**
- 9. What is radon, and why should it be tested?**
- A. A visible gas that is harmless**
 - B. A colorless, odorless gas that can cause health issues**
 - C. A common household pollutant**
 - D. A beneficial gas for home environments**
- 10. What is the significance of the pre-inspection agreement?**
- A. It allows the inspector to charge higher fees**
 - B. It outlines the terms and limitations of the inspection service**
 - C. It is a legal document that transfers property ownership**
 - D. It states the timeline for completing the inspection**

Answers

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

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Explanations

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1. What is a common reason to conduct a home inspection before selling a property?

- A. To find a buyer quickly**
- B. To increase asking price**
- C. To identify issues that may need to be addressed**
- D. To satisfy mortgage requirements**

Conducting a home inspection before selling a property is often done to identify issues that may need to be addressed. This proactive approach allows sellers to uncover potential problems that could deter buyers or lead to renegotiations after an offer is made. By identifying these issues in advance, sellers can make informed decisions, whether that means making repairs, disclosing the findings to potential buyers, or adjusting the asking price accordingly. Addressing issues prior to listing the property can result in a smoother transaction and a better overall experience for both the seller and the buyer. This practice also builds trust and transparency in the selling process, as it shows potential buyers that the seller is earnest about the property's condition. It can ultimately lead to a more successful sale, as buyers are more likely to proceed when they feel confident that any major concerns have been dealt with before they even make an offer.

2. What aspect of plumbing is most commonly scrutinized during an inspection?

- A. Water heater efficiency**
- B. Drainage and water supply lines for leaks**
- C. Shower head water pressure**
- D. Bathtub finish and aesthetics**

During a plumbing inspection, one of the primary concerns is the functionality and integrity of drainage and water supply lines for leaks. This is crucial because leaks can lead to serious issues, such as water damage, mold growth, and structural problems. An inspector assesses the condition of these lines to ensure they are securely installed and functioning properly, which is essential for the safety and usability of the home. Identifying leaks early can prevent expensive repairs and health hazards in the future. While aspects like water heater efficiency, shower head water pressure, and bathtub finish may be considerations in a home inspection, they do not pose the same level of immediate risk or concern as leaks in the plumbing system. Thus, the focus on leaks reflects the importance of maintaining a reliable and safe plumbing system in a residential environment.

3. Which structural element is crucial for assessing foundation stability?

- A. The type of insulation**
- B. The age of the building**
- C. The soil conditions**
- D. The roof design**

Assessing foundation stability is primarily concerned with the characteristics of the soil beneath a structure. The soil conditions affect how the foundation interacts with the earth, which is critical for supporting the building. Various factors such as soil type, moisture content, compaction, and drainage all play significant roles in determining how well a foundation will perform over time. For instance, expansive clay soils can swell when wet and shrink when dry, leading to foundation movement and cracking. Similarly, poorly drained soils can erode or shift, compromising the stability of the foundation. Therefore, evaluating soil conditions is essential in determining the integrity and longevity of a foundation. While insulation, the age of the building, and roof design may influence various aspects of a home's performance, they do not directly impact the structural stability of the foundation in the same way that soil conditions do.

4. What is required from an applicant for renewal of a license regarding felony convictions?

- A. Disclosure of any past civil cases**
- B. Disclosure of whether they have entered a plea of guilty or nolo contendere**
- C. Disclosure of any drug-related offenses**
- D. No disclosure is necessary**

An applicant for the renewal of a license must disclose whether they have entered a plea of guilty or nolo contendere concerning felony convictions. This requirement is integral to maintaining transparency and integrity within the profession. By requiring this disclosure, regulatory bodies can assess the applicant's moral character and fitness to continue working in a capacity that requires a public trust. The plea of guilty or nolo contendere indicates that the applicant has been held accountable for their actions, which is vital information for the licensing authority to consider when evaluating the renewal application. Ensuring that professionals in the field maintain ethical standards is fundamental to protecting the interests of the public.

5. What is required for an applicant for a license or renewal concerning fingerprints?

A. Submit a criminal record

B. Submit a complete and legible set of fingerprints

C. Provide a photo ID

D. Submit a background check

For an applicant seeking a license or renewal in Texas, providing a complete and legible set of fingerprints is essential. This requirement is in place for background checks, which are a critical aspect of verifying an individual's suitability for obtaining a license. The fingerprints allow licensing authorities to conduct thorough criminal history checks through relevant law enforcement agencies. This process aims to ensure that applicants have a clear record and uphold the integrity of the profession. While other options may touch upon aspects of identification or background verification, submitting fingerprints is the specific protocol mandated in the licensing process to ensure both safety and compliance with state regulations.

6. If a license holder fails to receive a renewal notice, what is true regarding their responsibility?

A. It relieves them from renewing

B. It does not relieve them from responsibility

C. It allows for a grace period

D. It must be reported to TREC

If a license holder fails to receive a renewal notice, they remain responsible for ensuring that their license is renewed on time. This responsibility emphasizes the importance of individual accountability in maintaining their professional status. The absence of a renewal notice does not change the requirement that a license must be renewed according to regulatory timelines. License holders are encouraged to proactively monitor their license status, as overlooking renewal dates can result in lapses that may have consequences for their ability to practice professionally. This principle underscores that regardless of notification processes, it is ultimately the responsibility of the license holder to keep track of their renewal requirements.

7. What is the rule number that specifies the suspension or revocation of a home inspector's license due to failure to notify the commission of insurance cancellation or non-renewal?

A. 535.224

B. 535.213

C. 535.110

D. 535.300

The correct answer highlights Rule 535.224, which specifically addresses the requirements for home inspectors regarding their licenses in relation to insurance coverage. This rule is crucial because it establishes the obligation for home inspectors to inform the commission if their insurance is canceled or not renewed. The rationale behind this requirement is to ensure that home inspectors maintain a standard of practice that protects consumers by having proper liability insurance in place. Lack of insurance can increase the risk for both the inspector and the client, as it may expose them to liability issues without the necessary financial backing. By mandating notification in such cases, the commission is able to uphold regulatory standards and ensure that home inspectors continue to practice responsibly and safely. This rule allows regulatory bodies to monitor compliance and take action, such as suspending or revoking licenses, if inspectors fail to adhere to these important insurance obligations. Keeping the commission informed helps maintain the integrity of the profession and provides a layer of safety for consumers engaging home inspection services.

8. What is one potential reason for a professional inspector to be in inactive status?

A. They are retired

B. They are upgrading their qualifications

C. They face legal issues

D. Any of these reasons

The potential reasons for a professional inspector to be in inactive status can vary widely and encompass multiple scenarios. When considering the option indicating that any of the reasons presented can lead to an inspector being classified as inactive, it reflects a comprehensive understanding of the range of situations that may cause an inspector to pause their practice. When an inspector is retired, they may choose to change their status to inactive to reflect their decision to no longer work in the field. Upgrading qualifications is another valid reason, as inspectors may temporarily step away from their active duties to acquire additional training or certifications, thereby enhancing their skills and knowledge for future work. Additionally, if an inspector faces legal issues, they may be required to enter inactive status until those matters are resolved. The option that encompasses all these possibilities accurately captures the diverse reasons that can lead a professional inspector to remain inactive in their role, making it the most appropriate choice.

9. What is radon, and why should it be tested?

- A. A visible gas that is harmless
- B. A colorless, odorless gas that can cause health issues**
- C. A common household pollutant
- D. A beneficial gas for home environments

Radon is a colorless and odorless gas that originates from the natural breakdown of uranium in soil, rock, and water. It is important to test for radon in homes because exposure to high levels of radon over prolonged periods can lead to serious health issues, particularly lung cancer. The gas can seep into buildings through cracks in floors and walls, construction joints, and gaps around service pipes. Testing for radon is especially critical in certain regions where geological conditions may lead to higher concentrations of the gas. Since it is tasteless and invisible, residents cannot detect radon without proper testing. Implementing radon mitigation measures is necessary when a test indicates elevated levels, significantly reducing potential health risks.

10. What is the significance of the pre-inspection agreement?

- A. It allows the inspector to charge higher fees
- B. It outlines the terms and limitations of the inspection service**
- C. It is a legal document that transfers property ownership
- D. It states the timeline for completing the inspection

The pre-inspection agreement is significant because it serves as a formal document that outlines the terms and limitations of the inspection service. This agreement clarifies the scope of the inspection, defining what is included and what is excluded, along with any limitations on liability. By establishing these parameters upfront, both the inspector and the client have a clear understanding of their rights and responsibilities, thereby reducing the potential for misunderstandings or disputes that may arise later. Additionally, the pre-inspection agreement often includes details such as fees, the nature of the inspection process, and how the findings will be reported, which further protects both parties. The other options do not accurately capture the essence of a pre-inspection agreement. While it may indirectly relate to fees or timelines, the core purpose lies in delineating the specific terms surrounding the inspection itself, rather than transferring ownership of property or strictly focusing on financial aspects.

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://homeinspector-texas.examzify.com>

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