

# Texas National Home Inspector Examination (NHIE) 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. Prior to March 1st, 2021, if an applicant fails the National portion three times, how many additional education hours are required?**
  - A. 16 hours**
  - B. 24 hours**
  - C. 32 hours**
  - D. 40 hours**
- 2. Which practice is not allowed according to inspection standards?**
  - A. Detailing existing damages**
  - B. Providing a subjective opinion**
  - C. Omitting critical information**
  - D. Deceiving clients**
- 3. How many members of the Committee represent the public?**
  - A. 2**
  - B. 3**
  - C. 4**
  - D. 5**
- 4. For which aspects of an inspection does the SOP provide requirements?**
  - A. Quality and aesthetics**
  - B. Minimum requirements**
  - C. Cost evaluation**
  - D. Maximum thresholds**
- 5. What is an important consideration when inspecting roof coverings?**
  - A. Cost of replacement**
  - B. Type of material used**
  - C. Age of the roofing system**
  - D. Both B and C**

**6. How many members are there on the Committee overseeing inspectors?**

- A. 7
- B. 9
- C. 5
- D. 11

**7. If an inspector's license is expired for more than 90 days, what is the fee required for renewal?**

- A. Standard renewal fee
- B. One and half times the required renewal fee
- C. Two times the required renewal fee
- D. Three times the required renewal fee

**8. What is the purpose of the Texas Real Estate Committee?**

- A. To enforce laws
- B. To provide recommendations
- C. To revoke licenses
- D. To conduct inspections

**9. What is the term for financial adjustments when multiple claims exceed remaining interest?**

- A. Accumulated
- B. Prorated
- C. Disbursed
- D. Compensated

**10. What is the application fee for an apprentice inspector's original application?**

- A. \$40.00
- B. \$50.00
- C. \$60.00
- D. \$70.00

## **Answers**

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

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## **Explanations**

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**1. Prior to March 1st, 2021, if an applicant fails the National portion three times, how many additional education hours are required?**

- A. 16 hours**
- B. 24 hours**
- C. 32 hours**
- D. 40 hours**

If an applicant failed the National portion of the exam three times prior to March 1st, 2021, they were required to complete an additional 32 hours of continuing education before being allowed to retake the exam. This requirement is in place to ensure that candidates have adequate knowledge and preparation in necessary topics related to home inspection, thereby enhancing their chances of passing the exam upon retaking it. The additional education focuses on areas where candidates may have struggled, ensuring that they are better equipped with the information and skills needed for success. The specific number of hours reflects the regulatory body's commitment to maintaining high standards within the profession, implying that those who fail multiple times should invest significant effort in furthering their education. This approach promotes higher competence and professionalism in the field of home inspection.

**2. Which practice is not allowed according to inspection standards?**

- A. Detailing existing damages**
- B. Providing a subjective opinion**
- C. Omitting critical information**
- D. Deceiving clients**

Deceiving clients is a practice that is strictly prohibited according to inspection standards. Inspectors are held to high ethical standards that require them to provide accurate, honest, and professional assessments of a property's condition. Deception undermines the trust that clients place in inspectors and can lead to serious consequences, not only for the client but also for the inspector's licensing and reputation. Adhering to ethical practices ensures that clients receive reliable information upon which they can base their decisions regarding a property. In contrast, detailing existing damages, providing a subjective opinion, and omitting critical information may be problematic or unethical in certain contexts but are not outright prohibited by inspection standards. Detailing existing damages is a fundamental part of an inspection, and giving a subjective opinion, while it may be seen as less professional, is not typically forbidden but should be clearly separated from objective findings. Omitting critical information, though highly discouraged as it can lead to misunderstandings, might occur unintentionally, whereas deception is an intentional act that violates ethical standards.

**3. How many members of the Committee represent the public?**

- A. 2
- B. 3**
- C. 4
- D. 5

The correct answer is that three members of the Committee represent the public. In the context of the Committee, public representation is crucial because it ensures that the interests and concerns of the general population are taken into account when it comes to issues related to home inspection. This structure helps maintain transparency and accountability within the profession by providing a balance between industry professionals and the community they serve. A diverse Committee that includes a significant number of public representatives fosters trust and encourages regulatory practices that are beneficial for everyone involved in the home inspection industry. This design is common in various regulatory and governmental bodies to ensure public voice and safety are prioritized.

**4. For which aspects of an inspection does the SOP provide requirements?**

- A. Quality and aesthetics
- B. Minimum requirements**
- C. Cost evaluation
- D. Maximum thresholds

The Standards of Practice (SOP) for home inspections establish a set of minimum requirements that inspectors must adhere to while conducting an inspection. This includes guidelines on the areas that must be inspected, the methodologies used, and the conditions that should be noted. By setting these minimum standards, the SOP ensures that all home inspectors provide a baseline level of service, promoting consistency and quality across inspections. The emphasis on minimum requirements helps to ensure that essential components, such as structural integrity, safety features, and functional systems, are assessed during an inspection. These requirements serve to protect both the buyers and sellers in a real estate transaction by ensuring that no critical issues are overlooked. While other aspects, such as aesthetics or cost evaluation, might come into play during an inspection, they are not mandated by the SOP. The SOP focuses primarily on what must be done to ensure a thorough and objective evaluation of the property, rather than subjective measurements of quality or financial assessments.

**5. What is an important consideration when inspecting roof coverings?**

- A. Cost of replacement**
- B. Type of material used**
- C. Age of the roofing system**
- D. Both B and C**

When inspecting roof coverings, recognizing the type of material used and the age of the roofing system are both crucial considerations. The type of material directly impacts the roof's durability, performance, and maintenance requirements. Different materials, such as asphalt shingles, metal roofing, or tile, have varying lifespans, resistance to environmental conditions, and aesthetic qualities. Understanding what the roof is made of helps inspectors assess its suitability for the local climate and its compatibility with the structure it protects. Additionally, the age of the roofing system is pivotal in determining its remaining lifespan and potential need for repairs or replacement. Older roofs may show signs of wear or deterioration, possibly requiring more extensive evaluation for leaks or structural integrity. Moreover, knowing the expected lifespan of the material in use allows inspectors to inform clients about the urgency of future roofing expenses and maintenance. Considering both the type of material and the age of the roofing system provides a comprehensive understanding of the condition of the roof and its long-term viability. This holistic approach is essential for advising homeowners on potential risks and necessary actions concerning their roof coverings.

**6. How many members are there on the Committee overseeing inspectors?**

- A. 7**
- B. 9**
- C. 5**
- D. 11**

The correct answer indicates that there are nine members on the committee overseeing inspectors. This committee plays a crucial role in the regulation and oversight of home inspectors within the state, ensuring that the inspectors adhere to established standards and practices. The number of committee members is significant as it allows for a diverse range of perspectives and expertise when making decisions regarding the licensing and regulation of home inspectors. A committee of this size can facilitate a more comprehensive discussion, contributing to well-rounded decision-making processes and the establishment of best practices. Understanding the structure and size of such committees is essential for home inspectors to know who is involved in the oversight of their profession and how that structure impacts their work.

**7. If an inspector's license is expired for more than 90 days, what is the fee required for renewal?**

- A. Standard renewal fee**
- B. One and half times the required renewal fee**
- C. Two times the required renewal fee**
- D. Three times the required renewal fee**

The requirement for renewing an inspector's license after it has expired for more than 90 days establishes a clear consequence for maintaining compliance in the profession. When a license is expired beyond this period, the regulatory authority has determined that a significantly increased fee is applicable to encourage timely renewal and prevent lapses in professionalism and safety standards. In this case, the obligation is to pay two times the required renewal fee. This heightened fee structure serves as an incentive for inspectors to keep their licenses current, thereby ensuring that they are up-to-date with the latest regulations, practices, and knowledge necessary to perform their duties effectively and safely. Such measures are common in various professional fields as a way to promote accountability and protect public interest. It's important for inspectors to be aware of these renewal fees and timelines to avoid unnecessary costs and maintain their ability to practice in a timely manner.

**8. What is the purpose of the Texas Real Estate Committee?**

- A. To enforce laws**
- B. To provide recommendations**
- C. To revoke licenses**
- D. To conduct inspections**

The purpose of the Texas Real Estate Committee is primarily to provide recommendations related to the practice and regulation of real estate in the state. This governing body plays a crucial role in shaping policies and advising on best practices within the industry. By making recommendations, the committee helps ensure that the real estate market operates smoothly and complies with applicable laws and regulations. This role is vital in maintaining standards and fostering a fair environment for both real estate professionals and consumers. While enforcement of laws and revocation of licenses might be functions associated with other regulatory bodies or individuals, the committee's primary focus is on offering informative guidance rather than direct enforcement. Conducting inspections is also outside the committee's primary purview, as inspections are typically carried out by licensed inspectors in accordance with established regulations. Thus, providing recommendations is the core function that aligns with the committee's responsibilities and objectives in Texas real estate.

**9. What is the term for financial adjustments when multiple claims exceed remaining interest?**

- A. Accumulated**
- B. Prorated**
- C. Disbursed**
- D. Compensated**

The term "prorated" refers to the process of allocating or distributing an amount proportionally among several parties based on their respective shares or claims. In the context of financial adjustments when multiple claims exceed the remaining interest, prorating ensures that each claim is adjusted fairly according to the total amount available. This is particularly important in situations where total claims exceed the resources available, leading to a need for equitable distribution of funds. By using prorating, each claimant receives a portion of what they are owed that is proportional to their original claim. This method reduces potential disputes by providing a clear and systematic way to handle financial limitations among multiple parties. Therefore, in the scenario presented, prorating is the correct term that accurately describes the financial adjustments made when multiple claims cannot be fully satisfied due to limited remaining interest.

**10. What is the application fee for an apprentice inspector's original application?**

- A. \$40.00**
- B. \$50.00**
- C. \$60.00**
- D. \$70.00**

The application fee for an apprentice inspector's original application is \$60.00. This fee is established by the Texas Department of Licensing and Regulation and is crucial for processing the application to ensure that aspiring inspectors can begin their training and examination process. Choosing the correct fee is important because it not only affects the financial planning of individuals pursuing this career but also plays a role in accessing essential resources, background checks, and administrative processing necessary for licensure. Understanding this fee is part of the foundational knowledge for anyone entering the field of home inspection in Texas.

# 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](mailto:hello@examzify.com).**

**Or visit your dedicated course page for more study tools and resources:**

**<https://texasnhie.examzify.com>**

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

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