

# Texas National Home Inspector Examination (NHIE) Practice Exam (Sample)

## Study Guide



**Everything you need from our exam experts!**

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# Table of Contents

<b>Copyright</b> .....	<b>1</b>
<b>Table of Contents</b> .....	<b>2</b>
<b>Introduction</b> .....	<b>3</b>
<b>How to Use This Guide</b> .....	<b>4</b>
<b>Questions</b> .....	<b>5</b>
<b>Answers</b> .....	<b>8</b>
<b>Explanations</b> .....	<b>10</b>
<b>Next Steps</b> .....	<b>16</b>

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. 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.**

## **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. 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!**

## Questions

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- 1. True or False: The commission does not need to consider the committee's recommendations.**
  - A. True**
  - B. False**
  - C. Only in special cases**
  - D. Only for financial matters**
  
- 2. What is the main focus of the fees charged by the commission?**
  - A. Inspector training programs**
  - B. Administrative costs**
  - C. Consumer protection initiatives**
  - D. Public awareness campaigns**
  
- 3. What are inspectors not required to report regarding the irrigation system?**
  - A. Effective coverage of the irrigation system**
  - B. Presence of leaks in the irrigation system**
  - C. Condition of the water source for irrigation**
  - D. Type of irrigation system installed**
  
- 4. What is the minimum outside ambient temperature at which an inspector is not required to operate an air conditioning system?**
  - A. 50 degrees**
  - B. 55 degrees**
  - C. 60 degrees**
  - D. 65 degrees**
  
- 5. What deficiency must inspectors report regarding smoke alarms?**
  - A. Absence of smoke alarms in each sleeping room**
  - B. Old or expired smoke alarm batteries**
  - C. Smoke alarms placed too close to cooking appliances**
  - D. Smoke alarms with damaged casing**

- 6. How many members of the Committee represent the public?**
- A. 2**
  - B. 3**
  - C. 4**
  - D. 5**
- 7. What is the fee to file a professional inspector application?**
- A. \$50.00**
  - B. \$100.00**
  - C. \$120.00**
  - D. \$150.00**
- 8. What document must a license applicant submit to the commission after meeting all requirements?**
- A. Proof of employment**
  - B. Proof of insurance**
  - C. Proof of residency**
  - D. Proof of completion of education**
- 9. What is an inspector not required to do in relation to septic systems?**
- A. Inspect the location of the system**
  - B. Excavate or uncover septic systems**
  - C. Test the functionality of the septic tank**
  - D. Assess surrounding drainage conditions**
- 10. What is the inspector not required to do during an inspection?**
- A. Operate shut-off valves**
  - B. Inspect electrical systems**
  - C. Check structural integrity**
  - D. Test appliance performance**

## Answers

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

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## **Explanations**

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**1. True or False: The commission does not need to consider the committee's recommendations.**

**A. True**

**B. False**

**C. Only in special cases**

**D. Only for financial matters**

The commission is required to consider the committee's recommendations to ensure that the decision-making process is informed and reflects expert input. Committees are often formed to provide specialized knowledge and insights, which play a crucial role in guiding the commission's actions and policies. Dismissing committee recommendations can undermine the effectiveness of the commission and lead to decisions that might not align with best practices or established standards. Therefore, it is essential for the commission to engage with these recommendations to maintain accountability and promote sound governance. This relationship ensures that various perspectives and expertise are integrated into the commission's evaluations and decisions, ultimately enhancing the overall integrity of the process.

**2. What is the main focus of the fees charged by the commission?**

**A. Inspector training programs**

**B. Administrative costs**

**C. Consumer protection initiatives**

**D. Public awareness campaigns**

The main focus of the fees charged by the commission primarily relates to administrative costs. This encompasses a variety of expenses incurred to manage the licensing and regulation of home inspectors. Administrative costs include salaries for staff, office overhead, maintaining records, processing applications, and ensuring compliance with state regulations. By collecting these fees, the commission can effectively support the essential functions required to uphold the standards and practices within the home inspection profession. This is crucial to ensuring that inspectors are properly trained, licensed, and provide quality services to consumers. While other choices, such as inspector training programs, consumer protection initiatives, and public awareness campaigns, may be important aspects of the commission's overarching goals, the fees directly fund the operational activities that ensure these initiatives can even take place. Therefore, the emphasis on administrative costs clearly illustrates the underpinning framework that allows the commission to fulfill its regulatory duties.

**3. What are inspectors not required to report regarding the irrigation system?**

- A. Effective coverage of the irrigation system**
- B. Presence of leaks in the irrigation system**
- C. Condition of the water source for irrigation**
- D. Type of irrigation system installed**

Inspectors are not typically required to report on the effective coverage of the irrigation system because this aspect involves evaluating whether the irrigation system adequately distributes water to all areas of the landscape or garden. It often requires specialized knowledge and testing methods that go beyond the general scope of a standard home inspection. On the other hand, the presence of leaks is a significant concern as it affects both water conservation and the efficiency of the irrigation system; inspectors are obligated to report on any leaks they observe. Similarly, the condition of the water source used for irrigation can impact the functionality of the system, and inspectors must evaluate and report on its state. Finally, identifying the type of irrigation system installed is also a necessary component of the inspection, as it informs about the system's potential advantages, limitations, and maintenance needs. These reporting requirements ensure that homeowners are informed about critical aspects of their irrigation system, but assessing effective coverage typically falls outside standard inspection practices.

**4. What is the minimum outside ambient temperature at which an inspector is not required to operate an air conditioning system?**

- A. 50 degrees**
- B. 55 degrees**
- C. 60 degrees**
- D. 65 degrees**

The minimum outside ambient temperature at which an inspector is not required to operate an air conditioning system is 60 degrees. This guideline is primarily established to prevent potential damage to the air conditioning unit. Operating an air conditioner at lower temperatures can lead to issues such as compressor damage or inefficient cooling performance. At temperatures below this threshold, the system may not function optimally, and running it can result in freezing the coils, which could harm the unit. By specifying 60 degrees as the cutoff, the standard aims to ensure the air conditioning system operates safely and effectively during an inspection while protecting both the equipment and the inspection process. This threshold reflects common practice in the industry to maintain optimal conditions for air conditioning units and to ensure that the system can be tested effectively without risk.

**5. What deficiency must inspectors report regarding smoke alarms?**

- A. Absence of smoke alarms in each sleeping room**
- B. Old or expired smoke alarm batteries**
- C. Smoke alarms placed too close to cooking appliances**
- D. Smoke alarms with damaged casing**

Inspectors are required to report the absence of smoke alarms in each sleeping room because this poses a significant safety risk. In residential properties, smoke alarms are critical in detecting fire and smoke early, particularly in areas where people sleep. The National Fire Protection Association (NFPA) recommends that smoke alarms be installed in every sleeping area to ensure that occupants are alerted in case of a fire, thereby providing the best chance of escape and minimizing harm. While other deficiencies such as old or expired batteries, placement near cooking appliances, and damaged casings are also important, the lack of smoke alarms in sleeping areas directly indicates non-compliance with safety standards since it severely compromises the safety of the inhabitants. It's crucial for inspectors to highlight such a deficiency, as it represents a fundamental failure to meet basic fire safety standards in residential construction.

**6. 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.

**7. What is the fee to file a professional inspector application?**

- A. \$50.00
- B. \$100.00
- C. \$120.00**
- D. \$150.00

Filing a professional inspector application in Texas requires a fee of \$120. This fee is set by the Texas Real Estate Commission (TREC) and reflects the administrative costs associated with processing the application, conducting background checks, and maintaining the regulatory framework for home inspectors. Understanding the fee structure is crucial for applicants, as it helps in budgeting for the overall costs associated with becoming a licensed home inspector, including any additional training, examination fees, and license renewal costs. Proper financial planning is essential for anyone entering this profession, ensuring they meet all necessary expenses before beginning their practice. Familiarizing yourself with the specific fee can also be beneficial for ensuring compliance with state regulations and avoiding delays in the licensing process.

**8. What document must a license applicant submit to the commission after meeting all requirements?**

- A. Proof of employment
- B. Proof of insurance**
- C. Proof of residency
- D. Proof of completion of education

The requirement for a license applicant to submit proof of insurance is crucial in the context of home inspection, as it demonstrates that the applicant has coverage to protect both the inspector and the clients from potential liabilities associated with the inspection process. This proof ensures that the license applicant can cover claims related to errors, omissions, or damages that may occur as a result of their professional services. Insurance is essential for building client trust and establishing credibility within the industry. While proof of employment, proof of residency, and proof of completion of education may be relevant in various contexts for certain professions, they do not specifically address the critical need for liability protection, which is a priority in the home inspection field. Therefore, proof of insurance is the most appropriate document to be submitted after meeting all other licensing requirements.

**9. What is an inspector not required to do in relation to septic systems?**

- A. Inspect the location of the system**
- B. Excavate or uncover septic systems**
- C. Test the functionality of the septic tank**
- D. Assess surrounding drainage conditions**

In the context of home inspections, an inspector is generally not required to excavate or uncover septic systems as part of their responsibilities. This requirement is significant because septic systems are often buried and not visible for inspection, and the act of excavating could potentially cause damage to the system or surrounding property. Inspectors typically perform visual inspections to assess the condition of the septic system based on surface indicators and accessible components, rather than performing invasive work. They assess the location of the system, which involves verifying whether it meets setbacks and other regulations, and they may check the functionality of the septic tank to ensure it is operating as intended. Additionally, evaluating surrounding drainage conditions is important to understand how water flows around the system, which can affect its performance. Overall, the non-invasive approach to inspecting septic systems emphasizes safety, the integrity of the system, and adherence to standard inspection protocols, ensuring that inspectors focus on observable details rather than intrusive procedures.

**10. What is the inspector not required to do during an inspection?**

- A. Operate shut-off valves**
- B. Inspect electrical systems**
- C. Check structural integrity**
- D. Test appliance performance**

During a home inspection, the inspector is generally not required to operate shut-off valves. Shut-off valves can be located in various areas of a home, and their operation may require specific knowledge or expertise to avoid damage or safety hazards, particularly if the valve is stuck or in poor condition. Inspectors focus on assessing the overall condition of systems and components, rather than performing operational tasks that may exceed their scope of practice. In contrast, inspecting electrical systems, checking structural integrity, and testing appliance performance fall within the standard duties of a home inspector. These areas are essential for assessing the safety and functionality of a home, and inspectors are trained to evaluate them based on established industry standards. By focusing their efforts on inspection and evaluation, inspectors provide valuable information about the property's condition without engaging in actions that could compromise their safety or the integrity of the systems they are evaluating.

## 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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