

TEXAS NATIONAL HOME INSPECTOR EXAMINATION (NHIE) PRACTICE EXAM (SAMPLE) STUDY GUIDE



SAMPLE STUDY GUIDE WITH LIMITED QUESTIONS

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THE FULL VERSION STUDY GUIDE**

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Table of Contents

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

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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. 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. What requirement must inspectors meet when delivering inspection reports?**
 - A. Provide a copy to the client only
 - B. Deliver reports in a digital format
 - C. Include a summary of findings
 - D. Deliver within a specified timeframe
- 2. What is one topic that may be covered in inspector continuing education courses?**
 - A. General business practices
 - B. Home design principles
 - C. Real estate marketing strategies
 - D. Construction project management
- 3. 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
- 4. Within what time frame are inspection reports required to be delivered?**
 - A. 48 hours
 - B. 72 hours
 - C. 96 hours
 - D. 1 week
- 5. What are inspectors expected to check for in a gas supply system?**
 - A. Operational flow rates
 - B. Proper bonding
 - C. Material quality
 - D. Leakage indicators

- 6. As a substitute for experience, how many hours of education are required for a Professional Inspector license?**
- A. 150 hours
 - B. 194 hours
 - C. 200 hours
 - D. 250 hours
- 7. How many days prior to renewal will the commission mail renewal notices to inspectors?**
- A. 60 days
 - B. 90 days
 - C. 120 days
 - D. 30 days
- 8. Which of the following is NOT a recognized continuing education topic for inspectors?**
- A. Risk Management
 - B. Ethics and Law
 - C. New Technologies in Construction
 - D. Personal Finance Management
- 9. An apprentice inspector must be under what type of supervision?**
- A. Indirect
 - B. Direct
 - C. Remote
 - D. General
- 10. When inspecting ducts or vents, what is an inspector NOT required to do?**
- A. Report deficiencies in materials used for the venting systems
 - B. Inspect the cleanliness of vents
 - C. Evaluate the efficiency of the venting systems
 - D. Assess the flue for gas appliances

Answers

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

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Explanations

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1. What requirement must inspectors meet when delivering inspection reports?

- A. Provide a copy to the client only
- B. Deliver reports in a digital format
- C. Include a summary of findings
- D. Deliver within a specified timeframe**

When delivering inspection reports, one of the key requirements for inspectors is to ensure that the reports are delivered within a specified timeframe. Timely delivery is essential because it enables clients to make informed decisions regarding their potential home purchase or needed repairs without unnecessary delays. The importance of adhering to a timeline is paramount in the real estate process, as it can affect negotiations and closing timelines. The other options may touch on important aspects of reporting but do not encapsulate this critical requirement as directly as adhering to a delivery timeframe. For instance, while including a summary of findings can enhance the clarity of the report, it is not universally mandated across all inspection protocols. Similarly, delivering reports in a digital format is becoming increasingly common, yet it does not address the urgency of delivery. Providing a copy to the client only might overlook the necessity of having other relevant parties receive the report, especially in transactions involving real estate agents or sellers. Ultimately, delivering the report promptly is a fundamental practice that supports the overall integrity and effectiveness of the inspection process.

2. What is one topic that may be covered in inspector continuing education courses?

- A. General business practices**
- B. Home design principles
- C. Real estate marketing strategies
- D. Construction project management

General business practices is indeed a relevant topic for inspector continuing education courses. Home inspectors need to understand various business aspects to run their practices effectively. This includes knowledge of financial management, client relations, ethics, and marketing techniques pertinent to the home inspection industry. Proficiency in these areas ensures that inspectors can provide quality service, maintain professional standards, and grow their businesses sustainably. While home design principles, real estate marketing strategies, and construction project management are all important topics in the broader context of real estate and construction, they are not as directly applicable to the everyday practice of home inspections. Home inspectors typically focus more on technical knowledge and the operational aspects of running their business, making general business practices particularly relevant for their continuing education.

3. 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.

4. Within what time frame are inspection reports required to be delivered?

- A. 48 hours
- B. 72 hours**
- C. 96 hours
- D. 1 week

Inspection reports are required to be delivered within 72 hours to ensure that clients receive timely information about the condition of the property. This timeframe is critical because it allows homebuyers or property owners to make informed decisions quickly, which can be especially important in fast-moving real estate markets. A prompt report helps keep the transaction process on track and enables parties involved to address any issues that may have been identified during the inspection in a timely manner. This requirement reflects the industry standard for professionalism and client service, reinforcing the importance of clear communication and adherence to deadlines in the inspection process. The 72-hour timeframe strikes a balance between providing thorough and carefully prepared reports while still being prompt enough to meet clients' needs efficiently.

5. What are inspectors expected to check for in a gas supply system?

- A. Operational flow rates
- B. Proper bonding**
- C. Material quality
- D. Leakage indicators

Inspectors are expected to check for proper bonding in a gas supply system because this is essential for safety and compliance with electrical codes. Bonding refers to the connection of metal parts to ensure that they are at the same electrical potential, which helps prevent electric shocks and protects against potential ignition sources that could arise from electrical faults. Proper bonding is vital in gas supply systems to reduce the risk of static electricity and electrical surges, thereby enhancing overall system safety. Inspecting operational flow rates, while important, primarily assesses the performance of the system rather than safety compliance. Material quality checks are also crucial but focus more on the durability and suitability of materials used rather than safety measures related to grounding and bonding. Leakage indicators are significant in detecting gas leaks, yet they pertain to system functionality and safety without directly addressing the underlying electrical bonding requirements.

6. As a substitute for experience, how many hours of education are required for a Professional Inspector license?

- A. 150 hours
- B. 194 hours**
- C. 200 hours
- D. 250 hours

To obtain a Professional Inspector license in Texas, an individual is required to complete a specific number of education hours that serve as a substitute for practical experience. The correct requirement is 194 hours of approved education. This education typically covers various aspects of home inspection, including building systems, inspection standards, and report writing, which are essential for effective practice in the field. The rationale behind this requirement is to ensure that aspiring inspectors have a foundational understanding of the principles and practices necessary for conducting thorough inspections and making informed assessments about properties. The specified hours ensure that individuals possess the theoretical knowledge needed to perform their duties competently before gaining practical, hands-on experience. The other options reflect hours that either exceed or fall short of the mandated 194 hours, which does not align with the regulatory requirements set by the Texas Real Estate Commission.

7. How many days prior to renewal will the commission mail renewal notices to inspectors?

- A. 60 days
- B. 90 days**
- C. 120 days
- D. 30 days

The correct answer is 90 days because it is standard practice for the commission to provide ample notification to inspectors regarding their license renewal. This advance notice is crucial for ensuring that inspectors have sufficient time to complete any required continuing education, pay renewal fees, and manage their schedules to prevent any lapse in their licensure. By mailing renewal notices 90 days prior to the renewal deadline, the commission allows inspectors time to prepare and fulfill all necessary requirements, thus promoting compliance and reducing last-minute issues that could arise. This helps maintain professional standards within the home inspection industry.

8. Which of the following is NOT a recognized continuing education topic for inspectors?

- A. Risk Management
- B. Ethics and Law
- C. New Technologies in Construction
- D. Personal Finance Management**

Continuing education for home inspectors is crucial in ensuring they remain current with industry standards, practices, and legal considerations. Recognized topics often include areas that directly impact an inspector's ability to perform their duties effectively, such as Risk Management, which teaches inspectors how to mitigate potential liabilities in their inspections. Ethics and Law are essential for understanding the legal obligations and ethical considerations that govern their practice. New Technologies in Construction is also relevant, as inspectors must stay informed about the latest advancements in building methods, materials, and technologies to accurately assess properties. On the other hand, Personal Finance Management, while beneficial for individual inspectors, does not directly pertain to the core competencies required for home inspection. This topic focuses on managing one's financial affairs rather than improving knowledge or skills related to the inspection process, making it an unsuitable choice for recognized continuing education topics in this context.

9. An apprentice inspector must be under what type of supervision?

- A. Indirect
- B. Direct**
- C. Remote
- D. General

The requirement for an apprentice inspector to be under direct supervision is crucial for ensuring proper training and adherence to safety protocols during inspections. This level of supervision means that an experienced inspector must be physically present, providing guidance and oversight throughout the inspection process. The presence of a knowledgeable mentor enables the apprentice to learn best practices, receive immediate feedback, and ask questions, which significantly enhances their learning experience and helps to minimize the risk of errors. Direct supervision ensures that the apprentice applies theoretical knowledge in a practical setting while also learning how to identify issues correctly and interact professionally with clients. This supervision model is a standard in many training environments, particularly in fields that require hands-on skills, as it helps ensure that all inspections meet established standards of quality and safety. In contrast, other forms of supervision such as indirect, remote, or general do not provide the same level of oversight. Indirect supervision might involve off-site guidance without real-time interaction, whereas remote supervision could imply even less hands-on assistance. General supervision might be too vague and may not guarantee that a qualified individual is always on-site to support the apprentice when needed. Each of these alternatives lacks the critical element of immediate mentorship that is essential for the development of practical skills in the field of home inspection.

10. When inspecting ducts or vents, what is an inspector NOT required to do?

A. Report deficiencies in materials used for the venting systems

B. Inspect the cleanliness of vents

C. Evaluate the efficiency of the venting systems

D. Assess the flue for gas appliances

The correct response highlights that inspectors are not required to report deficiencies in materials used for venting systems. Home inspectors typically focus on the overall condition and functionality of the systems rather than performing a detailed materials analysis. This means that while they may observe whether the materials appear functional and appropriate for use, they are not obliged to go into specifics regarding the materials used or their compliance with particular standards. The other activities mentioned, such as inspecting vent cleanliness, evaluating the efficiency of venting systems, and assessing the flue for gas appliances, fall within the scope of typical inspection duties. Inspecting cleanliness ensures that there are no blockages that could lead to inefficient operation or safety hazards. Evaluating efficiency informs the homeowner whether the system works effectively, while assessing gas appliance flues is crucial for safe venting and the prevention of dangerous gas leaks. Hence, A accurately reflects a task that falls outside the required duties of the inspector.

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://texasnhie.examzify.com>

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

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