

Twenty Hour Texas Law Module Practice Test (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 does the term "market value" refer to in property assessments?**
 - A. The highest price a buyer will pay**
 - B. The average price of similar properties**
 - C. The estimated selling price of a property**
 - D. The government evaluation of property worth**
- 2. What does liability insurance protect a real estate inspector against?**
 - A. Poor inspection practice lawsuits**
 - B. Subchapter G (prohibited acts)**
 - C. Fraud allegations**
 - D. Property damage claims**
- 3. Who is responsible for appointing the Real Estate Inspector Committee?**
 - A. The Governor**
 - B. The Commission (TREC)**
 - C. The State Legislature**
 - D. The Attorney General**
- 4. What main requirement must an applicant fulfill when applying for a technical inspector's license?**
 - A. Must pass a written exam**
 - B. Must have completed a specific number of inspections**
 - C. Must have a sponsoring inspector**
 - D. Must submit proof of prior training**
- 5. True or False: You are required to operate shut-off valves during inspections.**
 - A. True**
 - B. False**
 - C. Only if requested**
 - D. Depends on the situation**

- 6. What is the passing score required for a professional inspector on the state portion of the exam?**
- A. 70%**
 - B. 75%**
 - C. 80%**
 - D. 85%**
- 7. Which agency is responsible for regulating the real estate industry in Texas?**
- A. Texas Department of Housing**
 - B. Texas Real Estate Commission (TREC)**
 - C. Texas Association of Realtors**
 - D. Texas Land Office**
- 8. Is it required by the SOP for inspectors to determine the presence of CSST?**
- A. Yes, it is mandatory for all inspectors**
 - B. No, but they should check if it is bonded and grounded**
 - C. Only if the homeowner requests it**
 - D. Yes, only in specific circumstances**
- 9. What defines a "real estate lien"?**
- A. A legal right or interest a lender has in the borrower's property**
 - B. A written agreement between a tenant and landlord**
 - C. A type of property insurance**
 - D. A tax claim assessed against a property owner**
- 10. What may happen if an inspector fails to adhere to professional conduct standards?**
- A. Prohibition against Future Licenses**
 - B. Imposition of Fines**
 - C. Schedule of Administrative Penalties**
 - D. Temporary License Suspension**

Answers

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

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Explanations

1. What does the term "market value" refer to in property assessments?

- A. The highest price a buyer will pay**
- B. The average price of similar properties**
- C. The estimated selling price of a property**
- D. The government evaluation of property worth**

The term "market value" refers to the estimated selling price of a property, reflecting what a buyer is willing to pay and what a seller is willing to accept in an open, competitive market. This value is determined under normal market conditions, where both the buyer and the seller are informed and not under any undue pressure to complete the transaction. Market value is essential in property assessments as it provides a standardized basis for determining how properties are valued by appraisers, real estate agents, and tax authorities. Consequently, it plays a critical role in transactions, financing, and taxation related to real estate. Understanding market value helps stakeholders make informed decisions in the real estate market, whether they are buying, selling, or assessing property for tax purposes.

2. What does liability insurance protect a real estate inspector against?

- A. Poor inspection practice lawsuits**
- B. Subchapter G (prohibited acts)**
- C. Fraud allegations**
- D. Property damage claims**

Liability insurance is crucial for real estate inspectors as it provides protection against various potential professional risks they might encounter in their work. The focus of this insurance is typically on covering claims that could arise from the services provided, including allegations of negligence, errors, omissions, or unforeseen issues that might occur after an inspection. In the context of the options provided, the correct answer indicates that liability insurance primarily protects inspectors from lawsuits related to their inspection practices. This encompasses instances where a client may believe that the inspector failed to meet industry standards or acted improperly during the inspection, which could lead to financial damage for the client. The insurance serves as a financial safety net by covering legal costs and settlement payments if a lawsuit arises from these claims. The other choices pertain to specific allegations or actions that are less aligned with the general protective scope of liability insurance. For instance, fraud allegations and claims related to prohibited acts are more concerned with intentional wrongdoing or statutory violations. In contrast, liability insurance explicitly addresses situations where inspectors are alleged to have acted negligently or made mistakes, underscoring its role in safeguarding inspectors from the repercussions of their professional responsibilities.

3. Who is responsible for appointing the Real Estate Inspector Committee?

- A. The Governor**
- B. The Commission (TREC)**
- C. The State Legislature**
- D. The Attorney General**

The Real Estate Inspector Committee in Texas is appointed by the Texas Real Estate Commission (TREC). This committee plays a crucial role in the oversight of real estate inspectors, as it assists TREC in developing and enforcing state regulations related to real estate inspection practices. The authority of TREC to appoint such committees stems from its responsibilities to manage the licensing and regulation of various real estate professions in Texas, including inspectors. By delegating specific duties to committees, TREC can more effectively handle the complexities of real estate regulation and ensure standards of practice are upheld. In the context of this question, the other options refer to entities that do not have the specific responsibility for appointing the Real Estate Inspector Committee. The Governor's role is more about oversight and broader appointments within state government, while the State Legislature creates laws but does not engage in the appointment of specific advisory or regulatory committees like this one. The Attorney General focuses on legal advisement and litigation rather than administrative appointments within real estate regulation.

4. What main requirement must an applicant fulfill when applying for a technical inspector's license?

- A. Must pass a written exam**
- B. Must have completed a specific number of inspections**
- C. Must have a sponsoring inspector**
- D. Must submit proof of prior training**

The main requirement for an applicant applying for a technical inspector's license is the need to have a sponsoring inspector. This reflects the regulatory environment that emphasizes the importance of experienced oversight and mentorship in the technical inspection field. Having a sponsoring inspector ensures that the applicant receives guidance and support from an individual who is already established in the profession, which can be critical for gaining the necessary practical experience and understanding of the responsibilities involved in the role. While passing a written exam and submitting proof of prior training may also be important components of the licensing process, the requirement for a sponsoring inspector specifically ties to the foundational support needed to successfully navigate the complexities of inspections and compliance in this field. Additionally, while experience in the form of a set number of completed inspections is beneficial, it is the sponsorship that typically serves as a prerequisite for most applicants to ensure they have the appropriate mentorship during their journey to becoming a licensed inspector.

5. True or False: You are required to operate shut-off valves during inspections.

A. True

B. False

C. Only if requested

D. Depends on the situation

The assertion that you are required to operate shut-off valves during inspections is false. In standard inspection procedures, the primary responsibility typically involves assessing the condition of systems rather than actively operating components like shut-off valves. This is because operating shut-off valves may not be necessary for all inspections and could even pose risks or complications, depending on the circumstances of the inspection. In many cases, inspectors may assess the valves visually and check for any signs of leakage, corrosion, or other issues without actually turning them. Safety considerations often dictate a cautious approach, as turning valves can inadvertently disrupt service or create hazards. Thus, while it might be advisable to operate them under certain specific conditions, it is not a blanket requirement applicable to all inspections. This context highlights why stating that such an operation is mandatory would be incorrect.

6. What is the passing score required for a professional inspector on the state portion of the exam?

A. 70%

B. 75%

C. 80%

D. 85%

A professional inspector in Texas must achieve a minimum passing score of 75% on the state portion of the exam. This threshold is established to ensure that inspectors possess the necessary knowledge and competency to perform their duties effectively and meet the regulatory standards set by the state. Scoring at or above this percentage indicates a baseline level of understanding of the relevant laws, regulations, and practices that govern professional inspection in Texas. This requirement is in place to help maintain quality and safety standards in the industry, ensuring that all licensed inspectors adhere to the state's expectations for professional conduct and technical knowledge.

7. Which agency is responsible for regulating the real estate industry in Texas?

- A. Texas Department of Housing**
- B. Texas Real Estate Commission (TREC)**
- C. Texas Association of Realtors**
- D. Texas Land Office**

The Texas Real Estate Commission (TREC) is the agency specifically tasked with regulating the real estate industry in Texas. Established to protect consumers and ensure a fair real estate environment, TREC oversees licensing for real estate professionals such as agents and brokers, as well as enforcing laws and regulations governing real estate transactions in the state. TREC's responsibilities include issuing licenses to real estate professionals, handling consumer complaints, and ensuring compliance with state laws that regulate various aspects of real estate practice. Their role is essential in maintaining standards and accountability within the industry. The other options, while related to housing and real estate in various capacities, do not hold the regulatory authority that TREC possesses. The Texas Department of Housing focuses on affordable housing and related programs, the Texas Association of Realtors is a trade organization serving realtors, and the Texas Land Office manages state-owned land and resources but does not regulate real estate transactions or the professionals involved in the industry.

8. Is it required by the SOP for inspectors to determine the presence of CSST?

- A. Yes, it is mandatory for all inspectors**
- B. No, but they should check if it is bonded and grounded**
- C. Only if the homeowner requests it**
- D. Yes, only in specific circumstances**

The correct answer highlights that while determining the presence of CSST (Corrugated Stainless Steel Tubing) is not a mandatory requirement for all inspectors, it is important for them to check if the CSST is properly bonded and grounded. This is significant because CSST can pose certain safety risks if not installed correctly. For inspectors, assessing the bonding and grounding helps ensure that the gas piping system operates safely and mitigates the risk of any electrical charge potentially damaging the system. Inspectors need to be aware of CSST systems in the property they are inspecting, even if checking for CSST presence itself is not strictly required. By focusing on bonding and grounding, inspectors contribute to the overall safety and reliability of the gas piping system. This approach aligns with best practices in home inspections, where verifying safety measures rather than just compliance with regulations is crucial for protecting occupants.

9. What defines a "real estate lien"?

- A. A legal right or interest a lender has in the borrower's property**
- B. A written agreement between a tenant and landlord**
- C. A type of property insurance**
- D. A tax claim assessed against a property owner**

A real estate lien is defined as a legal right or interest that a lender has in the borrower's property. This definition highlights the essence of a lien, which serves as a form of security for a debt or obligation. When a borrower takes out a loan to purchase property, the lender may place a lien on that property to ensure that they have a legal claim to it in case the borrower defaults on the loan. This legal claim gives the lender the right to foreclose or take possession of the property to recover the owed amount, providing a layer of protection for their financial interest. The other options do not fit the definition of a lien. A written agreement between a tenant and landlord refers to a lease and governs the rental terms but does not confer a legal claim on property. A type of property insurance protects the property owner from specific risks but is not a lien. Lastly, a tax claim against a property owner may lead to a lien if unpaid, but it is not, in itself, a lien. Thus, understanding that a lien is primarily about the lender's security interest in the property is crucial for comprehending real estate law and its various implications.

10. What may happen if an inspector fails to adhere to professional conduct standards?

- A. Prohibition against Future Licenses**
- B. Imposition of Fines**
- C. Schedule of Administrative Penalties**
- D. Temporary License Suspension**

When an inspector fails to adhere to professional conduct standards, one of the consequences that may occur is the imposition of a schedule of administrative penalties. This refers to a structured set of penalties that can be applied based on specific violations of conduct or standards established by the regulatory authority. Administrative penalties are often designed to ensure compliance and maintain the integrity of the profession. These penalties can vary in severity depending on the nature of the violation and may include actions like fines, additional training requirements, or other corrective measures aimed at preventing further infractions. The structure allows regulatory bodies to enforce standards in a standardized manner while also providing a clear understanding of the potential repercussions for inspectors regarding their conduct. The other options, while related to professional licensing consequences, do not directly correlate with the specific nature of administrative penalties defined under regulatory frameworks. Understanding the implications of administrative penalties is crucial for professionals to ensure they maintain high standards of conduct throughout their careers.

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://twentyhourtexaslawmodule.examzify.com>

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