



Effective October 8, 2019

### EXAMINATION BOARD OF PROFESSIONAL HOME INSPECTORS®, INC.

The Examination Board of Professional Home Inspectors (EBPHI) is an independent, not-for-profit corporation founded in 1999. EBPHI's mission is "to establish the standard of competence for home inspectors and to enhance consumer confidence in home inspection professionals." The National Home Inspector Examination (NHIE) addresses this mission by encouraging regulatory bodies in state and local governments, as well as professional membership organizations, to adopt the National Home Inspector Examination for competency assessment.

EXAMINATION BOARD OF PROFESSIONAL HOME INSPECTORS  
847-298-7750  
[www.homeinspectionexam.org](http://www.homeinspectionexam.org)

### HOME INSPECTOR REGULATION

Administration of the NHIE ensures that home inspection professionals meet basic knowledge and practice requirements for purposes of regulation. Successful completion of the examination answers the needs of the public, government and home inspectors.

The examination is administered nationwide. If you are seeking licensing in Florida, Illinois, Nevada, Oklahoma, South Dakota, Texas, Tennessee, Vermont or Washington State, you **MUST** take the National Home Inspector Examination through those states' contracted test administrators. For more information, go to EBPHI's website at [www.homeinspectionexam.org](http://www.homeinspectionexam.org).

For information about home inspection laws and regulations, see EBPHI's website at [www.homeinspectionexam.org](http://www.homeinspectionexam.org).

### THE NATIONAL HOME INSPECTOR EXAMINATION®

The NHIE has contracted with PSI to conduct its examination program. PSI provides examinations through a network of computer examination centers throughout the United States.

The NHIE is based on a formal role delineation study that defines the profession as practiced in the field. Home inspector subject matter experts from a variety of practice specialties and geographic areas contribute to the study, and home inspectors from throughout the nation then review the study via a statistically valid survey. The resulting content areas and their associated knowledge and skill requirements serve as the "blueprint" for the National Home Inspector Examination.

### EXAMINATION PREPARATION

This examination development methodology is in accordance with accepted psychometric standards for a "high stakes" public protection examination. These standards are promulgated by organizations such as the American Education Research Association (AERA), the National Council for Certifying Agencies (NCCA), the American Psychological Association (APA) and the Equal Employment Opportunity Commission (EEOC).

To assist you in preparing for the National Home Inspector Examination, this Handbook provides details about the exam, the Content Outline for the test, and sample questions and answers. **A fifty-item sample test is also available online at [www.homeinspectionexam.org](http://www.homeinspectionexam.org).**

There are 200 multiple choice questions on the NHIE. Four hours are allowed to complete the test. Included in the 200 questions per examination are 25 "pretest" questions which are being pre-tested to ensure the NHIE remains reliable, valid and legally-defensible. These "pre-test" questions are placed randomly throughout the exam and will not be scored.

Each question offers a choice of four answers. There is a single correct answer for each question, although some questions have options which may be partially correct. Examinees are to select the BEST answer to each question.

Now you can take the practice exam online at [www.psiexams.com](http://www.psiexams.com) to prepare for your Home Inspector Examination.

Please note that the practice exam is intended only to help testing candidates become familiar with the general types of questions that will appear on a licensing examination. It is NOT a substitute for proper education and study. Furthermore, scoring well on the practice exam does not guarantee a positive outcome on an actual licensing examination.

**Note: You may take the practice exams an unlimited number of times; however, you will need to pay each time. The practice examination fee is \$50.**

### HELPFUL HINTS

When selecting the examination, you will find the Home Inspector examination at the top of the list.

<b>Select Organization</b> <input type="text" value="Government/State Licensing Agencies"/>
<b>Select Jurisdiction</b> <input type="text" value="A National Home Inspector (EBPHI)"/>

To check site availability, go to [www.psiexams.com](http://www.psiexams.com), and you will find the following on the bottom of the home page.

#### Check Available Appointment Dates Before You Register

[Click here](#) to check for available appointment times and locations before you register and provide payment.

## CONTENT OUTLINE

This content outline based on the role delineation study, is intended to provide candidates with topics for study that may appear on the National Home Inspector Examination. The percentage of questions on the examination for each content area is indicated below. The contents of this document are neither a complete listing of all topics covered by the examination nor all skills necessary to perform a competent inspection.

### DOMAIN 1: PROPERTY AND BUILDING INSPECTION/SITE REVIEW (63%)

**Task 1:** Identify and inspect **site conditions** to assess defects and issues that may affect people or the performance of the building. (5%)

- A. Vegetation, Grade, Drainage, and Retaining Walls**
  - i. Common types, materials, and terminology
  - ii. Applicable standards, installation methods, and clearance
  - iii. Typical defects (e.g., negative grade, earth to wood contact, overgrown vegetation, missing drainage/drains)
  - iv. Common safety issues
- B. Driveways, Patios, and Walkways**
  - i. Common types, materials, and terminology
  - ii. Applicable standards and installation methods
  - iii. Typical defects (e.g., root damage, large cracks, improper slope)
  - iv. Common safety issues (e.g., trip hazards, slippery surface)
- C. Pool and Spa Access Barriers**
  - i. Applicable safety standards and terminology
  - ii. Common safety issues

**Task 2:** Identify and inspect **building exterior components** to assess defects and issues that may affect people or the performance of the building. (5%)

- A. Wall Cladding, Flashing, Trim, Eaves, Soffits, and Fascia**
  - i. Common types, materials, and terminology
  - ii. Applicable standards and installation methods
  - iii. Typical defects (e.g., water infiltration, decay)
- B. Exterior Doors and Windows**
  - i. Common types, materials, and terminology
  - ii. Applicable standards and installation methods
  - iii. Typical defects (e.g., decayed wood, missing flashings, cracked glass)
  - iv. Common safety issues (e.g., safety glazing, sash support)
- C. Decks, Balconies, Stoops, Stairs, Steps, Porches, and Applicable Railings**
  - i. Common types, materials, and terminology
  - ii. Applicable standards and installation methods
  - iii. Typical defects (e.g., improper deck ledger attachment, improper rail or stair construction, missing flashing)
  - iv. Common safety issues (e.g., loose handrails and guards, handrails not graspable, uneven riser height)
- D. Garage Vehicle Doors and Operators**
  - i. Common types, materials, and terminology
  - ii. Applicable standards and installation methods
  - iii. Typical defects (e.g., damaged rollers, broken springs)

- iv. Common safety issues (e.g., missing/failing/malfunctioning safety sensors, improper adjustment of pressure reverse)

**Task 3:** Identify and inspect **roof components** to assess defects and issues that may affect people or the performance of the building. (6%)

- A. Roof Coverings**
  - i. Common types, materials, and terminology
  - ii. Applicable standards and installation methods
  - iii. Typical repair methods and materials
  - iv. Typical defects (e.g., improper installation, cracking, damage, decay)
  - v. Characteristics of different roofing materials
  - vi. Sheathing and underlayment requirements for different types of roof coverings
- B. Roof Drainage Systems**
  - i. Common types, materials, and terminology
  - ii. Applicable standards and installation methods
  - iii. Typical defects (e.g., ponding, improper slopes, clogging/leaking)
- C. Roof Flashings**
  - i. Common types, materials, and terminology
  - ii. Applicable standards and installation methods
  - iii. Typical defects (e.g., separation, improper installation, missing flashing)
- D. Skylights and Other Roof Penetrations**
  - i. Common types, materials, and terminology
  - ii. Applicable standards and installation methods
  - iii. Typical defects (e.g., leakage, improper installation, deteriorated boot)

**Task 4:** Identify and inspect **structural components** to assess defects and issues that may affect people or the performance of the building. (3%)

- A. Foundation**
  - i. Common types, materials, and terminology
  - ii. Applicable standards and installation methods
  - iii. Typical modifications, repairs, upgrades, and retrofit methods and materials
  - iv. Typical defects (e.g., cracks, settlement) and their common causes and effects
  - v. Soil types and conditions and how they affect foundations
  - vi. Applied forces and how they affect foundation systems (e.g., wind, seismic, loads)
  - vii. Water management (e.g., waterproofing, foundation drains)
- B. Floor Structure**
  - i. Common types, materials, and terminology
  - ii. Applicable standards and installation methods
  - iii. Typical modifications, repairs, upgrades, and retrofit methods and materials
  - iv. Typical defects (e.g., improper cuts and notches in structural members, decayed or damaged structural members)
  - v. Applied forces and how they affect floor systems (e.g., wind, seismic, loads)
- C. Walls and Vertical Support Structures**
  - i. Common types, materials, and terminology
  - ii. Applicable standards and installation methods
  - iii. Typical modifications, repairs, upgrades, and retrofit methods and materials

- iv. Typical defects (e.g., decayed or damaged structural members, earth to wood contact, structural deformation)
- v. Seismic and wind-resistant construction methods and hardware

**D. Roof and Ceiling Structures**

- i. Common types, materials, and terminology
- ii. Applicable standards and installation methods
- iii. Typical modifications, repairs, upgrades, and retrofit methods and materials
- iv. Typical defects (e.g., moisture stains, sagging rafters, modified/damaged trusses)
- v. Applied forces and how they affect roof/ceiling structures (e.g., wind, seismic, loads)

**Task 5:** Identify and inspect **electrical systems** to assess defects and issues that may affect people or the performance of the building. (6%)

**A. Electrical Service: Service Lateral, Service Drop, Service Entrance, Service Equipment, and Service Grounding**

- i. Common types, materials, and terminology
- ii. Applicable standards and installation methods
- iii. Typical modifications, repairs, upgrades, and retrofit methods and materials
- iv. Typical defects (e.g., height, deteriorated conductor sheathing)
- v. Electrical service amperage
- vi. Service grounding and bonding
- vii. Common safety issues (e.g., exposed conductors, improper cover fasteners, missing dead front cover)

**B. Interior Components of Service Panels and Subpanels**

- i. Common types, materials, and terminology
- ii. Applicable standards and installation methods
- iii. Typical modifications, repairs, upgrades, and retrofit methods and materials
- iv. Typical defects (e.g., double-tapping, over-fusing)
- v. Panel grounding and bonding
- vi. Panel wiring
- vii. Theory of operation and purpose of over-current protection devices (e.g., circuit breakers and fuses, GFCI, AFCI)
- viii. Inspection safety procedures
- ix. Known problem electrical panel boards (e.g., Federal Pacific/Stab-Lok)
- x. Common safety issues (e.g. open knock outs, discoloration at conductor connections, multiple neutrals under one screw)

**C. Wiring Methods**

- i. Common types (e.g., non-metallic sheathed cable, conduit), materials, and terminology
- ii. Applicable standards and installation methods
- iii. Typical modifications, repairs, upgrades, and retrofit methods and materials
- iv. Typical defects (e.g., improper use of or lack of junction boxes, unprotected non-metallic sheathed cable, lack of proper support)
- v. Concerns and considerations about solid-conductor aluminum wiring
- vi. Obsolete electrical wiring system (e.g., knob and tube wiring, cloth-covered NM cable)
- vii. Common safety issues (e.g., open splices, no cable clamps at penetrations, exposed conductors)

**D. Devices, Equipment, and Fixtures (e.g., switches, receptacles, lights, fans)**

- i. Common types, materials, and terminology

- ii. Applicable standards and installation methods
- iii. Typical modifications, repairs, upgrades, and retrofit methods and materials
- iv. Typical defects (e.g., reverse polarity, open equipment grounds, non-functional GFCI or AFCI protection)
- v. Equipment grounding
- vi. Wiring, operation, and location of typical devices and equipment (e.g., receptacles and lights, appliances, ground fault circuit interrupter protection, arc fault circuit interrupter protection)
- vii. Common safety issues (e.g., absence of GFCI)

**E. Alternative Energy Systems**

- i. Common types, materials, and terminology (e.g., solar, wind)
- ii. Applicable standards and installation methods
- iii. Disconnect location
- iv. Common safety issues (e.g., improper connection to other systems, lack of disconnect method)

**Task 6:** Identify and inspect **cooling systems** to assess defects and issues that may affect people or the performance of the building. (3%)

**A. Cooling**

- i. Common types, materials, and terminology
- ii. Applicable standards and installation methods
- iii. Typical defects (e.g., suction line insulation missing, condensation and/or rust on components, restriction of air flow at the condensing unit)
- iv. Theory of refrigerant cycle (e.g., latent and sensible heat, air conditioning, heat pumps)
- v. Testing methods
- vi. Condensate control and disposal
- vii. Alternative energies

**B. Distribution Systems**

- i. Common types, materials, and terminology
- ii. Applicable standards and installation methods
- iii. Typical defects (e.g., damaged or disconnected ducts, incorrect installation)

**Task 7:** Identify and inspect **heating systems** to assess defects and issues that may affect people or the performance of the building. (5%)

**A. Heating**

- i. Common types, materials, and terminology
- ii. Applicable standards and installation methods
- iii. Typical defects (e.g., dirty fan, misfiring oil burner)
- iv. Theory of heating system operation
- v. Testing methods
- vi. Condensate control and disposal
- vii. By-products of combustion (e.g., H<sub>2</sub>O, CO<sub>2</sub>, CO, NO<sub>2</sub>), their generation, and how and when they become a safety hazard
- viii. Common safety issues
- ix. Alternative energies

**B. Distribution Systems**

- i. Common types, materials, and terminology
- ii. Applicable standards and installation methods
- iii. Typical defects (e.g., damaged or disconnected ducts; clogged, missing or damaged filters; leaking pipes)

**C. Vent Systems**

- i. Common types, materials, and terminology
- ii. Applicable standards and installation methods
- iii. Typical defects (e.g., separated vent, back drafting, clearance to combustible materials)
- iv. Theory of vent system operation

- v. Common safety issues

**Task 8:** Identify and inspect **insulation, moisture management systems, and ventilation systems in conditioned and unconditioned spaces** to assess defects and issues that may affect people or the performance of the building. (3%)

**A. Thermal Insulation**

- i. Common types, materials, and
- ii. Applicable standards and installation methods
- iii. Typical defects (e.g., missing, uneven, or damaged insulation, flame spread concerns, improper clearances)
- iv. Theory of heat transfer and energy conservation
- v. Recommended insulation levels (e.g., R-value)
- vi. Common safety issues (e.g., fire hazards)

**B. Moisture Management**

- i. Common types, materials, and terminology
- ii. Applicable standards and installation methods
- iii. Typical defects (e.g., improper vapor retarder installation)
- iv. Theory of moisture generation, relative humidity, and moisture movement in buildings
- v. Effects of moisture on building components, occupants, and indoor air quality
- vi. Moisture control systems (e.g., humidifiers/dehumidifiers, vapor retarders)

**C. Ventilation Systems of Attics, Crawl Spaces, and Roof Assemblies**

- i. Common types, materials, and terminology
- ii. Applicable standards and installation methods
- iii. Typical defects
- iv. Theory of air movement in building assemblies (e.g., stack effect, pressure differences)
- v. Closed attics and crawl spaces
- vi. Screening, sizing, and location requirements for ventilation openings

**Task 9:** Identify and inspect **mechanical exhaust systems** to assess defects and issues that may affect people or the performance of the building. (5%)

**A. Mechanical Exhaust Systems (e.g., bath, kitchen, dryer)**

- i. Common types, materials, and terminology
- ii. Applicable standards and installation methods
- iii. Typical modification, repair, upgrade, and retrofit methods and materials
- iv. Typical defects (e.g., improper termination, plastic dryer ducts)
- v. Relationship between mechanical systems and ventilation systems
- vi. Common safety issues (e.g., fire hazards)

**B. Indoor Air Management Systems (e.g., heat recovery ventilators)**

- i. Common types, materials, and terminology
- ii. Applicable standards and installation methods
- iii. Typical modification, repair, upgrade, and retrofit methods and materials
- iv. Typical defects (e.g., inoperative, no bypass ducting)

**Task 10:** Identify and inspect **plumbing systems** to assess defects and issues that may affect people or the performance of the building. (5%)

**A. Water Supply Distribution System**

- i. Common types, materials, and terminology
- ii. Applicable standards and installation methods

- iii. Typical modification, repair, upgrade, and retrofit methods and materials
- iv. Typical defects (e.g., cross-connection, back flow, dissimilar metals)
- v. Common water pressure/functional flow problems and how they affect the water distribution system (e.g., hard water build-up, old galvanized piping, pressure reducer valves)

**B. Fixtures and Faucets**

- i. Common types, materials, and terminology
- ii. Applicable standards and installation methods
- iii. Typical modification, repair, upgrade, and retrofit methods and materials
- iv. Typical defects (e.g., leaks, fixture attachment)
- v. Common safety issues (e.g., absence of anti-scald valve, hot/cold reverse)

**C. Drain, Waste, and Vent Systems**

- i. Common types, materials, and terminology
- ii. Applicable standards and installation methods (e.g., supports/spacing)
- iii. Typical modification, repair, upgrade, and retrofit methods and materials (e.g., joining dissimilar piping materials)
- iv. Theory and usage of traps and vents
- v. Identification of public or private disposal (when possible)
- vi. Typical defects (e.g., flex pipe, deterioration, leakage, venting or drain slope)

**D. Water Heating Systems**

- i. Common types, materials, and terminology
- ii. Applicable standards and installation methods (e.g., storage tank, tankless)
- iii. Typical defects (e.g., vent/flue issues, fuel connection and temperature pressure relief system defects)
- iv. Accessory items (e.g., seismic restraints, expansion tanks, recirculation systems)
- v. Connections to and controls for energy source
- vi. Combustion air requirements
- vii. Common safety issues (e.g., no temperature pressure relief valve, missing or improperly connected vents)

**E. Fuel Storage and Fuel Distribution Systems**

- i. Common types, materials, and terminology
- ii. Applicable standards and installation methods
- iii. Typical defects (e.g., missing piping supports, missing shut-off, leaking storage tank)
- iv. Common safety issues

**F. Drainage Systems, Sump Pumps, Sewage Ejection Pumps, Related Valves and Piping**

- i. Common types, materials, and terminology
- ii. Applicable standards and installation methods
- iii. Typical defects (e.g., inoperative sump pump, improperly installed system, broken lid)
- iv. Pump and discharge locations

**Task 11:** Identify and inspect **interior components** to assess defects and issues that may affect people or the performance of the building. (3%)

**A. Walls, Ceiling, Floors, Doors, and Windows, and Other Interior System Components**

- i. Common types, materials, and terminology
- ii. Applicable standards and installation methods
- iii. Typical defects in interior surfaces caused by defects in other systems (e.g., structural movement, moisture stains)

- iv. Typical defects in interior surfaces NOT caused by other systems (e.g., defective operation of doors and windows, damage, absence of safety glazing)
- v. Egress requirements (e.g., window security bar release, basement windows, sill height)
- vi. Applicable fire/safety and occupancy separation requirements (e.g., fire walls, fire rated doors, and penetrations)
- vii. Smoke alarms and carbon monoxide alarms

**B. Steps, Stairways, Landings, and Railings**

- i. Common types, materials, and terminology
- ii. Applicable standards and installation methods
- iii. Typical defects (e.g., improper riser height and tread depth, baluster spacing, loose guards)
- iv. Common safety issues (e.g., loose treads, missing handrails)

**C. Installed Countertops and Cabinets**

- i. Common types, materials, and terminology
- ii. Applicable standards and installation methods
- iii. Typical defects (e.g., damaged components)
- iv. Common safety issues (e.g., improperly secured cabinets and countertops)

**D. Smart Homes**

- i. Emerging smart home technologies, applications, terminology and operation

**Task 12:** Identify and inspect **fireplaces, fuel-burning appliances, and their chimney and vent systems** to assess defects and issues that may affect people or the performance of the building. (6%)

- i. Common manufactured solid-fuel burning fireplaces and solid
- ii. Common manufactured solid-fuel chimney, vent connector, and vent types, materials and terminology
- iii. Common masonry fireplace types, masonry flues, materials, applications, terminology, and installation methods
- iv. Chimney foundation, height, clearance requirements and terminations (e.g., spark arrestors, chimney cap, clearances to combustible materials)
- v. Common gas and liquid-fuel burning appliance types (e.g., vented, direct vent, unvented), vent connector and vent types, materials, and terminology
- vi. Applicable standards and installation methods
- vii. Fuel types, combustion characteristics, and combustion air requirements
- viii. Typical defects (e.g., hearth defects, clearance requirements, smoke chamber and flue issues)
- ix. Operation of equipment, components, and accessories
- x. Common safety issues

**Task 13:** Identify and inspect **common permanently installed kitchen appliances** for proper condition and operation. (3%)

- i. Applicable standards, installation methods, and terminology
- ii. Basic operation using normal controls
- iii. Typical defects (e.g., inoperative burner, drain loop on dishwasher missing)
- iv. Common safety issues (e.g., absent anti-tip bracket)

**DOMAIN 2: ANALYSIS OF FINDINGS AND REPORTING (25%)**

**Task 1:** Inform the client what was inspected and describe building systems and components by their distinguishing characteristics (e.g., purpose, type, size, location). (6%)

- i. Minimum information required
- ii. Describing the type of systems and the location of system components

**Task 2:** Describe inspection methods and limitations in the inspection report to inform the client what was not inspected and why. (4%)

- i. Minimum and critical information required in an inspection report (e.g., environmental factors, inspection safety limitations, inaccessible areas or components)
- ii. Common methods used to inspect particular components (e.g., walk on roof, observe attic or crawl space from hatch)
- iii. Common and emerging test instruments and their proper use for qualitative analysis (e.g., moisture meters, carbon monoxide meters, infrared cameras)

**Task 3:** Describe systems and components inspected that are not functioning properly or are defective. (6%)

- i. Expected service life of building and mechanical components
- ii. Common indicators of potential failure (e.g., rust and corrosion, excessive or unusual noise/ vibration, lack of routine maintenance)
- iii. Common defects and their descriptions
- iv. Common safety issues

**Task 4:** Describe systems and components in need of further evaluation or action. (5%)

- i. Correct professional or tradesperson required to effect repairs or perform further evaluations
- ii. Relationships between components in the building
- iii. When to immediately inform building occupants of a life-threatening safety hazard (e.g., gas leak, carbon monoxide accumulation, exposed energized wires)

**Task 5:** Describe the implication of defects so that the client understands what could occur if the defects are not corrected. (5%)

- i. Association of related defects or areas where systems interact (e.g., water damaged ceiling with damaged plumbing vent collar above)
- ii. Common defects and their implications

**DOMAIN 3: PROFESSIONAL RESPONSIBILITIES (12%)**

**Task 1:** Discuss the elements of and obtain a written inspection contract (e.g., scope, limitations, terms of services) with the client or client's representative to establish the rights and responsibilities of the inspector and client. (7%)

- i. Purpose of a contract
- ii. Elements of a contract (e.g., exclusions and limitations, limits of liability, dispute resolution, jurisdictional requirements)
- iii. Timing of delivery and signing of contract

**Task 2:** Maintain quality, integrity, and objectivity of the inspection process. (5%)

- i. Fundamental legal concepts (e.g., fiduciary and contractual responsibility, negligence, applicable governing regulations)
- ii. Conflicts of interest (e.g., inspector interest in the property, third-party stakeholders with financial interest in the outcome of the inspection)
- iii. Types and purpose of financial protection (e.g., general liability, professional errors and omissions, warranties)
- iv. Protection of the client's interest

## REFERENCES

This is a list of published sources used in generating the questions on the National Home Inspector Examination. However, EBPHI does not imply that study of all or only these materials will ensure a passing score on the examination. There are many training providers and other valuable publications relevant to home inspection that can be helpful to candidates who are studying for the examination. Additionally, the value of field experience cannot be discounted. The examination is closed book.

### A NOTE ABOUT BUILDING CODES

It is generally accepted that home inspectors are not expected to report code violations in inspected properties. However, the role delineation study on which the National Home Inspector Examination is based reflects the actual practice of the profession as defined by surveys of home inspectors throughout the nation.

These "subject matter experts" believe that knowledge of basic code parameters is vital to adequate practice of home inspection. Thus, code references are included in this list.

- National Home Inspector Exam, Home Inspection Manual, 2015. <http://nhiestudyguide.org/inspection-manual/>  
**This exam will update to the 2019 manual on 1/1/2020. In addition to what is in the 2015 manual, the new manual will include information on smart home technology, alternative energy, and some exhaust systems.**
- International Residential Code (IRC) 2015, 2018. <http://shop.iccsafe.org/2018-international-residential-coder.html>
- National Electrical Code, 2014, 2017. <http://shop.iccsafe.org/nfpa-70-national-electrical-code-nec-2017-edition-1.html>
- Carson/Dunlop, The Home Reference Book, 27th Edition. <https://www.carsondunlop.com/store/home-reference-book-in-soft-cover-usa/>
- A Practical Guide to Home Inspection, 2016. <https://www.ahit.com/products/books/Practical-Guide-Home-Inspection-4ed.htm>

## NHIE SAMPLE QUESTIONS

Following are samples of the types of questions used in the National Home Inspector Examination. These samples do not represent the full range of content or difficulty levels contained in the examination, but they will help you become familiar with the format and style of questions on the test. Select the BEST answer to each question and then check your responses with the key that follows.

1. A gas-fired clothes dryer exhaust vent
  - A. must be at least a class B type vent.
  - B. may vent into a vent or chimney used by a gas furnace.
  - C. must be screened at the duct termination.
  - D. must be vented to the outdoors.
2. When a central air conditioning compressor is operating properly,
  - A. the low pressure line is warm and the high pressure line is cold.
  - B. the low pressure line is cold and the high pressure line is warm.
  - C. cold air will be exhausted from the condensing unit.
  - D. condensation will form on the high pressure line.
3. Most problems with concrete are caused at the time of installation. What single factor causes most of these?
  - A. The concrete has insufficient thickness.
  - B. Too much water is added.
  - C. Too much portland cement is added.
  - D. Too little portland cement is used.
4. Which of the following BEST describes this report statement? "The gutters are pitted and it would be foolish to repair them. Replacement with copper gutters would be more prudent."
  - A. disclaimer of potential failing system
  - B. appropriate recommendation
  - C. implication of condition
  - D. overstepping of inspector's role
5. Metallic-sheathed cable, commonly called BX/Armored Cable,
  - A. may be used beneath covered decks and under exterior eaves.
  - B. is the preferred wiring system for kitchen disposers.
  - C. does not require a third copper grounding conductor.
  - D. requires a bare copper grounding conductor.

ANSWER KEY:

- |      |      |
|------|------|
| 1. D | 4. D |
| 2. B | 5. C |
| 3. B |      |

## EXAMINATION SCHEDULING PROCEDURES

Examination Fee: \$225

### EXAMINATION FEES ARE NOT REFUNDABLE OR TRANSFERABLE.

Your examination fee will be forfeited if you do not test within 1 year of the date your examination fee is received by PSI.

The fee is for each registration, whether you are taking the examination for the first time or repeating. You may re-take the National Home Inspector Examination as many times as you need. You must wait 30 days between retakes.

#### ON-LINE ([WWW.PSIEXAMS.COM](http://WWW.PSIEXAMS.COM))

For the fastest and most convenient examination scheduling process, PSI recommends that you register for your examinations using the Internet. You register online by accessing PSI's registration website at [www.psiexams.com](http://www.psiexams.com). Internet registration is available 24 hours a day.

- Log onto PSI's website and create an account. You will be asked to put in your email address and the spelling of your name exactly as it is shown on your identification that will be presented at the examination site.
- You will be asked to select the examination. You will then enter your personal and contact information. You will then be ready to pay and schedule for the examination. Enter your zip code and a list of the examination sites closest to you will appear. Once you select the desired examination site, available dates will appear.

When selecting the examination, you will find the Home Inspector examination at the top of the list.

<b>Select Organization</b>
Government/State Licensing Agencies ▼
<b>Select Jurisdiction</b>
A National Home Inspector (EBPHI)

#### TELEPHONE REGISTRATION

For telephone registration, you will need a valid credit card (VISA, MasterCard, American Express or Discover). Complete the Examination Registration Form, including your credit card number and expiration date, so that you will be prepared with all of the information needed to register by telephone.

Call PSI at (800) 733-9267 to schedule an appointment for the test. The times of operation for live operators are as follows:

	Monday -Friday	Saturday - Sunday
Eastern Time	7:30am - 10:00pm	9:00am - 5:30pm
Central Time	6:30am - 9:00pm	8:00am - 4:30pm
Mountain Time	5:30am - 8:00pm	7:00am - 3:30pm
Pacific Time	4:30am - 7:00pm	6:00am - 2:30pm

#### FAX REGISTRATION

For Fax registration, you will need a valid credit card (VISA, MasterCard, American Express or Discover).

- Complete the Examination Registration Form, including your credit card number and expiration date.
- Fax the completed form to PSI at (702) 932-2666. Fax registrations are accepted 24 hours a day.

If your information is incomplete or incorrect, it will be returned for correction.

Please allow 4 business days to process your Registration. After 4 business days, you may call PSI to schedule the examination, (800) 733-9267.

#### STANDARD MAIL REGISTRATION

Complete the Examination Registration Form found in this Candidate Information Bulletin. **BE SURE TO READ ALL DIRECTIONS CAREFULLY BEFORE COMPLETING THE EXAMINATION REGISTRATION FORM. IMPROPERLY COMPLETED FORMS WILL BE RETURNED TO YOU UNPROCESSED.**

Return the completed original form to PSI with the appropriate examination fee. Payment of fees can be made by credit card (Visa, MasterCard, American Express or Discover), money order, company check or cashier's check. Money orders or checks should be made payable to PSI, with your social security number on it to ensure that your fees are properly assigned. **CASH and PERSONAL CHECKS ARE NOT ACCEPTED.**

Please allow 2 weeks to process your Registration before scheduling for your examination.

#### CANCELING AN EXAMINATION APPOINTMENT

You may cancel and reschedule an examination appointment without forfeiting your fee if your *cancellation notice is received 2 days before the scheduled examination date*. For example, for a Wednesday appointment, the cancellation notice would need to be received on the previous Monday. You may call PSI at (800) 733-9267 in order to cancel and reschedule your appointment.

**Note: A voice mail message is not an acceptable form of cancellation. Please use the PSI website or call PSI and speak directly to a Customer Service Representative.**

#### MISSED APPOINTMENT OR LATE CANCELLATION

Your registration will be invalid, you will not be able to take the examination as scheduled, and you will forfeit your examination fee, if you:

- Do not cancel your appointment 2 days before the schedule examination date;
- Do not appear for your examination appointment;
- Arrive after examination start time;
- Do not present proper identification when you arrive for the examination.

## EXAM ACCOMMODATIONS

All examination centers are equipped to provide access in accordance with the Americans with Disabilities Act (ADA) of 1990, and exam accommodations will be made in meeting a candidate's needs. Applicants with disabilities or those who would otherwise have difficulty taking the examination may request alternative arrangements by submitting the Exam Accommodations Request Form found at the end of this bulletin.

## EXAMINATION SITE CLOSING FOR AN EMERGENCY

In the event that severe weather or another emergency forces the closure of an examination site on a scheduled examination date, your examination will be rescheduled. PSI personnel will attempt to contact you in this situation. However, you may check the status of your examination schedule by calling (800) 733-9267. Every effort will be made to reschedule your examination at a convenient time as soon as possible.

## SOCIAL SECURITY NUMBER CONFIDENTIALITY

PSI will use your social security number only as an identification number in maintaining your records and reporting your examination scores to the board. A Federal law requires state agencies to collect and record the social security numbers of all licensees of the professions licensed by the state.

## EXAMINATION SITE LOCATIONS

There are nationwide examination centers. You will be provided with the locations upon scheduling for your examination.

## REPORTING TO THE EXAMINATION SITE

On the day of the examination, you should arrive at least 30 minutes before your appointment. This extra time is for sign-in, identification, and familiarizing you with the examination process. ***If you arrive late, you may not be admitted to the examination site and you will forfeit your examination registration fee.***

## REQUIRED IDENTIFICATION AT EXAMINATION SITE

***You must provide 2 forms of identification.*** One must be a VALID form of government issued identification (driver's license, state ID, passport, military ID), which bears your signature and has your photograph or a complete physical description. The second ID must have your signature and preprinted legal name. All identification provided must match the name on the Examination Registration Form.

If you cannot provide the required identification, you must call (800) 733-9267 at least 3 weeks prior to your scheduled appointment to arrange a way to meet this security requirement. ***Failure to provide all of the required identification at the time of the examination without notifying PSI is considered a missed appointment, and you will not be able to take the examination.***

## SECURITY PROCEDURES

The following security procedures will apply during the examination:

**A piece of scratch paper and pencil will be provided at the site. You will need to return them to the proctor at the end of the examination.**

- Only non-programmable calculators that are silent, battery-operated, do not have paper tape printing capabilities, and do not have a keyboard containing the alphabet will be allowed in the examination site.
- Candidates may take only approved items into the examination room.
- All personal belongings of candidates, with the exception of close-fitting jackets or sweatshirts, should be placed in the secure storage provided at each site prior to entering the examination room. Personal belongings **include, but are not limited to**, the following items:
  - **Electronic devices of any type**, including cellular / mobile phones, recording devices, electronic watches, cameras, pagers, laptop computers, tablet computers (e.g., iPads), music players (e.g., iPods), smart watches, radios, or electronic games.
  - **Bulky or loose clothing or coats** that could be used to conceal recording devices or notes, including coats, shawls, hooded clothing, heavy jackets, or overcoats.
  - **Hats or headgear not worn for religious reasons** or as religious apparel, including hats, baseball caps, or visors.
  - **Other personal items**, including purses, notebooks, reference or reading material, briefcases, backpacks, wallets, pens, pencils, other writing devices, food, drinks, and good luck items.
- Person(s) accompanying an examination candidate may not wait in the examination center, inside the building or on the building's property. This applies to guests of any nature, including drivers, children, friends, family, colleagues or instructors.
- No smoking, eating, or drinking is allowed in the examination center.
- During the check in process, all candidates will be asked if they possess any prohibited items. Candidates may also be asked to empty their pockets and turn them out for the proctor to ensure they are empty. The proctor may also ask candidates to lift up the ends of their sleeves and the bottoms of their pant legs to ensure that notes or recording devices are not being hidden there.
- Proctors will also carefully inspect eyeglass frames, tie tacks, or any other apparel that could be used to harbor a recording device. Proctors will ask to inspect any such items in candidates' pockets.
- If prohibited items are found during check-in, candidates shall put them in the provided secure storage or return these items to their vehicle. PSI will not be responsible for the security of any personal belongings or prohibited items.
- Any candidate possessing prohibited items in the examination room shall immediately have his or her test results invalidated, and PSI shall notify the examination sponsor of the occurrence.
- Any candidate seen giving or receiving assistance on an examination, found with unauthorized materials, or who violates any security regulations will be asked to surrender all examination materials and to leave the examination center. All such instances will be reported to the examination sponsor.



- Copying or communicating examination content is violation of a candidate's contract with PSI, and federal and state law. Either may result in the disqualification of examination results and may lead to legal action.
- Once candidates have been seated and the examination begins, they may leave the examination room only to use the restroom, and only after obtaining permission from the proctor. Candidate will not receive extra time to complete the examination.

## TAKING THE EXAMINATION BY COMPUTER

The examination will be administered via computer. You will be using a mouse and computer keyboard.

### IDENTIFICATION SCREEN

You will be directed to a semiprivate testing station to take the examination. When you are seated at the testing station, you will be prompted to confirm your name, identification number, and the examination for which you are registered.

### TUTORIAL

Before you start your examination, an introductory tutorial is provided on the computer screen. The time you spend on this tutorial, up to 15 minutes, DOES NOT count as part of your examination time. Sample questions are included following the tutorial so that you may practice answering questions, and reviewing your answers.

### TEST QUESTION SCREEN

The screenshot shows a web-based test interface. At the top, there is a navigation bar with icons for Mark, Comments, Goto, Help, and End. Below this is a status bar displaying: Question: 3 of 40, Answered: 2, Unanswered: 1, Marked: 0, View: All, Time Left(Min): 359. The main question area contains the text: "3. What do the stars on the United States of America's flag represent?". Below the question, it says "(Choose from the following options)". There are four radio button options: "1. Presidents", "2. Colonies", "3. States", and "4. Wars". At the bottom of the question area, there are two buttons: "<< Back" and "Next >>".

The “function bar” at the top of the test question screen provides mouse-click access to the features available while taking the examination.

One question appears on the screen at a time. During the examination, minutes remaining will be displayed at the top of the screen and updated as you record your answers.

**IMPORTANT:** After you have entered your responses, you will later be able to return to any question(s) and change your response, provided the examination time has not run out.

### EXPERIMENTAL QUESTIONS

In addition to the number of questions per examination, up to 25 “experimental” questions may be administered to candidates during the examinations. These questions will not be scored and the time taken to answer them will not count against examination time. The administration of such

nonscored experimental questions is an essential step in developing future licensing examinations.

### EXAMINATION REVIEW

Comments on questions on the National Home Inspector Examination are reviewed by the Examination Board of Professional Home Inspectors with the advice of its test development contractor. Should a question require modification or elimination such that failing scores might be changed, affected candidates will be rescored. In no case will resolution of candidate comments result in modification of individual candidate scores. Comment determinations that do not affect passing scores will not be applied, but may affect future versions of the exam.

## SCORE REPORTING

Your score will be given to you immediately following completion of the examination. The following summary describes the score reporting process:

**On screen** - your score will appear immediately on the computer screen. This will happen automatically at the end of the time allowed for the examination;

- If you **pass**, you will immediately receive a successful score report.
- If you **do not pass**, you will receive a score report and a diagnostic report indicating your strengths and weaknesses by content domain.

To become licensed, it is your responsibility to follow through with the appropriate authority in your state.

### HOW THE TEST IS SCORED

Your pass/fail status is determined by whether you answered enough questions correctly to meet or exceed the pass point of the examination. This pass point, or cut score, is established by a criterion-referenced methodology suggested in accepted standards for public protection examinations. This methodology ensures that home inspectors who pass the test are competent to practice in the public arena.

The National Home Inspector Examination is “scale scored” from 200 to 800, with 500 as the pass point. It is important to keep in mind that your total score on the examination is not the average of the sub-scores in each of the content areas on a failing score sheet. Some content areas contain more questions than others. Also, the number of available “points” is not related to the number of questions, because items vary in difficulty, criticality, and importance to competent practice.

### USING YOUR SCORE REPORT

If you took this examination to qualify for licensing or other regulation in your state, contact the regulating agency to determine how to submit your passing score report. You will find links to regulatory bodies at [www.homeinspectionexam.org](http://www.homeinspectionexam.org). If you took this examination to qualify for a professional membership organization, contact that organization for instructions.

### DUPLICATE SCORE REPORTS

You may request a duplicate score report after your examination by emailing [scorereport@psionline.com](mailto:scorereport@psionline.com) or by calling 800-733-9267.

## A FINAL WORD

Home inspection professionals offer a vital service to the public in evaluating the condition of a prospective home. The Examination Board of Professional Home Inspectors believes that all home inspectors should meet minimum knowledge and practice standards. The National Home Inspector Examination is designed to assess these qualities in order to meet regulatory or membership organization requirements. GOOD LUCK!



10. Total Fee \$\_\_\_\_\_. Pay by credit card, money order, company check, cashier check, made payable to PSI.

If paying by credit card, check one:  VISA  MasterCard  American Express  Discover

Card No: \_\_\_\_\_ Exp. Date: \_\_\_\_\_

Card Verification No: \_\_\_\_\_ *The card verification number may be located on the back of the card (the last three digits on the signature strip) or on the front of the card (the four digits to the right and above the card account number).*

Billing Street Address: \_\_\_\_\_ Billing Zip Code: \_\_\_\_\_

Cardholder Name (Print): \_\_\_\_\_ Signature: \_\_\_\_\_

11. I am submitting the Exam Accommodations Request Form and required documentation.  Yes  No

Check this box if you do not want PSI to share your information with third parties. Please note that PSI will NOT release social security numbers to 3<sup>rd</sup> parties.

12. **Affidavit:** I certify that the information provided on this registration form (and/or telephonically to PSI) is correct. I understand that any falsification of information may result in denial of licensure. I have read and understand the Candidate Information Bulletin.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

If you are registering by mail or fax, sign and date this registration form on the lines provided.  
Complete and forward this registration form with the applicable examination fee to:

PSI licensure:certification \* ATTN: Examination Registration Home Inspector  
3210 E Tropicana Ave \* Las Vegas, NV\* 89121  
Fax (702) 932-2666 \* (800) 733-9267 \* TTY (800) 735-2929 \* [www.psiexams.com](http://www.psiexams.com)

School Code	School Name	State
001	A Better School of Building Inspection	UT
002	A Pro Home Inspection Services	LA
100	AAA Construction School, Inc.	
003	ABC Home Inspection Institute	IL
004	Accu-spect Home Inspector Institute	MA
005	Allied Business Schools Inc.	CA
007	American Academy of Home Inspection	TN
008	American Building Inspection and Training Co., Inc.	NY
009	American Home Inspectors Training Institute	WI
010	American Inspectors Society	GA
011	American Institute of Real Estate Education	OK
012	AmeriSpec Academy	TN
099	Arizona School of Real Estate & Business	
013	Arizona SunTech	AZ
089	ASHI School	
014	Bill Ball Enterprises	NV
015	Building Specs Inc	MD
016	Cahill Inspection Svcs	TX
017	Carson Dunlop and Associates Limited	ON
092	Casey O'Malley Associates	
018	Certified Inspection Training Inc.	OR
019	Charles Barnes School of Real Estate	OK
104	ClickCE, LLC	
020	College of DuPage	IL
087	College of Southern Maryland	MD
021	Domicile Consulting Inc.	IL
091	Donaldson Educational Services, LLC	
022	Eastern Oklahoma County Technology Center	OK
023	Education Direct/Penn Foster Career School	PA
024	Elgin Community College	IL
025	Francis Tuttle Technology Center	OK
026	Georgia Assn of Home Inspectors	GA
028	Harper College	IL
093	Heartland Home Inspection Training	
086	Home Inspection Institute, LLC	
030	Home Inspection Prequalification School	IL
031	Home Inspection Services of America	FL
032	Home Inspection Training Institute	OK
033	Home Inspection Training Services	IL
101	Home Inspection Training Specialists (HITS)	
034	Home Inspector Training Academy LLC	MD
035	HomePro Systems	VA
036	HomeTech Information Systems, Inc.	
037	Hondros College	OH
075	House Doctors Inspection Training Institute Campus of Illinois Institute of Technology	IL
094	IFREC Real Estate Schools	

038	Illinois Association of Realtors	IL
039	Illinois Power Co	IL
School Code	School Name	State
040	Illinois Valley Community College	IL
088	Inspection 21	
041	Inspection Depot Training Institute	FL
043	Inspection Technology Institute	IL
102	Inspection Training of Arizona	
090	Inspector Education Institute	
045	ITA Inspection Training Assoc. Kaplan Prof. School	CA
044	Joliet Junior College	IL
046	Kaplan Real Estate Schools	IL
105	Legends Real Estate School, LLC	
048	Lincoln Land Community College	IL
049	McHenry County College	IL
095	Mesa Community College, Architecture/Construction Program	
050	Mid American Technology Center	OK
051	Midwest Inspectors Institute	KS
096	Montgomery College	
052	Moore Norman Technology Center	OK
777	National Inspectors Academy	
053	National Institute of Building Inspectors	NJ
054	National Property Inspections Inc.	NE
055	Northeast Technology Center	OK
056	Oakton Community College	IL
057	OK Residential and Commercial Inspection Assn	OK
047	Oklahoma Property Experts	
888	Other	
058	Parkland College/Business Dev Center	IL
059	Partnership for Response and Recovery	VA
060	Pillar To Post	FL
061	Prairie State College/Matteson Area Ctr	IL
062	Premier Inspectors of America Inc.	AZ
063	ProEd	SD
064	Professional Home Inspection Institute	SD
065	Professional Home Inspector Institute of Illinois	IL
097	Professional Learning Institute 4 U, LLC	
066	ProStar Academy	IL
098	Real Estate Training Systems, LLC	
067	Red River Technology Center	OK
068	Rock Valley College	IL
070	Southwest Real Estate Learning Center	OK
071	Southwest Tennessee Community College	TN
072	Southwestern IL College Ctr for Trng Innovation	IL
103	The Desktop Training School	
029	The Home Inspection Institute of America, Inc.	
073	The Home Inspection Institute, Inc.	

074	The HomeTeam Inspection Service, Inc.	
076	Thompson Education Direct	PA
077	Thomson Computaught dba Career WebSchool	GA
078	Tomacor	
079	Triton College	IL
080	Tulsa Technology Center Lemley Campus	OK
081	TWI Systems	NV
999	Unknown School	
082	Wilbur Wright College	IL
083	Wisdom and Associates	AK
084	WNY School of Real Estate	NY
085	World Inspection Network International Inc,	WA



All examination centers are equipped to provide access in accordance with the Americans with Disabilities Act (ADA) of 1990. Applicants with disabilities or those who would otherwise have difficulty taking the examination may request exam accommodations.

Candidates who wish to request exam accommodations because of a disability should fax this form and supporting documentation to PSI at (702) 932-2666.

Requirements for exam accommodations requests:

You are required to submit documentation from the medical authority or learning institution that rendered a diagnosis. Verification must be submitted to PSI on the letterhead stationery of the authority or specialist and include the following:

- Description of the disability and limitations related to testing
- Recommended accommodation/modification
- Name, title and telephone number of the medical authority or specialist
- Original signature of the medical authority or specialist

Date: \_\_\_\_\_ Social Security or ID #: \_\_\_\_\_

Legal Name: \_\_\_\_\_  
Last Name First Name

Address: \_\_\_\_\_  
Street City, State, Zip Code

Telephone: (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_  
Home Work

Email Address: \_\_\_\_\_

Check any exam accommodations you require (requests must concur with documentation submitted):

- Reader (as accommodation for visual impairment or learning disability)
- Extended Time (Additional time requested: \_\_\_\_\_)
- Large-print written examination
- Other \_\_\_\_\_

- Complete and fax this form, along with supporting documentation, to (702) 932-2666 or email it to [examaccommodations@psionline.com](mailto:examaccommodations@psionline.com).
- After 4 days, PSI Exam Accommodations will email you confirmation of approval with instructions for the next step.

DO NOT SCHEDULE YOUR EXAMINATION UNTIL THIS DOCUMENTATION HAS BEEN RECEIVED AND PROCESSED BY PSI EXAM ACCOMMODATIONS.

PSI licensure:certification  
3210 E Tropicana  
Las Vegas, NV 89121