

# National Home Inspector Examination Sample Test

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EIFS is a siding material that:

- A. Is used in commercial buildings only.
- B. Looks like stucco but lacks a wire mesh.
- C. Can be installed on top of a modified bitumen membrane.
- D. Can be installed on top of a masonry surface.

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While inspecting a home, you observe a large ceiling fan with built-in lamps. This installation requires a(an):

- A. Strong ceiling.
- B. Pancake junction box.
- C. Approved brace or box.
- D. Larger junction box.

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While inspecting a one-year-old house, slab on grade, you observe hairline cracks in the concrete floor with no vertical displacement. This indicates:

- A. Insufficient reinforcement.
- B. Unstable subsoil.
- C. Over hydrated concrete.
- D. Normal plastic shrinkage.

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Which of the following is a safety mandate in a remodeled home where a hydro-massage bathtub has been added?

- A. The faucets must be at the drain end.
- B. The tub area must have a venting fan.
- C. There must be a vacuum breaker.
- D. There must be a ground fault circuit interrupter.

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You see during your inspection that the air conditioning system has supply registers in each bedroom, but only one large return register is located in the center hallway. Your FIRST course of action would be to:

- A. Recommend to your client that return ducts be installed in each bedroom.
- B. Check to see if the bedroom doors are undercut at the bottom.
- C. Report that the life of the A/C equipment will be reduced.
- D. Report that the A/C system will not work well.

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While inspecting the attic, you observe that the 2 x 4 webbing has been removed from two (2) adjacent manufactured roof trusses to enable the installation of the attic-mounted HVAC air-handler unit, in a single-family dwelling. Your report should state that:

- A. No problem exists since only two (2) trusses have been modified, and they are adjacent.
- B. The trusses are no longer structurally sound, and the best method of correction should be determined by qualified engineer.
- C. The trusses remain structurally sound, since the top chord and bottom chords have not been cut, and the roof sheathing will provide stability.
- D. The trusses have been compromised, and this area should be monitored for signs of future structural failure.

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When evaluating the operation of an AC system during the summer months, the temperature differential between the supply and return air should typically be:

- A. 10-15 ° F.
- B. 15-20 ° F.
- C. 15-30 ° F.
- D. 20-25 ° F.

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When a water heater thermostat is set at 140 ° F or higher, a \_\_\_\_\_ should be installed to temper the water.

- A. Temperature probe
- B. Mixing probe
- C. Mixing valve

D. Temper valve

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To measure carbon monoxide, you should use a(n):

- A. OC detector.
- B. OC2 detector.
- C. CO2 detector.
- D. CO detector.

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The purpose of anchor bolts in a sill plate is to:

- A. Prevent movement.
- B. Prevent wall racking.
- C. Prevent wall collapse.
- D. Prevent wall misalignment.

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You observe approximately 12 inches of loose fill fiberglass insulation in an attic space. You advise the client that the "R" value is approximately:

- A. R11.
- B. R13.
- C. R19.
- D. R30.

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While inspecting a crawl space, you should probe for decay if the \_\_\_\_\_ is dark in appearance.

- A. King joist
- B. Floor joist
- C. Masonry wall
- D. Bearing wall

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To avoid scalding injuries, heating elements should be set to:

- A. 100°F.
- B. 110°F.
- C. 120°F.

D. 130°F.

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Damage from ice dams could indicate:

- A. Over-exposure of shingles or slates.
- B. Rain gutters with too low an outer lip.
- C. Insufficient attic insulation.
- D. Attic vents left open during winter months.

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What type of foundation has a large amount of reinforced steel and is known as a floating foundation?

- A. Pier-and-grade beam foundation system
- B. "Inverted T" spread footing foundation
- C. "Battered" foundation footing system
- D. Mat foundation slab

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The framing method that uses studs continuously from the sill to the roof is called:

- A. Post-and-beam construction.
- B. Balloon framing.
- C. Platform framing.
- D. California framing.

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The MOST common cause of chimney flue liner deterioration is:

- A. Rust.
- B. Condensation.
- C. Bad cement.
- D. High wind.

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The functions of screened metal chimney caps include all of the following EXCEPT:

- A. Slowing the draft that accelerates at the top of the flue.
- B. Preventing the escape of sparks and embers.
- C. Preventing the entry of birds and other animals.
- D. Retarding rainwater penetration into the flue.

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Which of the following describes partial vapor pressure?

- A. Water vapor has a tendency to disperse itself equally in the available air.
- B. Water vapor causes new homes to require house wrap.
- C. Water vapor is common with forced induction natural gas furnaces.
- D. Water vapor is an indication of sick house syndrome.

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In a forced air furnace, the burner(s) are used to generate heat in the:

- A. Heat exchanger.
- B. Draft diverter.
- C. Flue.
- D. Plenum.

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You are inspecting a home built in 1996. In the garage you observe the walls are covered with 1/4-inch hardboard panels. You advise the client that:

- A. The walls do not meet crush resistance requirements and should be replaced.
- B. The wall is properly sheathed, and no action is needed.
- C. Hardboard panels are excellent for a moisture barrier between the house and garage.
- D. There does not appear to be any fire barrier between the garage and living space as currently required.

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Fireplace flues must extend AT LEAST:

- A. Three feet above roof penetration and two feet above the highest point within 10 feet.
- B. Two feet above roof penetration and three feet above the highest point within 10 feet.
- C. Thirty inches above roof penetration and 24 inches above the highest point with eight feet.

- D. Three feet above roof penetration and three feet above the highest point within eight feet.

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The MINIMUM width of stairways (not considering railings) is:

- A. 27 inches.
- B. 36 inches.
- C. 42 inches.
- D. 44 inches.

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In order for soffit vents to operate properly, there MUST be:

- A. A clear air channel between the roof boards and the insulation.
- B. An absence of insect, bee, and bird nests.
- C. Vents on both ends on the outside.
- D. Continuous vent strips on the length of the soffit.

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It is recommended that stucco sidewall finishes on houses with more than one story should be \_\_\_\_\_ framed.

- A. Balloon
- B. Steel
- C. Post-and-beam
- D. Platform

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Water is dripping from the cold water pipes above a gas water heater. This might be caused by:

- A. Exhaust spillage.
- B. Short cycling.
- C. A cold start.
- D. Overfiring.

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The proper slope on a drain line is:

- A. 1/4 inch to 1/2 inch per foot.

- B. Less than 1/4 inch per foot.
- C. 1 inch per foot.
- D. No slope.

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A drainage tile can be recognized BEST as a:

- A. Curved clay-tile assembly installed along the headwall of a dormer in lieu of stepped flashing.
- B. Pipe set in gravel running continuously along the exterior of a building's foundation footings.
- C. Ceramic-tile washboard installed at a laundry sink to divert water into the sink.
- D. Concrete splash-block set below the termination of a flat roof drain system to divert water away from the building.

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- A. The term "wet vent" refers to a:
- B. Vent located above the roofline and exposed to rain.
- C. Vent that runs outside an exterior wall.
- D. Waste line that also functions as a vent.

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Two roof trusses passing above an interior hallway have been cut to install a pull-down attic ladder. There is no cracking or indication of distress in the walls or ceilings. Which of the following is the MOST appropriate action?

- A. This is not a concern since there is no indication of distress.
- B. This is beyond the scope of an inspection and does not need to be reported.
- C. The inspector can evaluate the remaining pieces of the trusses as if they were site-built.
- D. The inspector should recommend this situation be referred to a structural engineer.

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Which of the following is TRUE with regard to powder post beetles?

- A. They are normally detected by listening for the "clicking" sound they make when chewing on wood.
- B. Their presence is confirmed when shelter tubes are reconstructed after damage.

- C. They create exit holes, which are approximately 1/16 inch in diameter.
- D. They are known as "deathwatch" beetles.

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All of the following statements make an assumption that can normally be determined by routine home inspection procedures EXCEPT the:

- A. Furnace was operated and found in normal working order.
- B. Siding was visually inspected, and no conditions requiring repair were noted.
- C. House is in sound structural condition.
- D. House appears to have a dry basement.

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Home inspectors report receptacles with reversed polarity as potentially hazardous because:

- A. They contribute to the overheating of the receptacle.
- B. They increase the shock likelihood at connected equipment.
- C. Single-phase appliance motors will run backwards.
- D. They trip ground fault circuit interrupter outlets.

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Ivy has grown across the entire exterior brick wall surfaces of a one-family house. The home inspector should report that the ivy:

- A. Will increase the resale value.
- B. Will keep the home cooler in the summer.
- C. Could cause damage to the surface and recommend removal.
- D. Needs additional maintenance and support to remain on the wall surfaces.

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Which deficiency should be considered an immediate potential safety hazard?

- A. A 1/8-inch diagonal crack in a foundation wall
- B. Missing attic insulation around a skylight
- C. A missing temperature and pressure relief valve on a hot water heater
- D. Worn-out and leaking chimney flashing

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Which of the following is the correct termination where the sloped roof terminates with an EIFS wall?

- A. Use polyurethane caulking between the gutter and the wall.
- B. Use silicone caulking between the gutter and the wall.
- C. Use kick-out flashing into the gutter.
- D. Use only step flashing that is overlapped three inches.

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When inspecting a home, the seller of the property has made the statement that all the appliances are in working order. As an inspector, you should:

- A. Take the seller's information for granted, and do not test any appliances.
- B. Say nothing about the appliance in the report.
- C. If you inspect appliances, tell your client that you will check them out.
- D. Assume the seller is hiding a problem, and report your suspicion to the client.

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During your inspection you see small white insects. What do you say to your clients?

- A. Do not say anything.
- B. There are termites in this property.
- C. There is damage to the structure due to an insect infestation.
- D. Suggest obtaining the services of a pest control operator.

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Soil surface adjacent to the foundation should be:

- A. Sealed to prevent water entry.
- B. Compacted to provide foundation support.
- C. Covered by granular soil.
- D. Sloped away to provide proper drainage.

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During an inspection of a gas dryer, you observe no exhaust vent. Your report should:

- A. Recommend installing a metal dryer duct vented to the exterior.
- B. Recommend installing a flexible plastic dryer duct vented to the exterior.
- C. Indicate a code violation and state that corrective action should be taken.

- D. Indicate that this is not a problem because a stocking is placed above the opening to trap lint.

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Looking into an open electric service panel you see a wire with evidence of burning. What should you do?

- A. You are not responsible for removing electric service panel so this situation will never occur.
- B. Check the wire to see if it is hot and then tighten any loose connections.
- C. Disconnect the wire, cut the burned area off, and strip and reconnect the wire.
- D. Report on the condition, and inform the homeowner that an electrician should review.

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The following plumbing fixture valves should all be operated EXCEPT:

- A. Shut-off valves.
- B. Hose bibs.
- C. Sink faucets.
- D. Showers and tubs.

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The joints on the exterior of the brick chimney should be:

- A. Concaved.
- B. Raked.
- C. Open.
- D. Closed.

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An electrical wire that is hanging loose with a bare end is seen in the attic of a home. The homeowner says it is an abandoned circuit and is not being used. The quickest way to check the wire is to:

- A. Touch the bare end with your fingers.
- B. Believe the homeowner because he knows his house.
- C. Use a voltage "sniffer."
- D. Use an amp meter.

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Which statement BEST describes the action a home inspector should take when a safety issue is found in a home?

- A. Determine the degree of immediacy, and report to the appropriate parties.
- B. Explain verbally to the client, but do not include in a written report.
- C. Repair the problem when possible.
- D. Shut down the system and call a repair contractor.

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Generally, which type of item is NOT included in a home inspection?

- A. Unsafe
- B. Defective
- C. Not present
- D. Cosmetic

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You are approached by a real estate agent/broker to advertise in their office brochure for a fee. In turn, they will promote your firm as a preferred vendor and recommend you. You should:

- A. Accept since it is an acceptable method of marketing.
- B. Accept only if there is nothing, which precludes your responsibility to your clients.
- C. Refuse because such an arrangement may compromise your integrity.
- D. Refuse since it is a violation of ethical practice.

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You complete your inspection and deliver the report to the client. The seller calls and asks what you found on the inspection. What is your response?

- A. Explain in detail what you found.
- B. You are not allowed to discuss your findings with them.
- C. Tell them that nothing serious was found and not to worry.
- D. You may discuss your findings if they are willing to fix any problems.

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While inspecting the furnace you detect very high levels of carbon monoxide at the supply air registers. You should:

- A. Advise that everyone run out of the house for safety.

- B. Immediately shut off the main gas valve to disable the unit.
- C. Open windows, shut down systems, and advise immediate evaluation by an HVAC contractor.
- D. Explain that the unit will need servicing in the future to prolong its life.

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On a previous workday, you left a crawl space access cover off of the access to the pantry. A party fell the next day and was injured. Which of the following insurance types will be used to pay damages?

- A. General liability and bonding
- B. General liability and homeowners' coverage
- C. Errors and omissions and broker liability
- D. Claims made and occurrence