

# National Home Inspector Exam

## EXAMINATION BOARD OF PROFESSIONAL HOME INSPECTORS

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<http://www.homeinspectionexam.org/>

# What's covered in the National Home Inspector Examination?

The Content Outline includes:

- **Inspection methods**
- **Reporting**
- **Building Systems, including exterior systems, structural systems, roofing systems, electrical systems, heating and cooling systems, insulating and ventilating systems, plumbing systems, interior systems, and fireplace and chimney systems**
- **Professional practice**

**How many questions are on the exam?**

**How much time do I have?**

- The National Home Inspector Examination contains 200 multiple-choice questions.
- You are given four hours to complete the exam.

## **When can I take the National Home Inspector Examination?**

The exam is available at any time the testing center you select is open for business and has seats available. Advance [registration](#) is required.

## **How much does the exam cost?**

The National Home Inspector Examination fee is \$225 per test.

## How do I study for the exam?

There are many home inspector training companies and programs throughout North America. EBPHI does not review or endorse these programs; be sure to compare any curriculum you are considering to the [Content Outline](#) of the National Home Inspector Examination.

Every question on the National Home Inspector Examination is referenced to a published source. This [References List](#) does not imply that study of all or only these materials is required to pass the examination.

## **Will the score be sent automatically to the licensing agency in my state?**

No. You will receive your official score sheet with unique identification number and digital photo at the end of the examination. It's your responsibility to follow through with the [appropriate authority in your state](#).

## **How do I register to take the exam?**

Click here to [register online](#). If you wish, you may also call toll free 877-543-5222 to register.

# Is there a sample test available?

A [sample test](#) of 50 questions is available ONLINE ONLY for a fee of \$50.00.

The sample test covers the identical content areas in the same proportions as the National Home Inspector Examination. You may review questions and your answers, and print out a score sheet indicating your performance in each content area.

**The following is a five question  
SAMPLE TEST  
from the web site:**

1) Which of the following **BEST** describes the report statement shown below?

"The roof is in good condition for its age."

- A. Conclusion
- B. Recommendation
- C. Description
- D. Disclaimer

Answer: A

2) Which of the following conditions would be **LEAST** critical to your client's safety?

- A. A pin hole in the heat exchanger
- B. No handrails on an interior stairway
- C. Lack of a pressure and temperature relief valve on the water heater
- D. A non-reversing garage door opener

Answer: A

3) It is important to maintain a positive grade away from the structure of at **LEAST** \_\_\_\_\_ inch drop per foot for six feet.

- A. 1/4
- B. 1/2
- C. 3/4
- D. 1

Answer: D

4) The normal **MINIMUM** run for a residential stair tread is:

- A. 7 in.
- B. 8 in.
- C. 9 in.
- D. 11 in.

Answer: C

5) Standard three light electrical testers are **NOT** always reliable because:

- A. Some receptacles only have two prongs
- B. Three light testers sometimes have broken bulbs
- C. Three light testers will not detect multiple wiring problems
- D. Different test device manufactures have different light patterns

Answer: D

## National Home Inspector Examination Content Outline

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The National Home Inspector Examination 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. The percentage of questions on the exam for each content area is indicated below.

This document, based on the role delineation study, is intended to provide home inspectors with topics for study that may appear on the National Home Inspector Examination. 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.

## I. Inspection Methods (27%)

**Task 1: Sensory Observation** Seeing, smelling, touching, and hearing observed components during the course of inspections.

- a. Exterior systems
- b. Structural systems
- c. Roofing systems
- d. Electrical systems
- e. Heating and cooling systems
- f. Insulating and ventilation systems
- g. Plumbing systems
- h. Interior systems
- i. Fireplace and chimney systems

**Task 2: Measurement Methods** Using instruments to determine or quantify conditions.

- a. Exterior systems
- b. Structural systems
- c. Roofing systems
- d. Electrical systems

- e. Heating and cooling systems
- f. Insulating and ventilation systems
- g. Plumbing systems
- h. Interior systems
- i. Fireplace and chimney systems

**Task 3: Additional Methods** Using probes, disassembly, or other processes to determine the condition of not-readily-accessible systems and components.

- a. Exterior systems
- b. Structural systems
- c. Roofing systems
- d. Electrical systems
- e. Heating and cooling systems
- f. Insulating and ventilation systems
- g. Plumbing systems
- h. Interior systems
- i. Fireplace and chimney systems

## II. Building Systems (42%)

**Task 1:** Identify and inspect **site conditions** using applicable standards for material selection and installation procedures to assess immediate and long-term safety and maintenance issues that can affect the building or people.

**a. *Vegetation, Grading, Drainage, and Retaining Walls***

- i. Common retaining wall types, materials, applications, installation methods, construction techniques, and clearance requirements
- ii. Common grading and drainage system types, materials, applications, installation methods, and construction techniques
- iii. Typical defects (e.g., negative grade, vegetation effecting building)
- iv. Typical vegetation, landscape conditions, maintenance practices, and how they affect the building
- v. Maintenance concerns and procedures
- vi. Safety issues, applicable standards, and appropriate terminology



***b. Driveways, Patios, and Walkways***

- i. Common types, materials, applications, installation methods, and construction techniques
- ii. Typical defects (e.g. root damage, trip hazards)
- iii. Maintenance concerns and procedures
- iv. Safety issues, applicable standards, and appropriate terminology

***c. Decks, Balconies, Stoops, Stairs, Steps, Porches, and Applicable Railings***

- i. Common types, materials, applications, installation methods, and construction techniques
- ii. Typical defects (e.g., flashing, attachment issues, railings, decayed wood)
- iii. Appropriate tools and their uses (e.g., probe, awl, moisture meter)
- iv. Maintenance concerns and procedures
- v. Safety issues, applicable standards, and appropriate terminology

**Task 2:** Identify and inspect **building exterior** components using applicable standards for material selection and installation procedures to assess immediate and long-term safety and maintenance issues that can affect the performance of the building.

***a. Wall Cladding, Flashing, Trim, Eaves, Soffits, and Fascia***

- i. Common types (e.g., plywood, aluminum cladding, step flashing, composite siding, SIPs, EIFS)
- ii. Typical defects (e.g., nailing, water infiltration, decayed wood)
- iii. Appropriate tools and their uses (e.g., probe, awl, moisture meter)
- iv. Maintenance concerns and procedures
- v. Safety issues, applicable standards, and appropriate terminology

***b. Exterior Doors and Windows***

- i. Common door and window types, materials, applications, installation methods, and construction techniques
- ii. Typical defects (e.g., delaminating, decayed wood, thermal seal failure, cracked glass)
- iii. Appropriate tools and their uses (e.g., probe, awl, moisture meter)
- iv. Maintenance concerns and procedures
- v. Safety issues, applicable standards, appropriate terminology, and glazing requirements (e.g., egress requirements)

***c. Roof Coverings***

- i. Common roof-covering types, materials, applications, installation methods,

- construction techniques, and manufacturing requirements
- ii. Typical roof covering repair methods and materials
- iii. Typical defects (e.g., cracking, curling, deterioration, miscellaneous damage)
- iv. Characteristics of different roofing materials
- v. Deck and sheathing requirements for different types of roof coverings
- vi. Maintenance concerns and procedures
- vii. Safety issues, applicable standards, and appropriate terminology

***d. Roof Drainage Systems***

- i. Common drainage system types, materials, applications, installation methods, and construction techniques
- ii. Typical modifications, repairs, upgrades, and retrofits methods and materials
- iii. Typical defects (e.g., ponding, improper slopes, disposal of water runoff)
- iv. Maintenance concerns and procedures
- v. Safety issues, applicable standards, and appropriate terminology

***e. Flashings***

- i. Common types, materials, applications, installation methods, and construction techniques
- ii. Typical defects (e.g., separation, corrosion, exposed nailing)
- iii. Purpose of roof flashing
- iv. Maintenance concerns and procedures
- v. Safety issues, applicable standards, and appropriate terminology

***f. Skylights and Other Roof Penetrations***

- i. Common skylight and other roof penetration types, materials, applications, installation methods, and construction techniques
- ii. Typical defects (e.g., cracked glazing, faulty flashing)
- iii. Maintenance concerns and procedures
- iv. Safety issues, applicable standards, and appropriate terminology

**Task 3:** Identify and inspect **structural system** elements using applicable standards for material selection and installation procedures to assess immediate and long-term safety and maintenance issues that may affect the structural stability of the building.

***a. Foundation***

- i. Common foundation types, materials, applications, installation methods, and construction techniques
- ii. Typical foundation system modifications, repairs, upgrades, and retrofits methods and materials
- iii. Common foundation conditions and defects (e.g., cracks, settlement, decomposition) and their common causes and effects
- iv. Soil types and conditions and how they affect foundation types
- v. Applied forces and how they affect foundation systems (e.g., wind, seismic, loads)
- vi. Safety issues, applicable standards, and appropriate terminology

***b. Floor Structure***

- i. Common floor system types (e.g., trusses, concrete slabs), materials, applications, installation methods, and construction techniques
- ii. Typical modifications, repairs, upgrades, and retrofits methods and materials
- iii. Typical defects (e.g., improper cuts and notches in structural members)
- iv. Limitations of framing materials (e.g., span)
- v. Applied forces and how they affect floor systems (e.g., wind, seismic, loads)
- vi. Safety issues, applicable standards, and appropriate terminology

***c. Walls and Vertical Support Structures***

- i. Common types, materials, applications, installation methods, and construction techniques
- ii. Typical modifications, repairs, upgrades, and retrofits methods and materials
  - x. Typical defects (e.g., decayed wood, earth to wood contact)
- iii. Seismic and wind-resistant construction methods and hardware
- iv. Fire blocking
- v. Safety issues, applicable standards, and appropriate terminology

#### *d. Roof and Ceiling Structures*

- i. Common roof and ceiling structure types, materials, applications, installation methods, and construction techniques
- ii. Typical roof structure modifications, repairs, upgrades, and retrofits methods and materials
- iii. Acceptable truss and ceiling structural-member modifications, repairs, upgrades, and retrofits methods and materials
- iv. Typical defects (e.g., moisture stains, sagging rafters, cut trusses, decayed framing)
- v. Limitations of framing materials (e.g., span)
- vi. Applied forces and how they affect ceiling structures (e.g., wind, seismic, loads)
- vii. Safety issues, applicable standards, and appropriate terminology
- viii. Seismic and wind-resistant construction and hardware
- ix. Applied forces and how they affect roof structures (e.g., wind, seismic, loads)
- x. Maintenance concerns and procedures

**Task 4:** Identify and inspect **electrical system** elements using applicable standards for material selection and installation procedures to assess immediate and long-term safety and maintenance issues.

***a. Service Drop of Service Lateral, Service Equipment, and Service Grounding***

- i. Common types, materials, applications, installation methods, and construction techniques
- ii. Typical modifications, repairs, upgrades, and retrofits methods and materials
- iii. Typical defects (e.g., water and ruse in panel equipment, height)
- iv. Electrical service capacity
- v. Service grounding and bonding
- vi. Maintenance concerns and procedures
- vii. Safety issues, applicable standards, and appropriate terminology

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

- i. Common types, materials, applications, installation methods, and construction techniques

- ii. Typical modifications, repairs, upgrades, and retrofits methods and materials
- iii. Typical defects (e.g., floating subpanels, double-tapping, over-fusing)
- iv. Main disconnects
  - v. Panel grounding and subpanel neutral isolation
  - vi. Panel wiring
- vii. Overcurrent protection devices
- viii. Function of circuit breakers and fuses
  - ix. Maintenance concerns and procedures
  - x. Inspection safety procedures
- xi. Safety issues, applicable standards, and appropriate terminology

***c. Wiring Systems***

- i. Common types, materials, applications, and installation methods
- ii. Typical modifications, repairs, upgrades, and retrofits methods and materials
- iii. Typical defects (e.g., open splices, exposed romex)
- iv. Problems with aluminum wire
- v. Obsolete electrical wiring system
- vi. Maintenance concerns and procedures
- vii. Safety issues, applicable standards, and appropriate terminology

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

- i. Common types, materials, applications, installation methods, and construction techniques
- ii. Typical modifications, repairs, upgrades, and retrofits methods and materials
- iii. Typical defects (e.g., reverse polarity, open grounds, faulty GFCIs)
- iv. Equipment grounding
- v. Wiring, operation, location of typical devices and equipment (e.g., air conditioners, GFCI, arc fault)
- vi. Maintenance concerns and procedures
- vii. Safety issues, applicable standards, and appropriate terminology

**Task 5:** Identify and inspect **cooling systems** using applicable standards for material selection and installation procedures to assess immediate and long-term safety and maintenance issues that may affect performance of the building.

**a. Cooling**

- i. Typical defects (e.g., cracked heat exchanger, low delta T)
- ii. Theory of refrigerant cycle (latent and sensible heat)
- iii. Theory of heat transfer
- iv. Theory of equipment sizing
- v. Methods of testing the systems
- vi. Performance parameters
- vii. Condensate control and disposal
- viii. Maintenance concerns and procedures
- ix. Safety issues, applicable standards, and appropriate terminology

**Task 6:** Identify and inspect **heating systems** using applicable standards for material selection and installation procedures to assess immediate and long-term safety and maintenance issues that may affect the performance of the building.

*a. Heating*

- i. Typical defects (e.g., cracked heat exchanger, low delta T)
- ii. Theory of refrigerant cycle (latent and sensible heat)
- iii. Theory of heat transfer and how it takes place in different heating system types
- iv. Theory of equipment sizing
- v. Methods of testing the systems
- vi. Performance parameters
- vii. Condensate control and disposal
- viii. Byproducts of combustion, their generation, and how and when they become a

safety hazard

ix. Maintenance concerns and procedures

x. Safety issues, applicable standards, and appropriate terminology

***b. Distribution Systems***

i. Common distribution system types, materials, applications, installation methods, and construction techniques

ii. Typical defects (e.g., damaged ducts, insufficient air flow)

iii. Methods of testing the system

iv. Maintenance concerns and procedures (e.g., filter, humidifier)

v. Safety issues, applicable standards, and appropriate terminology

***c. Combustion Venting Systems***

i. Common venting system types, materials, applications, installation methods, and construction techniques

ii. Typical defects (e.g., separated flue, back-drafting, clearance to combustible materials)

iii. Theory of venting

iv. Equipment sizing

v. Safety issues, applicable standards, and appropriate terminology

**Task 7:** Identify and inspect **insulation and attic/crawl space ventilation systems** using applicable standards for material selection and installation procedures to assess immediate condition and long-term safety and maintenance issues that may affect the performance of the building.

***a. Thermal Insulation***

- i. Common thermal insulation types, materials, applications, installation methods, and construction techniques
- ii. Typical defects (e.g., lack of insulation, uneven insulation)
- iii. Theory of heat transfer and energy conservation
- iv. Performance parameters (e.g., R-value)
- v. Maintenance concerns and procedures
- vi. Safety issues, applicable standards, and appropriate terminology

## ***b. Moisture Management***

- i. Common vapor retarder types, materials, applications, installation methods, and construction techniques
- ii. Typical defects (e.g., inadequate ventilation, evidence of condensation)
- iii. Theory of moisture generation and movement
- iv. Performance parameters
- v. Vapor pressure and its effects
- vi. Theory of relative humidity
- vii. Effects of moisture on building components, occupants, and indoor air quality
- viii. Moisture control systems
- ix. Appearance or indications of excessive moisture
- x. Likely locations for condensation to occur
- xi. Maintenance concerns and procedures
- xii. Safety issues, applicable standards, and appropriate terminology

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

- i. Common types, materials, applications, installation methods and construction techniques
- ii. Typical ventilation defects and how they affect buildings and people
- iii. Theory of air movement
- iv. Theory of relative humidity
- v. Air movement in building assemblies
- vi. Interdependence of mechanical systems and ventilation systems
- vii. Appliance vent systems requirements (e.g., clothes dryers, range hoods, bathroom exhausts)
- viii. Screening, sizing, and location requirements for vent openings
- ix. Maintenance concerns and procedures
- x. Safety issues, applicable standards, and appropriate terminology

**Task 8:** Identify and inspect **plumbing systems** using applicable standards for material selection and installation procedures to assess immediate and long-term safety and maintenance issues that may affect the performance of the building.

*a. Water Supply Distribution System*

- i. Common water distribution types, materials, applications, installation methods, and construction techniques
- ii. Typical modifications, repairs, upgrades, and retrofits methods and materials
- iii. Typical defects (e.g., cross-connection, back flow)
- iv. Common water pressure/flow problems and how they affect the water distribution system (e.g. softeners, private well equipment, hard water build-up,

old galvanized piping).

- v. Pipe deterioration issues (e.g., PVC, galvanized, brass)
- vi. Maintenance concerns and procedures
- vii. Safety issues, applicable standards, and appropriate terminology

***b. Fixtures and Faucets***

- i. Common fixture and faucet types, materials, applications, installation methods, and construction techniques
- ii. Typical modifications, repairs, upgrades, and retrofits methods and materials
- iii. Typical defects (e.g., cross-connection, back flow)
- iv. Maintenance concerns and procedures
- v. Safety issues, applicable standards, and appropriate terminology

### *c. Drain, Waste, and Vent Systems*

- i. Common types, materials, applications, installation methods, and construction techniques
- ii. Typical modifications, repairs, upgrades, and retrofits methods and materials
- iii. Typical defects (e.g., faulty installation, deterioration, leakage)
- iv. Theory and usage of traps and vents
- v. Acceptable piping, materials, and applications
- vi. Indications of defective venting or drain slope
- vii. Identification of public or private disposal (when possible)
- viii. Joining dissimilar pipe materials
- ix. Proper support spacing
- x. Maintenance concerns and procedures
- xi. Safety issues, applicable standards, and appropriate terminology

#### *d. Water Heating Systems*

- i. Common types, materials, applications, installation methods, and construction techniques (e.g., instant, tankless, indirectly heated)
- ii. Typical water heater defects (e.g., improper vent/flue materials, condition, unsafe locations, connections)
- iii. Accessory items (e.g., drain pans, seismic restraints)
- iv. Connections to and controls for energy source
- v. Combustion air requirements
- vi. Maintenance concerns and procedures
- vii. Safety issues, applicable standards, and appropriate terminology

***e. Fuel Storage and Fuel Distribution Systems***

- i. Common types, materials, applications, installation methods, and construction techniques
- ii. Typical defects (e.g., unprotected fuel lines, leaking fuel fittings)
- iii. Defects in above-ground oil/gas storage tanks
- iv. Fuel leak indications, repairs, and remediation methods
- v. Basic components of gas appliance valves and their functions
- vi. Tank restraints and supports
- vii. Underground storage tank indicators and reporting requirements
- viii. Maintenance concerns and procedures
- ix. Safety issues, applicable standards, and appropriate terminology

***f. Drainage Sumps, Sump Pumps, Sewage Ejection Pumps, and Related Piping***

- i. Common types, materials, applications, installation methods, and construction techniques
- ii. Typical defects (e.g., inoperative sump pumps, improperly installed equipment)
- iii. Sump pump location significance
- iv. Pump discharge location significance
- v. Wiring installation methods
- vi. Maintenance concerns and procedures
- vii. Safety issues, applicable standards, and appropriate terminology

**Task 9:** Identify and inspect **interior** components using applicable standards for material selection and installation procedures to assess immediate and long-term safety and maintenance issues that may affect the performance of the building.

***a. Walls, Ceiling, Floors, Doors, and Windows***

- i. Types of defects in interior surfaces not caused by defects in other systems
- ii. Typical defects in interior surfaces caused by defects in other systems
- iii. Safety issues, applicable standards, and appropriate terminology

***b. Walls, Ceiling, Floors, Doors, Windows, and Related Fire/Life Safety Equipment***

- i. Common wall, ceiling, floor, door, and window types, materials, applications, installation methods and construction techniques
- ii. Typical defects (e.g., physical damage, water damage)
- iii. Egress requirements

- iv. Applicable fire/safety and occupancy separation requirements (e.g., smoke detectors, window bars, ladders, firewalls, fire doors, and penetrations)
- v. Operation of windows, doors, window bars, and other fire/life safety equipment and components
- vi. Maintenance concerns and procedures
- vii. Safety issues, applicable standards, and appropriate terminology

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

- i. Common step, stairway, landing, and railing types, materials, applications, installation methods, and construction techniques
- ii. Typical defects
- iii. Maintenance concerns and procedures
- iv. Safety issues, applicable standards, and appropriate terminology

***d. Installed Countertops and Cabinets***

- i. Common cabinet and countertop types, materials, applications, installation methods, and construction techniques
- ii. Typical defects
- iii. Maintenance concerns and procedures
- iv. Safety issues, applicable standards, and appropriate terminology

***e. Garage Doors and Operators***

- i. Common garage door and door operator types, materials, applications, installation methods, and construction techniques
- ii. Typical defects
- iii. Maintenance concerns and procedures
- iv. Safety issues, applicable standards, and appropriate terminology

**Task 10:** Identify and inspect **fireplace and chimney systems** using applicable standards for material selection and installation procedures to assess immediate and long-term safety and maintenance issues that may affect performance of the building.

***a. Fireplaces, Solid-Fuel Burning Appliances, Chimneys, and Vents***

- i. Common manufactured fireplaces and solid-fuel burning appliance types, materials, applications, installation methods, and construction techniques
- ii. Common manufactured fireplaces and solid-fuel burning appliance chimney, vent connector, and vent types, materials, applications, installation methods and construction techniques of direct-vent and non-vented fireplaces
- iii. Common masonry fireplace types, materials, applications, installation methods, and construction techniques
- iv. Common direct-vent fireplace vent types, materials, applications, installation methods, and construction techniques
- v. Chimney terminations (e.g., spark arrestors)
- vi. Chimney height and clearance requirements
- vii. Theory of heat transfer and fire safety fundamentals
- viii. Effects of moisture and excessive heat on fireplaces
- ix. Fuel types and combustion characteristics
- x. Typical defects
- xi. Combustion air supply requirements
- xii. Operation of equipment, components, and accessories
- xiii. Maintenance concerns and procedures
- xiv. Safety issues, applicable standards, and appropriate terminology

**Task 11:** Identify and inspect **common permanently installed kitchen appliances** to determine if the on-off controls operate.

- a. Installation methods*
- b. Operating using normal controls*
- c. Typical defects*
- d. Maintenance concerns and procedures*
- e. Safety issues, applicable standards, and appropriate terminology*

**Task 12:** Identify and inspect **pool and spa systems** using applicable standards for material selection and installation procedures to assess immediate and long-term safety and maintenance issues.

- a. Identify type of construction*
- b. Mechanical systems*
- c. Electrical system*
- d. Typical defects*
- e. Maintenance concerns and procedures*
- f. Safety issues, applicable standards, and appropriate terminology*

**Task 13:** Identify and inspect **lawn irrigation systems** using applicable standards for material selection and installation procedures to assess immediate and long-term safety and maintenance issues that may affect the performance of the system and building.

- a. Common water distribution types, materials, applications, installation methods, and construction techniques*
- b. Typical modifications, repairs, upgrades, and retrofits methods and materials*
- c. Typical defects (e.g., cross-connection, back flow)*
- d. Common water pressure/flow problems and how they affect the water distribution system*
- e. Pipe deterioration issues (e.g., PVC, galvanized, brass)*
- f. Maintenance concerns and procedures*
- g. Safety issues, applicable standards, and appropriate terminology*

### III. Reporting (26%)

#### PERFORMANCE DOMAIN II: ANALYSIS AND REPORTING

**Task 1:** In the inspection report, identify building systems and components by their distinguishing characteristics (e.g., type, size, location) to inform the client what was inspected.

- a. Minimum information required in an inspection report (e.g., property data, construction materials, installation techniques, locations of main system shut-offs)*
- b. Describing the type of systems and the location of system components*
- c. Correct technical terms to describe systems and components of the building*

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

- a. Minimum and critical information required in an inspection report (e.g., weather conditions, inspection safety limitations, components not accessible)*
- b. Common methods used to inspect particular components (e.g., roofs, attics, sub-floor crawl spaces, mechanical components)*

**Task 3:** Describe systems and components inspected that are not functioning properly or are otherwise defective in comparison to the accepted norm.

- a. Common expected service life of building and mechanical components*
- b. Common safety hazards*
- c. Common test instruments and their proper use for qualitative analysis (e.g., moisture meters, CO meters, probes)*

**Task 4:** List recommendations to correct deficiencies or items needing further evaluation.

- a. Correct professional or tradesperson required to effect repairs or perform further evaluations*
- b. Common remedies for correction*
- c. Relationships between components in the building*
- d. When to immediately inform building occupants of a life-threatening safety hazard (e.g., gas leak, carbon monoxide accumulation)*

## IV. Professional Practice (5%)

### PERFORMANCE DOMAIN III: BUSINESS OPERATIONS

**Task 1:** Identify the elements of the written inspection contract (e.g., scope, limitations, terms of services) to establish the rights and responsibilities of the inspector and client.

- a. Purpose of a contract*
- b. Elements of a contract*
- c. Timing*
- d. Accepted standards of practice*
- e. Dispute resolution options*

**Task 2:** Identify conflicts of interest to the client (e.g., inspector interest in the property, third-party stakeholders with financial interest in the outcome of the inspection).

- a. Potential conflicts of interest involving parties other than the client*
- b. Potential conflicts between client and inspector*
- c. Relationships with other business professionals (e.g., engineers, contractors, building officials, realty agents, appraisers, lenders)*

**Task 3:** Identify responsibilities to the client in order to maintain the quality, integrity, reputation, and objectivity of the inspection process while protecting the client's interests

- a. Fundamental legal concepts (e.g., fiduciary responsibility, contractual responsibility, liability, negligence, due diligence, consumer fraud)*
- b. Boundaries of personal expertise and professional scope of practice*
- c. Types of financial protection (e.g., general liability and riders, professional, E&O, automobile, bonding, warranties)*
- d. Accepted ethical and professional standards*