

Construction and Industry

*Home-Inspector
National Home Inspector Examination (NHIE)*

Questions And Answers PDF Format:

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Version = Product



Latest Version: 6.0

Question: 1

Which of the following is true of a supply duct running from the interior of the house into the garage?

- A.It must be made of steel.
- B.It must have the opening around it fire-caulked.
- C.It must have a damper within the duct that opens and closes.
- D.It is not allowed by code.

Answer: D

Explanation:

Ducts originating in the furnace or air handler on the interior of a home are not allowed by code to pipe into a garage. The reason is that if a car is left running, the carbon monoxide from the exhaust has a direct path back into the home where it can poison or kill the inhabitants.

Question: 1

In only a few words, a home inspection is best described as what?

- A.A visual inspection of all accessible parts of a house
- B.A complete inspection of all systems in a house
- C.A thorough w;o-hour inspection of a house
- D.A basic inspection of a house

Answer: A

Explanation:

Without going into all the details of limitations and exclusions, a home inspection can be described as a visual-only inspection. It is a good idea to make sure that the client understands this aspect of a home inspection. There are many parts of a house that cannot be evaluated visually without disassembling the house or running complicated tests.

Question: 2

Fire sprinkler heads are activated by what?

- A.The presence of smoke

- B.High temperatures
- CAutomatic valves
- D.The fire alarm system

Answer: B

Explanation:

Fire sprinkler heads are activated by high temperatures. a fire starts in a room, the heat generated by the fire quickly rises to the ceiling level. Each sprinkler head typically has a glass bulb filled with fluid that acts as a plug to keep water from flowing during normal operation. When a fire occurs, the heat from the fire causes the fluid in the bulb to expand, breaking the glass bulb. Once the glass bulb is broken, the sprinkler piping is no longer plugged, and water will spray out of the sprinkler head to douse the fire.

Question: 3

Which of the following would NOT be considered a reportable item when inspecting a wood-burning fireplace?

- A.A damper fixed in the closed position
- B.An exterior air passageway of only 6 square inches
- C.No spark arrestor on the chimney
- D.Excessive creosote buildup in the chimney

Answer: B

Explanation:

Wood-burning fireplaces need an oxygen source to burn efficiently, and this is accomplished through an exterior air passageway. This passageway must be a minimum of 6 square inches and a maximum of 55 square inches. A damper fixed in the closed position would cause smoke to fill the house when a fire was started. A spark arrestor at the top of the chimney prevents sparks from leaving the chimney. Excessive creosote is highly combustible and can cause a chimney fire.

Question: 4

Which of the following is NOT true of a gas-fired, gravity-vented hot water heater?

- A.The vent must be pitched upwards.
- B.A chimney is required.
- C.The vent can be made of PVC.
- D.Vent dampers are prohibited.

Answer: C

Explanation:

A gravity-vented, gas-fired water heater requires a metal exhaust vent.

Question: 5

Which type of insulation has the highest R-value per inch?

- A.Fiberglass batts
- B.Rigid foam
- C.Blown-in cellulose
- D.Mineral wool

Answer: B

Explanation:

High-end rigid foam is as high as R10 per inch. Fiberglass, cellulose, and mineral wool are about R2 per inch at the most.

Question: 6

A home inspector reviews a kitchen exhaust fan over a range. If the kitchen exhaust system has a capacity of cfm or greater, there must be a mechanical or natural air make-up system in the kitchen.

- A.300
- B.200
- C.500
- D.400

Answer: D

Explanation:

Kitchen exhaust fans that move large quantities of air (at least 400 cfm) to the outside must have a means for providing make-up air back to the exhaust fan. This make-up air is piped from the exterior of the home through a damper that opens when the exhaust fan is in use. The reason for this requirement is that when large quantities of air are exhausted from the home, it can lead to negative air pressure, which can draw fireplace chimney smoke or heater vent fumes into the kitchen.

Question: 7

An inspector notices that a bathroom faucet spout drips water slowly even after the handle is turned off. Which of the following would likely NOT be the cause of this leak?

- A. A loose water supply nut
- B. A damaged faucet cartridge
- C. A broken washer
- D. A damaged valve seat

Answer: A

Explanation:

A loose water supply nut can certainly cause a leak but this type of leak would occur below the sink, not from the faucet spout itself. All the other items could be the cause of a slow drip.

Question: 8

A life safety system helps protect a building from fires, break-ins, and other emergency situations. Who is the correct person to install or service a life safety system?

- A. A licensed alarm technician
- B. A licensed electrician
- C. A handyman
- D. The building owner

Answer: A

Explanation:

While some simple residential alarm systems can be installed by a homeowner, handyman, or electrician, a more complex life safety system should be installed and maintained by a licensed technician. These more complex systems often include closed-circuit TV systems, access control, emergency lighting, fire alarms, fire sprinklers, and alarm monitoring.

Question: 9

A cracked heat exchanger is a common defect in older gas-fired furnaces. Which of the following is the most common danger that can be caused by a cracked heat exchanger?

- A. A damaged B-vent leaking carbon monoxide.
- B. A furnace overheating and potentially starting afire.
- C. A natural gas leak leading to a fire or explosion.
- D. Carbon monoxide leaking from the furnace.

Answer: D

Explanation:

A cracked heat exchanger can allow carbon monoxide in the exhaust gas to leak into the

home instead of it getting safely exhausted through the furnace B-vent. Furnaces that have been in use for many years are susceptible to their heat exchangers cracking. For this reason, it is recommended or required in most jurisdictions to install carbon monoxide detectors in homes with gas-fired appliances.

Question: 10

What is the main purpose of garage door-opener safety systems?

- A.To prevent personal injury
- B.To keep the garage secure
- C.To keep the door from closing on a car
- D.To prevent bikes and toys from getting caught in the door

Answer: A

Explanation:

Garage door systems are designed to prevent personal injury. An infrared beam located along the bottom Of the doorway reverses the door whenever the beam is broken. The door also reverses if it senses too much pressure when closing. This reduces the chances of injury due to the door closing on a person, bike, or car. The design also prevents damage the garage door, but that is not its main purpose.

Question: 11

The home inspector protects his or her client's interests

- A.to avoid being sued
- B.as part of fiduciary duty
- C.because of the pre-inspection agreement
- D.by telling the real estate agent everything

Answer: B

Explanation:

All interactions with the client should be directed by fiduciary duty.

Question: 12

High-efficiency furnaces and water heaters are typically vented using what type of vents?

- A.Combined vents through the roof
- B. Metal, double-walled B-vents

- C.Metal, single-walled B -vents
- D.PVC piping to the exterior

Answer: D

Explanation:

High-efficiency furnaces and water heaters have much lower vent temperatures than standard appliances. Because Of the lower temperatures. the building codes allow these appliances to be vented using plastic PVC piping to the exterior of the home. Standard efficiency gas appliances typically use double-walled B-vent piping through the roof of the home.

Question: 13

In new construction, the tub or shower valve must have a built-in temperature mixing valve set to a maximum of what?

- A.110 degrees Fahrenheit
- B.120 degrees Fahrenheit
- C.130 degrees Fahrenheit
- D.140 degrees Fahrenheit

Answer: B

Explanation:

While built-in temperature mixing valves are set to a maximum Of 120 degrees Fahrenheit older shower and tub mixing valves do not this protection.

Question: 14

Reasonable checks of normal operating controls include all the following EXCEPT what?

- A.Turning all range burners on and off
- B.Switching the garbage disposal on and of
- C.Looking outside for a kitchen exhaust vent
- D.Measuring the oven temperature

Answer: D

Explanation:

It is reasonable to see if the oven gets warm. It is not necessary to check the temperature.

Question: 15

While examining a bathroom, a home inspector notes that there is not an operable window or an operable exhaust fan in the bathroom. This is a problem that can lead to all the following EXCEPT what?

- A.A colder bathroom
- B.Condensation buildup on mirrors and other surfaces
- C.An increase in mold growth
- D.A musty-smelling bathroom

Answer: A

Explanation:

All new and remodeled bathrooms must have an exhaust fan installed. The exhaust fan takes the moist air from using a shower or bathtub and exhausts it to the exterior of the home. Exhausting this moist air helps prevent condensation, mold growth, and musty smells from occurring in the bathroom. A missing bath fan or an inoperable window will not make the bathroom cooler.

Question: 16

When installing vents for a direct-vent furnace or water heater, what is the minimum distance above the ground to the bottom of these vents?

- A.6 inches
- B.9 inches
- C.12 inches
- D.15 inches

Answer: C

Explanation:

All vents from a direct-vent appliance must terminate a minimum of 12 inches above the grade. There are also requirements for how close these vents can be to operable windows or other air intake devices. For safety reasons, these vents need to be a minimum distance from any opening that could bring the dangerous exhaust air back into the home. The minimum distance depends on the BTU rating of the appliance. For instance, an appliance with a rating of 10,000 BTUs or less must have its vent at least 6 inches from any air opening and an appliance between 10,000 BTUs to 50,000 BTUs must be at least 9 inches away from any air opening.

Question: 17

If an inspector finds an item that is not accessible or unsafe to inspect, he or she should do what?

- A.Eliminate that item from the inspection report.
- B.Show the item as inspected.

- C.Show the item as uninspected.
- D.Explain why the item was uninspected.

Answer: D

Explanation:

An item can go uninspected because it is not visible, not readily accessible, or unsafe to access. It is also possible that the item or other items would be disturbed or damaged by inspection. A short explanation as to why the item was not inspected should be included in the report.

Question: 18

Fiberglass bat insulation frequently comes with paper facing on one side. The home inspector should ensure that the paper facing is always what?

- A.On the side of the conditioned space of the home
- B.On the side away from the conditioned space of the home
- C.Doubled up in areas where air leakage is suspected
- D.Slit to allow vapor to pass through

Answer: A

Explanation:

The paper (or foil) facing on fiberglass batt insulation should always be placed so the facing is on the side of the conditioned space of the home. For example, in an exterior wall, the paper facing would be on the inside of the home and the unfaced side would be towards the exterior. This prevents the moist air of the living spaces from condensing on the facing and soaking the insulation over time.

Question: 19

When inspecting a roof, all the following should be documented EXCEPT what?

- A.The category of roof (e.g., flat or pitched)
- B.The pitch of the roof
- C.The overall condition of the roof
- D.The material of roof covering









Answer: B

Explanation:

The type of roof and its covering should be noted by the inspector, as well as the overall condition of the roof. The inspector is not required, however, to note the pitch.

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