

Latest Version: 6.0

Question: 1

All the following are true about wood-burning appliance chimneys EXCEPT what?

- A. They should terminate 2 feet above any structure within 10 feet.
- B. They need a spark-arresting rain cap.
- C. They can vent exhaust for other combustion appliances
- D. They should be designed to reduce creosote buildup.

Answer: C

Explanation:

Solid fuel-burning appliances need a dedicated chimney.

Question: 2

While an inspector is examining a hot water heating system, the client mentions that the upper floor radiators are cold. What should the inspector suggest?

- A. Drain water from the system.
- B. Turn up the thermostat.
- C. Call a heating technician.
- D. Bleed air from the radiators.

Answer: C

Explanation:

Although air trapped in the radiator is a common cause of malfunction, a home inspector is not required to test radiator bleed valves, as they are not considered normal operating controls. It is safer to recommend the client hire a licensed professional rather than attempt to perform operations outside of the scope of practice.

Question: 3

According to the professional standards of the National Home Inspector Exam (NHIE), an inspector should evaluate all the following aspects of interior cabinetry EXCEPT what?

- A. Whether the cabinets are securely fastened
- B. Whether the cabinet shelves are sagging
- C. Whether the drawers open and close smoothly
- D. Whether the cabinets are hung plumb and level

Answer: D

Explanation:

The home inspector should evaluate the performance of all cabinets, including their operation of doors, drawers, hinges, and hardware. Other obvious defects such as damage, improper fasteners, and loose or missing handles or pulls should be noted as well. The NHIE professional standards do not require the inspector to check to see if the cabinets have been hung plumb and level.

Question: 4

Which of the following is true about vapor barriers and vapor retarders?

- A. A class 2 vapor retarder blocks less vapor than a class 3 vapor retarder.
- B. A class 1 vapor barrier blocks 100 percent of the vapor.
- C. Drywall finished with latex paint is not classified as a vapor retarder.
- D. Some climate zones do not require vapor retarders in their construction.

Answer: D

Explanation:

Mild, dry climate zones do not require vapor retarders.

Question: 5

If an inspector notices a water-damaged ceiling on the top floor of a home, which of the following is the most likely cause of the water damage?

- A. A leaky water supply pipe above the ceiling
- B. A defective window adjacent to the ceiling location
- C. An improperly installed collar on a roof plumbing vent
- D. A sewer vent line that penetrates the roof

Answer: C

Explanation:

A ceiling damaged by water on the top floor of a home is most likely caused by a leak occurring on the roof above. In this case, an improperly installed collar on a roof plumbing vent could allow water to penetrate the attic and run down to the ceiling below. While a leaky water supply pipe and a defective window could cause leaks, these leaks would not typically show up on the ceiling of a top floor. A sewer vent line, under normal circumstances, only contains sewer gases and would not be the cause of a water-damaged ceiling.

Question: 6

Which of the following is NOT a common defect found in asphalt shingle roofs?

- A. Cupping of the shingles
- B. A second layer of shingles on top of the original layer
- C. Missing or loose shingles
- D. Eroded granules caused by water runoff.

Answer: B

Explanation:

An asphalt shingle roof is allowed to have two layers of shingles in most jurisdictions. Many older roofs have three or four layers, and in this case the roof should be stripped down to the sheathing and replaced.

Question: 7

Which of the following roof inspection items is NOT required?

- A. Inspection of the gutters and downspouts
- B. Inspection from readily accessible hatches, doors, or stairs
- C. Inspection by walking the roof
- D. Reporting of any active roof leaks

Answer: C

Explanation:

The inspector is not required to walk the roof. He or she may decide it is inaccessible, unsafe, or that the roof may be damaged by walking on it.

Question: 8

The water heater TPR valve pipe should what?

- A. Not be made of plastic
- B. Be directly connected to a drain
- C. Terminate 6 inches above the floor
- D. Have a threaded end connection

Answer: C

Explanation:

The pipe can be made of approved plastic. In order to discourage capping or modification, it also should not have a threaded open end.

Question: 9

According to the IRC, a bathroom vent fan must what?

- A. Exhaust to the exterior
- B. Exhaust to outside the bathroom
- C. Exhaust to the attic
- D. Exhaust at least 80 cfm

Answer: A

Explanation:

The bathroom exhaust fan must discharge to the exterior of the house. It must move at least 50 cfm. It cannot discharge into an attic or crawlspace.

Question: 10

The oven anti-tip bracket

- A. helps prevent the appliance from falling forward on a user
- B. can be checked visually
- C. is not required by law
- D. is mounted on the front of an appliance

Answer: A

Explanation:

The anti-tip bracket should always be installed if provided with an appliance. It should be checked by pulling forward on the appliance. These brackets have been required by law since 1991.