



PSI Services, LLC
 3210 E Tropicana
 Las Vegas, NV 89121
www.psiexams.com

*Before paying for
 your examination registration,
 be sure you understand
 the contents of this bulletin.
 Please retain and use it as a reference
 when contacting PSI.*



HOME INSPECTOR EXAMINATION CANDIDATE INFORMATION BULLETIN

The Spokane Test Center has moved. Please see page 4 for the correct address.

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Please refer to www.psiexams.com for the latest updates to this bulletin.

EXAMINATIONS BY PSI SERVICES, LLC

This Candidate Information Bulletin provides you with information about the examination and application process for becoming licensed as a Home Inspector in the State of Washington. You need to pass an examination to confirm that you have attained at least a minimum level of knowledge regarding the principles, practices, statutes and regulations relating to home inspection.

The Washington State Department of Licensing has contracted with PSI to conduct its examination program. PSI provides examinations through a network of computer examination centers in Washington. PSI works closely with the Department to be certain that examination meets local as well as national requirements in basic principles of home inspection examination development standards.

Prior to sitting for the examination with PSI, you must apply for eligibility to take the examination with the Washington State Department of Licensing. Applications to PSI for testing will not be accepted without the Department's approval. Your eligibility application, including required documentation must be sent to:

**Department of Licensing
Business and Professions Division
Home Inspector Licensing**

PO Box 9048
Olympia, WA 98507-9048
(360) 664-6487
www.dol.wa.gov/business/homeinspectors
Email: DOLINTHomeInspectors@dol.wa.gov

All questions and requests for information about the examination should be directed to:

PSI Services, LLC
3210 E Tropicana
Las Vegas, NV 89121
(800) 733-9267 • Fax (702) 932-2666
www.psiexams.com

REGISTRATION & SCHEDULING PROCEDURES

Upon Department approval of eligibility to test, you will receive an *Approved to Exam* letter containing instructions for scheduling an appointment to take the examination. Eligibility is valid for a period of 6 months from the date that the Department approves your application.

The Examination Registration Form is found at the end of this Candidate Information Bulletin. You must pay at the time you register. Be sure the registration form is complete, accurate, signed, and that you include the correct fee.

The following fee table lists the applicable fee for the examination. The fee is for each registration, whether you are taking the examination for the first time or repeating.

- You must pass both portions within the 6 month period. If you fail one portion, and pass the other portion, you will only need to retake the failed portion.
- You can take the examination on an unlimited basis during the 6 month period.

EXAMINATION FEES

National and State Portions (Both)	\$300
National Portion (Only)	\$250
State Portion (Only)	\$125

NOTE: REGISTRATION FEES ARE NOT REFUNDABLE OR TRANSFERABLE.

INTERNET REGISTRATION

For the fastest and most convenient test scheduling process, PSI recommends that candidates register for their exams using the Internet. In order to register over the Internet, candidates will need to have a valid credit card (Visa, MasterCard, American Express or Discover). Candidates register online by accessing PSI's registration website at www.psiexams.com. Internet registration is available 24 hours a day. In order to register by Internet, complete the steps below:

1. Log onto PSI's website, select the link associated with the Washington examinations. Complete the associated registration form online and submit your information to PSI via the Internet.
2. Upon completion of the online registration form, you will be given the available exam dates and locations for scheduling your examination. Select your desired testing date and location.

TELEPHONE REGISTRATION

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

1. 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.
2. PSI registrars are available at (800) 733-9267, Monday through Friday between 4:30 am and 7:00 pm, or Saturday and Sunday between 6:00 am and 2:30 pm, Pacific Time, to receive the information listed on your Examination Registration Form and to schedule your appointment for the examination.



FAX REGISTRATION

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

1. Complete the Examination Registration Form, including your credit card number and expiration date.
2. Fax the completed form to PSI (702) 932-2666. Fax registrations are accepted 24 hours a day.
3. If your information is incomplete or incorrect, it will be returned for correction.
4. Please allow 4 business days to process your Registration. After 4 business days, call (800) 733-9267, Monday through Friday between 4:30 am and 7:00 pm, or Saturday and Sunday between 6:00 am and 2:30 pm, Pacific Time, to schedule with a PSI registrar. You may also schedule online by accessing PSI's registration website at www.psiexams.com.

STANDARD MAIL REGISTRATION

In order to register by mail, please follow the steps below.

1. Complete the PSI Examination Registration Form (found at the end of this bulletin on page 14). **BE SURE TO READ ALL DIRECTIONS CAREFULLY BEFORE COMPLETING THE EXAMINATION REGISTRATION FORMS. IMPROPERLY COMPLETED FORMS WILL BE RETURNED TO YOU UNPROCESSED.**
2. Payment of fees can be made credit card (Visa, MasterCard, American Express or Discover), money order, company check or cashier's check. Make your money order or check should payable to PSI and print your social security number on it to ensure that your fees are properly assigned. **CASH AND PERSONAL CHECKS ARE NOT ACCEPTED.**
3. Mail completed examination registration form and payment to:

PSI
Registration Examination
3210 E Tropicana
Las Vegas, NV 89121
(800) 733-9267 • Fax (702) 932-2666
www.psiexams.com

If your application or fees are not correct, we will return them to you immediately with instructions on correct application procedures.

4. Please allow 2 weeks to process your Registration. After 2 weeks, you may call PSI at (800) 733-9267 to schedule the 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 Monday appointment, the cancellation notice would need to be received on the previous Saturday. You may call PSI at (800) 733-9267.

Note: A voicemail or email message is not an acceptable form of cancellation. Please use the PSI Website or call PSI and speak directly to a Customer Service Representative.

SCHEDULING A RE-EXAMINATION

It is not possible to make a new examination appointment on the same day you have taken an examination; this is due to processing and reporting scores. A candidate who tests unsuccessfully on a Wednesday can call the next day, Thursday, and retest as soon as Friday, depending upon space availability. In order to retest, you must re-register follow the steps for registration and scheduling as outlined earlier. You may re-register over the Internet, telephone or by mail. Once registered, you can reschedule for your re-examination

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 scheduled 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

PSI and the Washington State Department of Licensing comply with the provisions of the Americans with Disabilities Act of 1990 (ADA) in the administration of the theory and practical examinations. All examination centers are equipped to provide access in accordance with the (ADA), 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 must submit the Board's ADA request form. All candidates approved for exam accommodations must schedule with the Exam Accommodations Department at (800) 367-1565, ext 6750.



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 state. A Federal law requires state agencies to collect and record the social security numbers of all professional licensure/registration by state.

COMPUTER EXAMINATION CENTER LOCATIONS

Testing does not take place on the following major holidays:

Memorial Day
Independence Day
Labor Day
Thanksgiving
Christmas
New Years

The following are the examination centers where you may take the examination.

Everett

1010 S.E. Everett Mall Way, Suite 208
Everett, WA 98208

North on I-5, take Exit 189 (WA-526 W/WA-527 N to Mukilteo/Whidbey Is. Ferry/Broadway/Everett Mall Way). Bear right to WA-526 W / WA-527 N. You will see a sign reading "WA-527 N to Broadway/Everett Mall Way". At light, turn left on Bothell-Everett Hwy (SR-527) and go north for .5 mile to light at Broadway -get into left turn lane. Turn left onto Broadway which then becomes SE Everett Mall Way. Go approx .8; just past light at West Mall Dr get into middle left/right turn lane and turn left immediately before the Chevron gas station; proceed down lane approx. one block to 1010 behind the gas station.

South on I-5, take Exit 189 WA-526 W to Mukilteo/Whidbey Is. Ferry/Everett Mall Way - keep to the left. You will see a sign reading "to Everett Mall Way". Take ramp to right to light at Everett Mall Way. Proceed through light onto SE Everett Mall Way (stay in left lane). Go approx .8; just past light at West Mall Dr get into middle left/right turn lane and turn left immediately before the Chevron gas station; proceed down lane approx. one block to 1010 behind the gas station.

Federal Way (Seattle)

500 South 336th St., Suite 220
Federal Way, WA 98003

From I-5 to 320th street. Turn left on International (Pacific Hwy) (99). Turn right on 336th and pull in the 500 building parking lot.

Olympia

3435 Martin Way E, Suite I
Olympia, WA 98501

From I-5 South, take exit 108B for Martin Way, toward Sleater-Kinney Road North. Make a right onto Martin Way and follow that straight for a little over one mile. The test center will be on your left (soon after passing the 7/11) and there is no turn lane, though you can turn from the main lane of traffic.

From I-5 North, take exit 108B for Martin Way, toward Sleater-Kinney Road North. Make a left onto Martin Way and follow that straight for a little over one mile. The test center will be on your left (soon after passing the 7/11) and there is no turn lane, though you can turn from the main lane of traffic.

Seattle (Bellevue)

Newport Place
4122 Factoria Blvd. S.E, Suite 303
Bellevue, WA 98006

From I-405 - Exit 10 for Coal Creek Parkway towards Factoria. Turn left onto 128th Ave SE/Factoria Blvd SE. The test center will be on the right.

From I-90 E - Take Exit 10B. Turn Right onto 128th Ave SE/Factoria Blvd SE. Make a U-turn at SE 41st Pl. The test center will be on the right.

From I-90 W - Take Exit 10 to I-405 S. Follow directions for I-405.

Spokane

920 N Argonne Road, Suite 202
Spokane Valley, WA 99212

From I-90 E - Take exit 287 for Argonne Rd. Turn right onto Argonne Rd. After about ½ mile the building will be on the left. If you reach Broadway Ave, you've gone too far.

From I-90 W - Take exit 287 for Argonne Rd. Turn left onto Argonne Rd. After about ½ mile the building will be on the left. If you reach Broadway Ave, you've gone too far.

Vancouver

9013 N.E. Highway 99, Suite F
Vancouver, WA 98665

From the South: merge onto I-5 N toward Seattle. Take the NE 78th St exit 4. Keep right at the fork to go on NE 78th St. Turn left onto NE Hgwy 99.

From the East: turn onto NE Padden Pkwy W (Padden Pkwy becomes NE 78TH ST). Turn right onto NE Highway 99.

Coming from the North: merge onto I-5 South. Take the NE 99TH St exit 5. Keep left at the fork in the ramp. Turn left onto NE 99th St. Turn right on NE Highway 99.

Center is located in the first building, Suite F

Wenatchee

The Wenatchee Center
3764 Airport Way
East Wenatchee, WA 98802

From Highway 28 in East Wenatchee, WA. turn onto Grant Road. Follow Grant Road Approximately 4 miles to the Airport. As you pass the Airport turn at the second right onto Airport Way. From Airport Way turn right at the third entrance marked Entrance B. Drive straight ahead into the parking lot. Wings of Wenatchee is on the right side of the parking lot.



Yakima

3611 River Rd Suite 120

Yakima, WA 98902

Going South on N 16th Ave, turn right on Fruitvale Blvd. Turn left onto River Road.

Additionally, PSI has examination centers in many other regions across the United States. You may take this examination at any of these locations by calling (800) 733-9267. You will need to speak with a Customer Service Rep to schedule outside of Washington.

REPORTING TO THE EXAMINATION CENTER

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

REQUIRED IDENTIFICATION

You must provide 1 form of identification. It must be a VALID form of government-issued identification (Driver's License, State ID, Passport) which bears your signature and has your photograph. The identification provided must match the name on the 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 at that time.**

NOTE: If you recently changed your name, or if your last name includes a generation indicator (e.g., Jr., III), be sure that your name is the same on your education verification, your Examination Registration Form, and your 1 form of identification.

SECURITY PROCEDURES

The following security procedures will apply during 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 “Function Bar” at the top of the test question provides mouse-click access to the features available while taking the examination.



The screenshot shows a computer interface for a test question. At the top, there is a function bar with icons for Mark, Comments, Goto, Help, and End. Below the function bar, a status bar displays: 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, there is a prompt: "(Choose from the following options)". Four radio button options are listed: "1. Presidents", "2. Colonies", "3. States", and "4. Wars". At the bottom of the question area, there are two buttons: "<< Back" and "Next >>".

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

EXAMINATION REVIEW

PSI, in cooperation with the Washington State Department of Licensing, will be consistently evaluating the examinations being administered to ensure that the examinations accurately measure competency in the required knowledge areas. Comments may be entered on the computer keyboard during the examination. Comments may be entered by clicking the Comments link on the function bar of the test question screen.

Comments will be analyzed by PSI examination development staff. While PSI does not respond to individuals regarding these comments, all substantive comments are reviewed. If a discrepancy is found during the comment review, PSI and the Department may re-evaluate candidates’ results and adjust them accordingly. **This is the only review of the examination available to candidates.**

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 are using review features, you will be able to obtain your score immediately when you indicate that you have finished and would like to see your results.
 - If you **pass**, you will immediately receive a successful notification.
 - If you **do not pass**, you will immediately receive an unsuccessful notification on the screen along with a diagnostic report indicating your strengths and weaknesses by examination type. Registration forms for submittal to PSI to retake the examination will be available at the examination site.
- **On paper** - an official score report will be printed at the examination site.

DUPLICATE SCORE REPORTS

You may request a duplicate score report after your examination by emailing scorereport@psionline.com or by calling 800-733-9267.

EXAMINATION CONTENT OUTLINE AND REFERENCE MATERIAL

Use the outline as the basis of your study. The outline lists the topics that are on the examination. Do not schedule your examination until you are familiar with all topics in the outline.



STATE PORTION: Washington Home Inspector Statues and Rules

There are 24 multiple-choice questions on the State portion of the Washington Home Inspectors examination. One hour is allowed to complete the test. You must get 17 correct to pass.

Content Outline

The State portion of the Washington Home Inspectors examination will cover the following topic areas:

1. Washington Home Inspector Statues and Rules
2. Washington Home Inspector Standards of Practice
3. Washington Uniform Regulations of Business and Professions

References:

- Revised Code of Washington, Chapter 18.280 RCW: Home Inspectors, <http://apps.leg.wa.gov/RCW/default.aspx?cite=18.280&full=true>
- Revised Code of Washington, Chapter 18.235 RCW: Uniform Regulations of Business and Professions Act, <http://apps.leg.wa.gov/RCW/default.aspx?cite=18.235&full=true>
- Washington Administrative Codes, Chapter 308 - 408: Definitions, www.dol.wa.gov/business/homeinspectors/
- Washington Administrative Codes, Chapter 308 - 408A: Licensing, www.dol.wa.gov/business/homeinspectors/
- Washington Administrative Codes, Chapter 308 - 408B: Education, www.dol.wa.gov/business/homeinspectors/
- Washington Administrative Codes, Chapter 308 - 408C: Standards of Practice, www.dol.wa.gov/business/homeinspectors/

NATIONAL PORTION

The Examination Board of Professional Home Inspectors (EBPHI) administers the National Home Inspector Examination (NHIE).

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.

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).

NATIONAL PORTION EXAMINATION PREPARATION

To assist you in preparing for the National Home Inspector Examination, this Handbook provides details about the exam, the Content Overview of the test, and sample questions and answers. A fifty-item sample test is also available online at www.homeinspectionexam.org (\$50.00).

There are 175 multiple choice questions on the NHIE. Four hours are allowed to complete the test.

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.

PERFORMANCE DOMAIN I: BUILDING SCIENCE

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
- 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 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

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

- iii. Typical defects (e.g., decayed wood, earth to wood contact)
- iv. Seismic and wind-resistant construction methods and hardware
- v. Fire blocking
- vi. 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 the 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
- 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. Venting Systems
 - i. Common venting system types, materials, applications, installation methods, and construction techniques
 - ii. Typical defects
 - iii. Theory of venting
 - iv. Equipment sizing
 - v. 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
- f. Safety issues, applicable standards, and appropriate terminology 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
- a. Walls, Ceiling, Floors, Doors, and Windows, and other Interior System Components
 - i. Types of defects in interior surfaces not caused by defects in other systems (e.g., attachment defects, damage)
 - ii. Typical defects in interior surfaces caused by defects in other systems (e.g., structural movement, moisture stains)
 - iii. Common wall, ceiling, floor, door, and window type, materials, applications, installation methods and construction techniques
 - iv. Egress requirements (e.g., window security bar release, basement windows, opening size, sill height, and ladders)
 - v. Applicable fire/safety and occupancy separation requirements (e.g., fire barriers, fire walls, fire rated doors, and penetrations)
 - vi. Operation of windows or doors
 - vii. Fire and life safety equipment (e.g., smoke/CO detectors inoperative or missing)
 - viii. Maintenance concerns and procedures
 - ix. Safety issues, applicable standards, and appropriate terminology of common wall, ceiling, floor, door, and window types, materials, applications, installation methods, and construction techniques
- b. Steps, Stairways, Landings, and Railings
 - i. Common step, stairway, landing, and railing types, materials, applications, installation methods, and construction techniques
 - ii. Maintenance concerns and procedures
 - iii. Typical defects (e.g., loose/damage elements, improper rise/run, inadequate/omitted handrails)
 - iv. Safety issues, applicable standards, and appropriate terminology
- c. Installed Countertops and Cabinets
 - i. Common cabinet and counter top types, materials, applications, installation methods, and construction techniques
 - ii. Typical defects (e.g. unsecured cabinets and countertops, damaged components)
 - iii. Maintenance concerns and procedures
 - iv. Safety issues, applicable standards, and appropriate terminology
- d. Garage Vehicle Doors and Operators
 - i. Common garage vehicle doors and door operator types, materials, applications, installation methods, and construction techniques
 - ii. Typical defects (e.g., damaged components, safety considerations, spring retention, opener adjustment)
 - iii. Maintenance concerns and procedures
 - iv. Safety issues, applicable standards, and appropriate terminology

Task 9: Identify and inspect interior components using applicable standards for material selection, installation procedures, and maintenance to assess immediate and long-term safety issues as they may affect people or the performance of the building. (5%)

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

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)

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

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
6. Which of the following is NOT a function of roof expansion joints in low slope roofing?
 - A. Accommodate roof movement from thermal expansion
 - B. Help prevent membrane splits
 - C. Help prevent loss of mineral granules or gravel
 - D. Reduce ridging in roof membrane

ANSWER KEY

- | | |
|------|------|
| 1. D | 4. D |
| 2. B | 5. C |
| 3. B | 6. C |

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