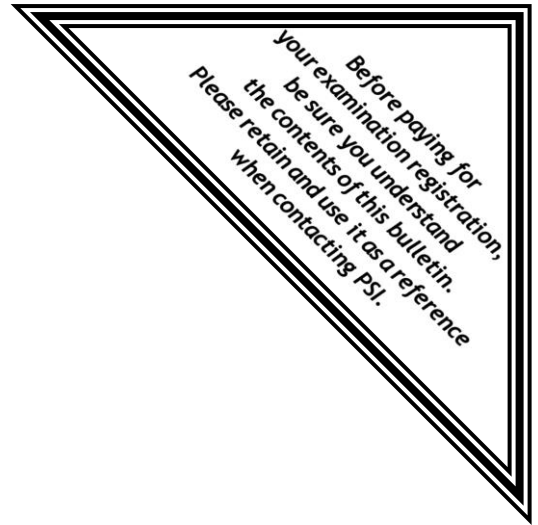




PSI licensure:certification
3210 E Tropicana
Las Vegas, NV 89121
www.psiexams.com



STATE OF TEXAS REAL ESTATE PROFESSIONAL INSPECTOR AND REAL ESTATE INSPECTOR

CANDIDATE INFORMATION BROCHURE

**NOTE: The Dallas (Richardson) Test Center will move to
1701 N Collins Blvd, Suite 130, Richardson, TX 75080, on May 4, 2018.**

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EXAMINATIONS BY PSI EXAMINATION SERVICES

This Candidate Information Brochure provides you with information about the examination process for becoming licensed as a professional inspector or real estate inspector in the State of Texas.

Texas state laws stipulate that a person may not act as a professional inspector or real estate inspector without first obtaining a license issued by the Texas Real Estate Commission. To be licensed, you must 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 real estate inspection.

The Texas Real Estate Commission (TREC) has contracted with PSI licensure:certification (PSI) to conduct its examination program. PSI provides examinations through a network of computer examination centers in Texas. PSI works closely with the State to be certain that examinations meet local as well as national requirements in basic principles and examination development standards.

Following are the Texas inspector licensing examinations offered by PSI Examination Services:

- Professional Inspector
- Real Estate Inspector

GUIDELINES FOR TAKING THE EXAMINATION

Once an applicant has met TREC qualifications, TREC will send an approval letter including an ID number. Applicants have 12 months from the date the application is filed to pass the examination.

If you have failed the examination three consecutive times you may not apply for re-examination or submit a new license application until you have completed additional core real estate inspector education as follows:

- an applicant who fails the national part of the examination, 32 hours;
- an applicant who fails the state part of the examination, 8 hours; and
- an applicant who fails both parts of the examination, 40 hours.

After you have completed the additional hours of education, please fax your course completion document(s) and a copy of your third failed score report to TREC at 512-936-3863 or email to education@trec.texas.gov. Allow 5-7 business days for your education to be processed and authorization submitted to PSI to allow you to reschedule for the exam. If your application expires during this time period you may file a new application for licensure but must meet current licensing requirements and provide a copy of course completion documents for any course you may have taken in relation to the third failed exam.

All questions about applications for licensure should be directed to:

Texas Real Estate Commission
Stephen F. Austin Building
1700 N. Congress Ave., Suite 400
Austin, TX 78701
(512) 936-3000

www.trec.texas.gov

Email: education@trec.texas.gov

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

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

EXAMINATION REGISTRATION AND SCHEDULING PROCEDURES

Once you have been approved by TREC, it is your responsibility to pay for and schedule the examination.

EXAMINATION FEES

National and State Portions (Both)	\$230
National Portion (Only)	\$230
State Portion (Only)	\$61

NOTE: REGISTRATION FEES ARE NOT REFUNDABLE OR TRANSFERABLE.

The examination fee will expire when your eligibility with TREC expires.

INTERNET REGISTRATION

For the fastest and most convenient test scheduling process, PSI recommends that candidates register for their exams using the Internet. Candidates register online by accessing PSI's registration website at www.psiexams.com. Internet registration is available 24 hours a day.

1. Log onto PSI's website and create an account. You must put in your email address and the spelling of your name **EXACTLY** as TREC sent it to PSI. Be sure to **check the box** "Check here to attempt to locate existing records for you in the system".
2. You will be asked to select the examination and enter your ID#. Your record will be found and you will now be ready to schedule for the exam. Enter your zip code and a list of the testing sites closest to you will appear. Once you select the desired test site, available dates will appear.

TELEPHONE REGISTRATION

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

PSI registrars are available at (800) 733-9267, Monday through Friday between 6:30 am and 9:00 pm, and Saturday-Sunday between 8:00 am and 4:30 pm, Central Time, to receive your payment and schedule your appointment for the examination.

STANDARD MAIL REGISTRATION

Complete the Examination Registration Form found in this Candidate Information Brochure. **BE SURE TO READ ALL DIRECTIONS CAREFULLY BEFORE COMPLETING THE EXAMINATION REGISTRATION FORM. IMPROPERLY COMPLETED FORMS WILL BE RETURNED TO YOU UNPROCESSED.**

Return the completed original form to PSI with the appropriate examination fee. Payment of fees may be made by valid credit card (VISA, MasterCard, American Express or Discover), money order, company check or cashier's check. Make your money order or check payable to PSI and note your ID number on it to ensure that your fees are properly assigned. **CASH AND PERSONAL CHECKS ARE NOT ACCEPTED.**

Please allow 7 business days to process your registration.

FAX REGISTRATION

Complete the Examination Registration Form, including your credit card number and expiration date.

Fax the completed form to PSI (702) 932-2666. Fax registrations are accepted 24 hours a day.

Please allow 4 business days to process your registration. After 4 business days, you may call PSI to schedule the examination(s), (800) 733-9267.

SCHEDULING AN APPOINTMENT TO TAKE THE EXAMINATION

Once confirmed, you are responsible for calling PSI to schedule an appointment to take the examination. PSI will make every effort to schedule the examination site location and time that is most convenient for you.

To schedule with a PSI registrar, call (800) 733-9267, Monday through Friday between 6:30 am and 9:00 pm, or Saturday-Sunday between 8:00 am and 4:30 pm, Central Time. If space is available in the examination site of your choice, you may schedule an examination 1 full business day prior to the examination date of your choice (the day you call is not considered a full business day). Please be prepared to offer alternative examination appointment choices.

RESCHEDULING FOR AN 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. For example, a candidate who tests unsuccessfully on a Wednesday can call the next day, Thursday, and retest as soon as Saturday, depending upon space availability. You may access a registration form at www.psiexams.com. You may also call PSI at (800) 733-9267.

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. Please use the PSI Website or 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 to speak directly to a Customer Service Representative.

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

All examination centers are equipped to provide access in accordance with the Americans with Disabilities Act (ADA) of 1990, 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 should request exam accommodations with PSI. Requests for any exam accommodations should be made in writing, describing the specific accommodations that will be needed, and must include supporting documentation on official letterhead from a licensed professional. Please allow 2 weeks to process the exam accommodations and notify the candidate.

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.

EXAMINATION SITE LOCATIONS

Abilene

Commerce Plaza
1290 S. Willis, Suite 109
Abilene, TX 79605

*The test site is on the corner of South 14th Street and Willis.
The site is behind the First Financial Bank.*

Amarillo

4312 Teckla, Suite 500
Amarillo, TX 79109

Exit off I-40 to Western and go South one street passed the 7th traffic light to Ridgecrest and turn right. Stay on Ridgecrest until you come to the red brick office complex on the left side corner of Ridgecrest and Teckla. 4312 is the 3rd building facing Teckla. Suite 500 is the end suite on the North side of the building.

From Canyon, take Bell St exit and go North to traffic light at 45th St and turn right. Turn left at the 2nd traffic light to Teckla.

Arlington

Centerpoint IV
2401 E. Randol Mill Road, Suite 160
Arlington, TX 76011

From TX-360 S - Take the TX-180 exit towards Division St. Merge onto N Watson Rd. Take a slight left towards S. Watson Rd. Use the middle lane to turn left onto E Randol Mill Rd. The Centerpoint IV building will be on your right.

From I-30 E - Take exit 28 toward Baird farm Road/Ballpark Way/Legends Way. Merge onto E Copeland Rd. Take a slight right onto TX-360 Frontage Rd/N Watson Rd. Turn Right onto East Randol Mill Rd. The Centerpoint IV building will be on your right.

Austin

LaCosta Corporate Park
6448 Hwy 290 East, Suite F111
Austin, TX 78723

If Southbound on IH 35, exit at 238A and take the right off-ramp following West 2222 (238-A). Stay on the I-35 service road to the second light. Take a left at the traffic light at Hwy. 290 E. and stay on the Hwy. 290 E. service road. Take a left at the traffic light onto Cameron Road, go through the light and the testing center is in the business park on the left, Ste. F-111.

If Northbound on IH 35 exit at Hwy 2222 and stay on the I-35 service road to the light at Hwy. 290 E. Take a right at the traffic light onto the 290 E. service road. Take a left at the first traffic light onto Cameron Road. Go through the light and the testing center is in the business park on the left, Ste. F-111.

PSI is located in NORTH Austin at the Northwest corner of Cameron Road and the West bound access road to Hwy 290 E. La Costa Business Park, Ste F-111.

Austin

8000 Anderson Square, Ste 301B
Austin, Texas 78757

If Northbound on Hwy 183 -take the Peyton Gin/Ohlen Road exit and stay in the left lane so you can turn left onto Anderson Square. Turn right into 8000 Anderson Square and immediately turn left, then right at the first chance. 301B is the end building on your right.

If Southbound on Hwy 183- take the Peyton Gin/Ohlen Road exit and turn right onto Anderson Square. Turn right into

8000 Anderson Square and immediately turn left then right at the first chance. 301B is the end building on your right.

Corpus Christi

2820 S Padre Island Dr, Suite 105
Corpus Christi, TX 78415

From So. Padre Island Drive East, exit at Kostoryz. Loop back under the Kostoryz light, travel west on the access road to the 2820 building. The examination site is located between Kostoryz and Ayers at the 2820 Building on the North site of the SPID access road.

Dallas

One Empire, 1140 Empire Central Dr, Suite 610
Dallas, TX 75247

From I-35E Southbound (Stemmons Fwy), exit Empire Central (#434A), turn right on Empire Central Dr. ONE EMPIRE BLDG is on the left.

From I-35E Northbound, exit Empire Central and turn Left on Empire Central. ONE EMPIRE is on the Left.

From Hwy 183 Eastbound (John carpenter Fwy), exit left on Regal row, turn right on Governors row, and turn left on Empire central. ONE EMPIRE is on the right.

From Hwy 183 Westbound - Exit Mockingbird LN turn right on Empire Central. ONE EMPIRE is on the right.

Dallas (Richardson)

300 N Coit, Suite 172
Richardson, TX 75080

From 75 South, take the Belt Line Road exit and turn right on Belt Line Road. Stay on Belt Line Road until you reach Coit. Turn right onto N Coit. The building is on the right side.

If you are coming in from LBJ (I635) and going north on 75, you will turn left onto Belt Line and turn right onto Coit.

El Paso

The Atrium
1155 Westmoreland, Suite 110
El Paso, TX 79925

From I-10 W, take the Airways exit North. Turn right at the first light (Viscount). Turn right on Westmoreland Dr.

Fort Worth

6801 McCart Avenue, Suite B-1
Fort Worth, TX 76133

From I-20 take the McCart Ave exit #435. Go South on McCart Ave passing Altamesa Blvd. You will turn left at the next light which would be Southpark Lane. To the right you may enter the 1st immediate parking entrance or the 2nd parking entrance on your right at 6801 McCart Ave Professional Building. Our office suite is B1 which is located on the Northside of the building facing Southpark Lane.

Harlingen

Executive Central
722 Morgan Blvd, Suite C
Harlingen, TX 78550

From Expressway 83 (I-2), exit on New Hampshire St. and go north, past Arroyo Park. After going through a long S-bend and past a railroad crossing, turn left at first stoplight (Bus. 77 Sunshine Strip). After passing the walkway bridge to the High School, take the right fork to Morgan Blvd. Go past the stoplight at Washington St and turn right into the first large parking lot at 722 Morgan. You may park in any space marked "Reserved for Tenants and Customers".

Do NOT park on or across the street or in spaces marked "Act Management." (Note that GPS instructions may not be accurate for this location).

Houston North (Greenbriar Place)

Greenbriar Place

650 North Sam Houston Pkwy E, Suite 535

Houston, TX 77060

From the Beltway 8 going West, exit Imperial Valley Drive. U-turn under the belt. Go East on the Service Road (N Sam Houston Pkwy E). The site is just before the Hardy Toll Road Exit.

From I-610, take 45-North toward Dallas, exit Beltway 8 - East. Go East on the Service Road of Beltway 8 (N Sam Houston Pkwy E).

Houston (East)

Atrium Building

11811 I-10 East Freeway, Suite 260

Houston, TX 77029

From I-10 EASTBOUND, take the Federal Rd exit #778A. U-turn under the freeway and come back on the feeder road going West. Building is on the right side, next to Pappasito's Cantina.

From I-10 West, take the Holland Rd exit. Stay on the feeder road. Building is on the right side, next to Pappasito's Cantina.

Houston (Southwest)

One West Belt

9555 W. Sam Houston Pkwy South, Suite 140

Houston, TX 77099

The street address is on the marquis in front of the building (9555 West Sam Houston Parkway South). On a smaller sign, sitting down in the grass next to the entry on Bissonnet, is the notation, "One West Belt". The Sam Houston Pkwy is also known as Beltway 8.

From US 59, heading South: Take the Bissonnet exit and turn right onto Bissonnet. Go about one mile - the building is on the right just before you reach the West Sam Houston Pkwy. You can turn right from Bissonnet into the parking lot, or, if you come to the Beltway, turn right onto the feeder road and then an immediate right into the parking lot.

From US 59, heading North: Take the Bissonnet exit and turn left (under the freeway) onto Bissonnet. Go about one mile - the building is on the right just before you reach the West Sam Houston Pkwy. You can turn right from Bissonnet into the parking lot, or, if you come to the Beltway, turn right onto the feeder road and then an immediate right into the parking lot.

From the West Sam Houston Pkwy South (also known as Beltway 8), heading South: Take the Bissonnet exit and turn left (under the freeway) onto Bissonnet. Turn left into the parking lot of the first building on the left.

From the West Sam Houston Pkwy South (also known as Beltway 8), heading North: Take the West Bellfort exit and travel about two miles on the feeder road to Bissonnet. Turn right on Bissonnet and then left into the parking lot of the first building on the left, OR do not turn on Bissonnet but drive through the intersection and then make an immediate right into the parking lot.

Houston (Northwest)

9800 Northwest Freeway, Suite 200

Houston, TX 77092

From Hwy 290 EASTBOUND take Exit 13C toward West T C Jester Blvd. Stay Straight to go onto N Loop Fwy W. Make a U-turn onto N Loop Fwy W. Stay on the feeder road, Sheraton Hotel is on the right as the road curves right. Turn into the parking lot immediately after the Sheraton Hotel and before the office building. Center is on the 2nd floor.

Driving north on Loop 610 West exit at T.C. Jester and then U-turn under Loop 610. Stay on the feeder road, Sheraton Hotel is on the right as the road curves right. Turn into the parking lot immediately after the Sheraton Hotel and before the office building. Center is on the 2nd floor.

Driving west on Loop 610 North, exit at T.C. Jester and then U-turn under Loop 610. Stay on the feeder road, Sheraton Hotel is on the right as the road curves right. Turn into the parking lot immediately after the Sheraton Hotel and before the office building. Center is on the 2nd floor.

Lubbock

The Center

4413 82nd St., Suite 210

Lubbock, TX 79424

From S Loop 289, take the Quaker Ave exit and go South. Turn right on 82nd St.

McAllen

7000 N. 10th Street Suite C-4

McAllen, TX 78504

From S Expressway 281/S US-281, turn right onto E Trenton Rd. Turn left onto N 10th St/TX-336. The test site is on the left.

Midland

Westwood Village Shopping Center

4200 West Illinois Avenue, Suite 200

Midland, TX 79703

From I-20, take Midkiff Road exit. Go North on Midkiff Road. Take a left on Illinois Ave. Go .8 miles and turn right into Chinese Kitchen's parking lot at 4200 W Illinois. Suite is at the end of the left Strip.

From Business 20 (Old Hwy 80) going West, follow Front Street until Wall St Traffic light. Go 2 blocks and turn right on Midkiff. Turn left on Illinois. Go .8 miles and turn right into Chinese Kitchen's parking lot at 4200 W Illinois. Suite is at the end of the left Strip.

From North Hwy 349, Look for Loop 250 West (just before overpass). Turn right at Loop and go 2 miles to Exit Midkiff. Turn left at traffic light. Turn right at Illinois traffic signal. Turn right onto Chinese Kitchen's parking Lot at 4200 W Illinois. Suite is at the end of the left Strip.

San Antonio

One Park Ten

6800 Park Ten Blvd, Suite 174-W

San Antonio, TX 78213

From Loop 410 West (near Crossroads Mall), take IH 10 East. Exit on Vance Jackson. Use the turnaround to get on the IH10West access road. Stay on the access road until the One Park Ten building.

From IH 10 West, exit on Vance Jackson. Stay on the access road.

The building is off of IH10/US87 approximately one mile inside Loop 410. The One Park Ten building is on the right, immediately after Park Ten Blvd. Suite 174-W is located on the first floor to the right of the main entrance.

San Antonio

9502 Computer Drive, Ste 105
San Antonio, TX 78229

From I-10 West, take exit 561 for Wurzbach and Medical Drive. Stay on the access road passed Medical Drive, then turn left on Wurzbach (going under the freeway). Proceed one block on Wurzbach, then turn left on Bluemel. Proceed one block on Bluemel, turn left on Computer Drive, then turn right into the parking lot for the Neuromuscular Institute of Texas at 9502 Computer Drive. PSI is in suite 105. From I-10 East, take the Wurzbach exit and turn right on Wurzbach (going under the freeway), then follow the directions above.

Tyler

3800 Paluxy Dr, Suite 310
Tyler, TX 75703

From 1-20 turn south on Hwy 69 and go to Loop 323. Turn right on 323 and follow 323 to the intersection of Paluxy Dr. Turn right on Paluxy Drive. The Paluxy Square Complex will be immediately on the left. Go to Building 3 which is in the back.

Waco

345 Owen Lane, Suite 124
Waco, TX 76710

From TX-6, take the Waco Drive exit, loop under the bridge where you will be on Sanger Ave, turn right on Owen Ln. The examination site is behind the Richland Mall and directly across the street from the City of Waco water tower. If you are coming in on the South Hwy 6, take the South Loop 340, then take Sanger Ave Exit.

Louisiana Examination Sites

The following 2 sites will offer the Texas examinations.

Lake Charles

Acadian Aviation Testing Center
513 W. College St
Lake Charles, LA 70605

From West Broad Street, turn left onto Ryan Street. Turn right onto W Prien Lake Road. Take the first left onto Ernest Street, then take the 1st right onto W College Street. The site will be on the left side of the street.

Shreveport

910 Pierremont Rd, Suite 216
Shreveport, LA 71106

From I-49 S: Use the right 2 lanes to take exit 203 for Pierremont road/Hollywood Ave. Use the left 2 lanes to turn left onto Pierremont Rd. Continue straight to stay on Pierremont Rd. Turn left onto Fairfield Ave. Turn right at the first cross street onto Southfield Rd. This will take you into the parking lot of the Pierremont Office Park. 910 Pierremont is the building on the left.

REPORTING TO THE EXAMINATION SITE

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

REQUIRED IDENTIFICATION AT EXAMINATION SITE

You must provide 2 forms of identification. One must be a VALID form of government issued identification (driver's license, state ID, passport, military ID) which bears your signature and has your photograph or a complete physical description. The second ID must have your signature and preprinted legal name. All identification provided must match the name on the Examination Registration Form, the Registration Confirmation Notice, and the approval letter from TREC.

If the name does not match exactly, you must contact TREC and request a change in name via telephone, along with a follow-up written request by fax or mail. *Failure to provide all of the required identification at the time of the examination is considered a missed appointment, and you will not be able to take the examination and the examination fee will be forfeited.*

SECURITY PROCEDURES

The examinations will be CLOSED book. You will NOT be allowed to bring any reference materials to the examination. Candidates need to bring a nonprogrammable calculator that is silent, battery-operated, does not have paper tape printing capabilities, and does not have a keyboard containing the alphabet.

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.

REVIEW OF EXAMINATION QUESTIONS

PSI, in cooperation with the TREC, 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 by clicking the Comments link on the function bar of the test question screen. Your comments regarding the questions and the examinations are welcomed. 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 candidate results and adjust them accordingly. **This is the only review of the examination available to candidates.**

TAKING THE EXAMINATION BY COMPUTER

The examination will be administered via computer. You will be using a mouse and computer keyboard.

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.



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.

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.
- **On paper** - an official score report (pass or fail) will be printed at the examination site. This report will include a diagnostic report indicating your strengths and weaknesses by examination portion.
- If you **do not pass** - registration forms for submittal to PSI to retake the examination will be available 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.

TIPS FOR PREPARING FOR YOUR LICENSE EXAMINATION

The following suggestions will help you prepare for your examination.

- Planned preparation increases your likelihood of passing.
- Start with a current copy of this Candidate Information Brochure and use the examination content outline as the basis of your study.
- Read study materials that cover all the topics in the content outline.
- Take notes on what you study. Putting information in writing helps you commit it to memory and it is also an excellent business practice. Underline or highlight key ideas that will help with a later review.
- Discuss new terms or concepts as frequently as you can with colleagues. This will test your understanding and reinforce ideas.
- Your studies will be most effective if you study frequently, for periods of about 45 to 60 minutes. Concentration tends to wander when you study for longer periods of time.

EXAMINATION CONTENT OUTLINE AND REFERENCE MATERIAL

Examination	Portion	# of Items	Time Allowed
Professional Inspector	National	200	240 Minutes
	State	25	45 Minutes
	Both	225	285 Minutes
Real Estate Inspector	National	200	240 Minutes
	State	25	45 Minutes
	Both	225	285 Minutes

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

CONTENT OUTLINE

- The State portion of the Texas Home Inspectors examination:
- I. Structural Systems: Texas SOP Exclusions and Unique Reporting Requirements (2 Items)
 - II. Electrical Systems: Texas SOP Exclusions and Unique Reporting Requirements (3 Items)
 - III. Mechanical Systems: Texas SOP Exclusions and Unique Reporting Requirements (3 Items)
 - IV. Licensing Law (9 Items)
 - V. General Provisions of the Texas Standard of Practice (8 Items)

REFERENCES

Texas Occupation Code, Chapter 1102, Real Estate Inspectors, Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, www.trec.texas.gov, (512) 936-3000
www.capitol.state.tx.us/statutes/docs/OC/content/htm/oc.007.00.001102.00.htm

Rules of the Texas Real Estate Commission, October 1, 2012, Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, www.trec.texas.gov, (512) 936-3000

PRETEST ITEMS

In addition to the number of examination items specified, a small number of up to five “pretest” 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 non-scored experimental questions is an essential step in developing future licensing examinations.

HOW THE TEST IS SCORED

To pass the state portion you must get 75% correct (at least 19 out of 25) for the Professional Inspector and 70% correct (at least 17 out of 25) for the Real Estate Inspector.

NATIONAL PORTION

The Examination Board of Professional Home Inspector (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 200 multiple choice questions on the NHIE Portion. Included in the 200 questions per examination are 25 “pretest” questions which are being pre-tested to ensure the

NHIE remains reliable, valid and legally-defensible. These "pre-test" questions are placed randomly throughout the exam and will not be scored.

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 (64%)

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. (5%)

- 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, site drainage problems)
 - iv. Typical vegetation and 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. Attachment methods (e.g., lag screws, bolts, web joists, tgi joists, cantilevered flooring)
 - iii. Deck load to grade transfer theory (e.g., deck to joist to girder to post to grade)
 - iv. Typical defects (e.g., flashing, railings, decayed wood, results of deferred maintenance)
 - v. Maintenance/design concerns and procedures
 - vi. 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 people or the performance of the building. (6%)

- a. Wall Cladding, Flashing, Trim, Eaves, Soffits, and Fascia
 - i. Common types (e.g., stucco, composite siding, aluminum and vinyl cladding, SIPs, EIFS, step flashing)
 - ii. Typical defects (e.g., cracking, improper installation, water infiltration, decay)
 - iii. Maintenance concerns and procedures

- iv. 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, flashings, cracked glass)
 - iii. Maintenance concerns and procedures
 - iv. Safety issues, applicable standards, appropriate terminology, and glazing requirements (e.g., egress requirements, safety glazing, release for security bars)
- 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., improper installation, cracking, curling, deterioration, damage)
 - iv. Characteristics of different roofing materials
 - v. Sheathing and underlayment 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 (e.g., slope, gutters, roof drains, scuppers)
 - ii. Typical modifications, repairs, upgrades, and retrofits methods and materials
 - iii. Typical defects (e.g., ponding, improper slopes, clogging/leaking, disposal of roof 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, improper installation, missing flashing)
 - iii. Maintenance concerns and procedures
 - iv. 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, improper installation, deterioration, failure, 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 people or the structural stability of the building. (7%)

- 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. Typical defects (e.g., cracks, settlement, decomposition, failed damp-proofing) 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
 - vii. Water management (e.g., grading, foundation drains, sumps)
- 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, decayed or damaged structural members, effects of long-term loading and/or bearing and environmental exposure)
 - 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 or damaged structural members, earth to wood contact, structural deformation)
 - iv. Seismic and wind-resistant construction methods and hardware
 - v. Fire blocking and fire walls
 - 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. Roof and ceiling structure conditions and defects (e.g., moisture stains, fungal/ mold growth, sagging rafters, modified/damaged trusses, decayed or damaged structural members)
 - v. Limitations of framing materials (e.g., span)
 - vi. Applied forces and how they affect roof/ceiling structures (e.g., wind, seismic, loads)
 - vii. Safety issues, applicable standards, and appropriate terminology

- viii. Seismic and wind-resistant construction and hardware
- ix. 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 or affect people. (7%)

- a. Electrical Service: Service Entrance, Service Lateral, Service Conductors, 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 rust in panel equipment, height, deteriorated conductor sheathing)
 - 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., un-bonded sub panels, double-tapping, over-fusing)
 - iv. Main disconnects
 - v. Panel grounding and sub-panel neutral isolation
 - vi. Panel wiring
 - vii. Over-current 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 non-metallic cable)
 - iv. Problems with aluminum wire
 - v. Obsolete electrical wiring system (e.g., knob and tube wiring)
 - 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., receptacles and lights, appliances, GFCI protection, arc fault protection)
- 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 people or the performance of the building. (5%)

- a. Cooling
 - i. Common types, materials, applications, installation methods, and construction techniques
 - ii. Typical defects (e.g., vacuum line insulation missing, condensation and/or rust on components, not cooling properly, un-level condenser, frost/ice formation on components, restriction of air flow at the condensing unit, location of condensing unit)
 - iii. Theory of refrigerant cycle (latent and sensible heat)
 - iv. Theory of heat transfer
 - v. Theory of equipment sizing
 - vi. Methods of testing the systems
 - 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 (damaged ducts, incorrect configuration/installation, insufficient air flow, condensation at supply registers, blower operation, and improper air temperature at register)
 - iii. Methods of testing the system
 - iv. Maintenance concerns and procedures (e.g., filter, condensation pump and lines)
 - 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 people or the performance of the building. (6%)

- a. Heating
 - i. Common types, materials, applications, installation, methods, and construction techniques
 - ii. Typical defects (e.g., cracked heat exchanger, humidifier, dirty fan, improper fuel line installation/material)
 - iii. Theory of heat transfer and how it takes place in different heating system types
 - iv. Heating system types (e.g., forced draft, gravity, boiler, hydronic, heat pump, solid fuel)
 - v. Theory of equipment sizing
 - vi. Methods of testing the systems
 - vii. Performance parameters
 - viii. Condensate control and disposal
 - ix. By-products of combustion (e.g., H₂O, CO₂, CO, NO₂), their generation, and how and when they become a safety hazard

- x. Maintenance concerns and procedures
- xi. 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, incorrect configuration/installation, insufficient airflow, blower operation, and improper air temperature at register)
 - iii. Methods of testing the system
 - iv. Maintenance concerns and procedures (e.g., filter, humidifier)
 - v. Safety issues, applicable standards, and appropriate terminology
- c. Flue and 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, proper slope, combustion make-up air vent sizing and configuration)
 - iii. Theory of venting and exhaust flues
 - iv. Equipment sizing
 - v. Safety issues, applicable standards, and appropriate terminology

Task 7: Identify and inspect insulation, moisture management systems, and attic/interior/crawl space ventilation systems in conditioned and unconditioned spaces using applicable standards for material selection and installation procedures to assess immediate condition and long-term safety and maintenance issues that may affect people or the performance of the building. (6%)

- 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, damaged insulation, flame spread concerns, improper clearances and alignment)
 - 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 and likely locations for condensation to occur
 - x. Maintenance concerns and procedures

- xi. Safety issues, applicable standards, and appropriate terminology
- c. Ventilation Systems of Attics, Crawl Spaces, and Roof Assemblies
- 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 in building assemblies (e.g., conditioned vs. unconditioned, draft stopping)
 - iv. Theory of relative humidity
 - v. Interdependence of mechanical systems and ventilation systems
 - vi. Appliance vent systems requirements (e.g., clothes dryers, range hoods, bathroom exhausts)
 - vii. Screening, sizing, and location requirements for vent openings
 - viii. Maintenance concerns and procedures
 - ix. 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 people or the performance of the building. (6%)
- 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/functional flow problems and how they affect the water distribution system (e.g., softeners, private well equipment, hard water build-up, old galvanized piping, pressure reducer valves, expansion tanks)
 - v. Pipe defect/deterioration issues (e.g., PVC, galvanized, brass, polybutylene, PEX)
 - vi. Maintenance concerns and procedures
 - vii. Safety issues, applicable standards, and appropriate terminology (e.g., understanding of term “functional flow”)
- 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, fixture attachment)
 - 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 (e.g., supports/spacing)
 - ii. Typical modifications, repairs, upgrades, and retrofits methods and materials (e.g., joining dissimilar piping materials)
 - iii. Theory and usage of traps and vents
- iv. Identification of public or private disposal (when possible)
 - v. Typical defects (e.g., faulty installation, deterioration, leakage, defective venting or drain slope)
 - vi. Maintenance concerns and procedures
 - vii. Safety issues, applicable standards, and appropriate terminology (e.g., understanding of term “functional drainage”)
- d. Water Heating Systems
- i. Common types, materials, applications, installation methods, and construction techniques (e.g., conventional, instant, tankless, indirectly heated, atmospheric/gravity/induced draft)
 - ii. Typical water heater defects (e.g., improper vent/flue materials and configuration, condition, unsafe locations, connections, compatible to fuel type, temperature and pressure relief system problems)
 - iii. Accessory items (e.g., drain pans, seismic restraints, expansion tanks, recirculation systems)
 - iv. Connections to and controls for energy source
 - v. Combustion, make-up, and dilution 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., piping supports/spacing, shut-off requirements, 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, appropriate terminology, drainage sumps, sump pumps, sewage ejection pumps, related valves and piping
- i. Common types, materials, applications, installation methods, and construction techniques
 - ii. Typical defects (e.g., inoperative sump pumps, improperly installed/designed equipment and systems, alarms, lid seals)
 - iii. Sump pump location significance
 - iv. Pump discharge location significance
 - v. Maintenance concerns and procedures
 - vi. 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%)
- 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 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 people or the performance of the building. (6%)

- a. Fireplaces, Solid-Fuel Burning Appliances, Chimneys, and Vents
 - i. Common manufactured fireplaces (e.g., vented, direct vent, non-vented) 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, masonry flues, materials, applications, installation methods, and construction techniques
- iv. Chimney terminations (e.g., spark arrestors, chimney cap)
- v. Chimney foundation, height and clearance requirements
- vi. Theory of heat transfer
- vii. Effects of moisture and excessive heat on fireplaces
- viii. Fuel types and combustion characteristics, air supply, and combustion air requirements
- ix. Typical defects (e.g., hearth defects, clearance requirements, firebox damage, damper problems, smoke chamber and flue issues, shared flue considerations)
- x. Operation of equipment, components, and accessories
- xi. Maintenance concerns and procedures
- xii. Safety issues, fire safety fundamentals, applicable standards, and appropriate terminology

Task 11: Identify and inspect common permanently installed kitchen appliances for proper condition and operation. (3%)

- a. Installation
- b. Operating using normal controls
- c. Typical defects (e.g., appliance not anchored/leveled, rusting racks, leaking unit, missing air gap)
- d. Maintenance concerns and procedures
- e. Safety issues, applicable standards, manufacturer's specifications, 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. (2%)

- a. Types of construction
 - a. Perimeter coping and water level finish
 - b. Shell interior finish (e.g., plaster, vinyl, pebble/synthetic)
 - c. Entrapment prevention (e.g., dual drains, anti-vortex lid)
 - d. Permanently installed handrails and ladders
- b. Mechanical systems
 - a. Pump, motors, blowers, skimmer, filter, drains, gauges
 - b. Piping and valves
 - c. Cleaning systems (e.g., in-floor heads, pool sweeps)
 - d. Heating (e.g., gas, electric, solar)
- c. Electrical systems
 - a. Lighting and GFCI protection
 - b. Timers and controls
 - c. External bonding (e.g., pump motors, blowers, heater shell)
- d. Typical defects (e.g., inoperative equipment, piping leaks, damage/deterioration of components)
- e. Maintenance concerns and procedures
- f. Safety issues (e.g., child-safe barriers or components), applicable standards, and appropriate terminology

Task 13: Identify and inspect lawn irrigation systems using applicable standards for material selection and installation procedures and to assess immediate and long-term safety and maintenance issues that may affect the performance of the system and building. (1%)

- a. Common material types, applications, installation methods, and construction techniques
 - i. Typical modifications, repairs, upgrades, and retrofits methods and materials
 - ii. Timers and controls (e.g., timing device, manual valves)
 - iii. Typical defects (e.g., leaks, poor adjustment, inoperative components, cross-connection/back flow, proximity and possible effects on building)
 - iv. Common water pressure/flow problems and how they affect the water distribution system
Visible and accessible pipe deterioration issues (e.g., PVC, galvanized, brass)
 - v. Maintenance concerns and procedures
 - vi. Safety issues, applicable standards, and appropriate terminology

PERFORMANCE DOMAIN II: ANALYSIS AND REPORTING (24%)

Task 1: In the inspection report, identify building systems and components by their distinguishing characteristics (e.g., purpose, type, size, location) to inform the client what was inspected. (5%)

- a. Minimum information required in an inspection report (e.g., property data, construction materials, installation techniques and procedures, locations of main system shutoffs)
- 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 inspected and what was not inspected and the reason why it was not inspected. (6%)

- 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 defective. (7%)

- a. Common expected service life of building and mechanical components
- b. Common indicators of potential failure (e.g., rust and corrosion, unusual noise, excessive vibration, and/or lack of routine maintenance)
- c. Common safety hazards
- d. 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. (5%)

- 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 (12%)

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. (6%)

- a. Purpose of a contract
- b. Elements of a contract (e.g., names of parties, scope of inspection, terms of service, exclusions and limitations, address, date and times of inspection, limits of liability, dispute resolution, and understanding State specific elements) **41%**
- c. Timing of delivery and signing contract

Task 2: 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. (6%)

- a. Fundamental legal concepts (e.g., fiduciary responsibility, contractual responsibility, liability, negligence, due diligence, consumer fraud, knowledge of licensing requirements)
- b. 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)
- c. Boundaries of personal expertise and professional scope of practice (e.g., don't exceed your area of expertise)
- d. Understand the types and purpose of financial protection (e.g., general liability, professional E&O, bonding, and warranties)

REFERENCES

This is a list of published sources used in generating the questions on the National Home Inspector Examination. However, EBPHI does not imply that study of all or only these materials will ensure a passing score on the examination. There are many training providers and other valuable publications relevant to home inspection that can be helpful to candidates who are studying for the examination. Additionally, the value of field experience cannot be discounted.

A NOTE ABOUT BUILDING CODES

It is generally accepted that home inspectors are not expected to report code violations in inspected properties. However, the role delineation study on which the National Home Inspector Examination is based reflects the actual practice of the profession as defined by surveys of home inspectors throughout the nation.

These "subject matter experts" believe that knowledge of basic code parameters is vital to adequate practice of home inspection. Thus, code references are included in this list.

- Dearborn Publishing, *Essentials of Home Inspection series*, www.dearbornhomeinspection.com
- International Code Council. (2003). *International residential code for one- and two-family dwellings, 2003*. Falls Church, VA: International Code Council.
- Journal of Light Construction. *Field Guide to Residential Construction, 2003*, www.jlconline.com
- *Code Check series*, Taunton Press, 2000, www.taunton.com
 - CodeCheck Complete*
 - CodeCheck: A field guide to building a safe house*
 - CodeCheck: Plumbing*
 - CodeCheck: Electrical: A field guide to wiring a safe house*
 - CodeCheck: HVAC*
 - CodeCheck: A field guide to building, plumbing, mechanical and electrical codes*
- Yanev, P. (1991). *Peace of mind in earthquake country*. San Francisco, CA: Chronicle Books.

HOW THE TEST IS SCORED

Your pass/fail status is determined by whether you answered enough questions correctly to meet or exceed the pass point of the examination. This pass point, or cut score, is established by a criterion-referenced methodology suggested in accepted standards for public protection examinations. This methodology ensures that home inspectors who pass the test are competent to practice in the public arena.

The National Home Inspector Examination is "scale scored" from 200 to 800, with 500 as the pass point.

It is important to keep in mind that your total score on the examination is not the average of the subscores in each of the content areas on a failing score sheet. Some content areas contain more questions than others. Also, the number of available "points" is not related to the number of questions, because items vary in difficulty, criticality, and importance to competent practice.

SAMPLE QUESTIONS

Following are samples of the types of questions used in the 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. The Texas Real Estate Commission assesses inspectors a fee to fund the Real Estate Inspection Recovery Fund based on the
 - a. number of separate claims paid from the Recovery Fund in the preceding year.
 - b. total dollar amount of all claims paid from the Recovery Fund in the preceding year.
 - c. inspector's license level and annual number of inspections.
 - d. fund balance, which must remain at a required minimum level.
 2. Which of the following MUST an inspector complete as part of the plumbing inspection?
 - a. Operate free-standing appliances.
 - b. Operate main, branch, or shut-off valve.
 - c. Observe the functional drainage at accessible plumbing fixtures.
 - d. Observe exterior components such as water mains and water wells.
 3. When inspecting cooling equipment, the inspector shall report all of the following EXCEPT the
 - a. type of system.
 - b. type of refrigerant.
 - c. inadequate access to the unit.
 - d. dirty evaporator coil where accessible.
 4. According to the Standards of Practice, oven thermostats tested at 350 degrees F should be accurate within what range?
 - a. +/- 5 degrees F.
 - b. +/- 15 degrees F.
 - c. +/- 20 degrees F.
 - d. +/- 25 degrees F.

ANSWER KEY

1. d 2. c 3. b 4. d

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