EXAMINATION BOARD OF PROFESSIONAL HOME INSPECTORS

National Home Inspector Examination®

EBPHI

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www.NationalHomeInspectorExam.org

Examination Board of Professional Home Inspectors®, Inc.

The Examination Board of Professional Home Inspectors (EBPHI) is an independent, not-for-profit corporation founded in 1999. EBPHI's mission is "to establish the standard of competence for home inspectors and to enhance consumer confidence in home inspection professionals." The National Home Inspector Examination (NHIE) addresses this mission by encouraging regulatory bodies in state and local governments, as well as professional membership organizations, to adopt the National Home Inspector Examination for competency assessment.

Administration of the NHIE ensures that home inspection professionals meet basic knowledge and practice requirements for the purposes of regulation. Successful completion of the examination fulfils the needs of the public, the government and of home inspectors.

POLICIES AND PROCEDURES

Registration Information

Oklahoma, Tennessee, and Vermont:

The states of Oklahoma, Tennessee, and Vermont have contracted with PSI, Inc. to administer the National Home Inspector Examination. Oklahoma requires preapproval by the Oklahoma Construction Industries Board before registration. Examination names will appear as:

- OK Home Inspector
- TN Home Inspector
- Vermont Property Inspector

Illinois, South Dakota and Washington:

The states of Illinois, South Dakota, and Washington have elected to add state-specific questions to the National Home Inspector Examination. The National Home Inspector Examination in Illinois, South Dakota, and Washington is administered by PSI, Inc. These Illinois, South Dakota, and Washington examinations will appear as:

- IL Home Inspector Examination
- South Dakota Home Inspector
- Washington Home Inspector

Florida:

The National Home Inspector Examination in Florida is administered by Pearson VUE. The examination name will appear as:

- FL – EBPHI

Nevada and Texas:

The states of Nevada and Texas have contracted with Pearson VUE to administer the National Home Inspector Examination. The Nevada examination names will appear as:

- EBPHI – NHIE – ISG
- EBPHI – NHIE – ISM
- EBPHI – NHIE – ISR

The Texas examination names will appear as:

- TX Professional Inspector National
- TX Real Estate Inspector National

All Other States:

EBPHI contracts with PSI, Inc. to administer the National Home Inspector Examination at more than 220 proctored test centers throughout North America.

Payment Information

- Payment is required at the time of online or phone registrations.
- Payments are NOT accepted at the testing centers.
- Examination fees are nonrefundable, nontransferable, and subject to change.

Examination Fee

- The cost of the National Home Inspector Examination is $225 per test in most states and in Canada. Please confirm when you call or register online.
- Veterans Reimbursement: If you pass the NHIE and you are eligible for GI Bill education benefits you may be eligible to get reimbursed for the cost of this exam. You will need to complete a VBA-22-0803- ARE and submit it to the VA for reimbursement. When you submit the VBA-22-0803-ARE make sure you remember to include a copy of your receipt of paid in full for this exam, and a copy of your exam results. For questions, please contact the Department of Veterans Affairs.

To Change or Cancel a Reservation Without Penalty

- To change or cancel a reservation without a monetary penalty, notify the test administrator's Customer Care Center no less than two business days before the scheduled examination.
- Cancellations received less than two business days before the scheduled examination will be charged the full examination fee.
- Candidates will have 1 year to take the examination from the date the examination registration fee is received by PSI, or the examination registration fee will be forfeited.
- If you are absent for a scheduled examination and have not rescheduled or cancelled according to policy, your examination registration fee will be forfeited.
- If you are taking the exam through a different test administrator, contact them (See "Registration Information" section) for their policies and procedures.

Permitted Absence from a Scheduled Examination

If you are unable to attend the examination on the day you are scheduled to test, you may be excused for the following reasons:

- Illness of either yourself or an immediate family member
- Death in your immediate family
- Disabling traffic accident
- Court appearance or jury duty
- Military duty

Re-examination Procedures

- To make an appointment for re-examination, follow the online or telephone procedures outlined previously for making an examination appointment.
- You may retake the National Home Inspector Examination as many times as you wish (unless otherwise regulated by your state). However, you must wait 30 days between retakes. Each examination requires a separate fee.

Special Examination Arrangements and Services

- EBPHI certifies that its test administrators comply with the provisions of the Americans with Disabilities Act (42 USCG Section 12101, et. seq.) and Title VII of the Civil Rights Act, as amended (42 U.S.C. 2000e, et. seq.) in accommodating individuals who, because of a disability, need special arrangements to enable them to take the examination. If you need special arrangements for testing because of a disabling condition, you may ask for special testing services. All examination sites provide access for individuals with movement disabilities.
- Any individual requesting special testing arrangements due to impaired sensory, manual, or verbal skills or other disability must submit a request to the appropriate test administrator. This request must include your name, address, social security number, test date desired, test location, time of examination and a description of the special requirements. This request must also include supporting documentation from a physician or other qualified professional reflecting a diagnosis of the condition and an explanation of the need for test aids or modifications.
- Test administrators will provide auxiliary aids and services except where it may fundamentally alter the examination or results or result in an undue burden. Due to the unique nature of each request for special arrangements and the types of variables involved with testing (testing frequencies as permitted by each state and individual test center capabilities), an individual requesting special services should do so in advance.
- Test administrators will determine the time and place of specially arranged examinations and confirm these arrangements with the individuals directly. All special examination arrangements are subject to the Examination Board of Professional Home Inspectors' policies.

- Candidates must register for their examination by telephone with a PSI representative, if approved for ADA accommodations.

Reporting Time

Specific reporting times will be given when you make your examination reservation. It is suggested that you report for testing at least 30 minutes before your examination appointment. Allow additional time to find the test center.

Tardiness

Individuals who arrive late for their scheduled examination forfeit their reservation. Persons excluded from testing because of lateness will be considered absent and the individual's examination registration fee will be forfeited.

At the Testing Center

- When you arrive at the test center, report to the test center manager. Present your confirmation number, identification, and any other required documents.
- The test center manager will assign you a seat and assist you with your computerized testing unit. You will have an opportunity to go through a tutorial to become familiar with the system. The time you spend on the tutorial will not reduce the time allotted for taking your examination.
- You are given four hours to complete the National Home Inspector Examination. The timing of the examination begins the moment you look at the first question on your exam. After four hours have elapsed, the testing unit will automatically turn off. Alert the test center manager when you have completed your test by raising your hand.
- If you encounter any problem during the exam, please notify the test center manager immediately. If your problem is not addressed to your satisfaction, contact EBPHI by email at info@homeinspectionexam.org.

Examination Comments

- Should you wish to comment on any question on the exam, be sure to flag it and then follow the instructions at the end of the test. Comments are accepted only for specific, individual questions; a failing score on the NHIE is not considered grounds for comment.
- Comments on questions on the National Home Inspector Examination are reviewed by the Examination Board of Professional Home Inspectors with advice from its test development contractor. Should a question require modification or elimination such that failing scores might be changed, affected candidates will be rescored. In no case will resolution of candidate comments result in modification of individual candidate scores. Comment determinations that do not affect passing scores will not be applied but may affect future versions of the exam.

Test Center Regulations

To ensure that all individuals are tested under equally favorable conditions, the following regulations and procedures are observed at each test center:

- No personal belongings such as briefcases, large bags, study materials, extra books or papers, electronic pagers or cell phones are permitted in the testing room. Any items brought into the testing room will be collected and returned after the test is completed. Test administrators are not responsible for lost or misplaced items.
- No one is permitted to eat, drink, or smoke during the examination.
- Under no circumstances will you be permitted to work beyond the time allotted for the examination. Time limits are generous, with ample time to answer all questions and to check all work.
- You may not leave the room during an examination without permission from the test center manager. If you need to leave the examination for any reason, no extra time will be allowed for the examination.
- Examinees using any type of format to copy or photograph some or any part of the questions or answers, using notes, books, or other aids, taking part in an act of impersonation, or removing test materials or notes from the testing room will be summarily dismissed from the examination and reported to the Examination Board of Professional Home Inspectors and/or their respective regulatory agency and may be subject to penalties.
- The use of calculators is not permitted.
- Test center personnel are not familiar with the questions on the NHIE and have been instructed not to attempt to assist with the tested material.

Cancellations and Delays

Test administrations are delayed or cancelled only in emergencies. If severe weather or a natural disaster makes the test center inaccessible or unsafe, the test administration may be cancelled. Listen to your local radio stations for announcements and information regarding severe weather conditions that may result in test delays and/or cancellations.

How the Test Is Scored

The National Home Inspector Examination® is scored by a scaled scoring system, which is used by exams like the ACT and SAT in the United States. Since there are multiple versions of the NHIE, a scaled scoring system is a fair way to evaluate, score and adjust for differences in difficulty between the questions that appear on different versions of the exam. This method takes the raw score (the number of questions answered correctly) and converts it to a score between 200 and 800, with a passing scaled score of 500. A criterion-reference technique establishes the passing point for each exam. Based on the difficulty rating for each item, a panel of experts sets the passing score under the guidance of a psychometrician. The psychometrician consultant performs a statistical analysis following each administration of the exam.

Using Your Score Report

If you took this examination to qualify for licensing or other regulation in your state, contact the regulating agency to determine how to submit your passing score report. You will find links to various regulatory bodies at www.nationalhomeinspectorexam.org.

At PSI, Inc. test centers, you will receive an original copy of your score report prior to your departure. If you are taking the exam through a different test administrator, contact them for information.

Upon passing the NHIE you are also able to add your credentials to our Home Inspector Database located on our website. When you submit your name to be entered to our Inspector Database you will also receive a communications toolkit to promote your achievement! Submit your information at https://nationalhomeinspectorexam.org/ inspector-database.

CONTENT OUTLINE

This content outline is based on the role delineation study, it is intended to provide candidates with topics for study that may appear on the National Home Inspector Examination. The percentage of questions on the examination for each content area is indicated below. The contents of this document are neither a complete listing of all topics covered by the examination nor all skills necessary to perform a competent inspection.

DOMAIN 1: PROPERTY AND BUILDING INSPECTION/SITE REVIEW (70%)

TASK 1: Identify and inspect **site conditions** to assess defects and issues that may affect people or the performance of the building. (5%)

Knowledge

A. Vegetation, Grade, Drainage and Retaining Walls

1. Common types, materials, and terminology
2. Applicable construction standards and installation methods
3. Typical defects (e.g., negative grade, earth to wood contact, poor drainage)
4. Common safety issues

B. Driveways, Patios, and Walkways

1. Common types, materials, and terminology
2. Applicable construction standards and installation methods
3. Typical defects (e.g., large cracks, improper slope, settlement/upheaval)
4. Common safety issues (e.g., trip hazards, slippery surfaces)

C. Pool and Spa Access Barriers

1. Applicable safety standards and terminology
2. Common safety issues (e.g., fencing, latches, alarms)

TASK 2: Identify and inspect **building exterior components** to assess defects and issues that may affect people or the performance of the building. (5%)

Knowledge

A. Wall Cladding, Flashing, Trim, Eaves, Soffits and Fascia

1. Common types, materials, and terminology
2. Applicable construction standards and installation methods
3. Typical defects (e.g., missing sections, water infiltration, decay)

B. Exterior Doors and Windows

1. Common types, materials, and terminology
2. Applicable construction standards and installation methods
3. Typical defects (e.g., decayed wood, missing flashings, cracked glass)
4. Common safety issues (e.g., safety glazing, egress, interior-keyed deadbolt)

C. Decks, Balconies, Stoops, Stairs, Steps, Porches and Associated Railings

1. Common types, materials, and terminology
2. Applicable construction standards and installation methods
3. Typical defects (e.g., improper deck ledger attachment, improper rail or stair construction, insufficient/incorrect fasteners)
4. Common safety issues (e. g., loose or missing handrails and guards, handrails not graspable, non-uniform riser height/tread depth)

D. Garage Vehicle Doors and Operators

1. Common types, materials, and terminology
2. Applicable construction standards and installation methods
3. Typical defects (e.g., damaged rollers, broken springs)
4. Common safety issues (e.g., missing/misaligned/malfunctioning obstruction sensors, improper adjustment of automatic reverse)

TASK 3: Identify and inspect **roof components** to assess defects and issues that may affect people or the performance of the building. (6%)

Knowledge

A. Roof Coverings

1. Common types, materials, and terminology
2. Applicable construction standards and installation methods
3. Typical repair methods and materials
4. Typical defects (e.g., improper installation, damage, deterioration)

B. Roof Drainage Systems

1. Common types, materials, and terminology
2. Applicable construction standards and installation methods
3. Typical defects (e.g., ponding, improper slope, overflowing/leaking)

C. Roof Flashings

1. Common types, materials, and terminology
2. Applicable construction standards and installation methods
3. Typical defects (e.g., separation, improper material transitions, missing/damaged flashing)

D. Skylights and Other Roof Penetrations

1. Common types, materials, and terminology
2. Applicable construction standards and installation methods
3. Typical defects (e.g., leakage, improper flashing installation, deteriorated boot/collar)

TASK 4: Identify and inspect **structural components** to assess defects and issues that may affect people or the performance of the building. (6%)

Knowledge

A. Foundation

1. Common types, materials, and terminology
2. Applicable construction standards and installation methods
3. Typical modifications, repairs, upgrades and retrofit methods and materials
4. Typical defects (e.g., cracks, settlement, water entry)
5. Soil types and conditions and how they affect foundations
6. Applied forces and how they affect foundation systems (e.g., seismic, loads, hydrostatic pressure)
7. Water management (e.g., waterproofing, foundation drains, sump pumps)

B. Floor Structure

1. Common types, materials, and terminology
2. Applicable construction standards and installation methods
3. Typical modifications, repairs, upgrade and retrofit methods and materials
4. Typical defects (e.g., improper cuts and notches in structural members, decayed or damaged structural members, undersized columns or pier supports)
5. Applied forces and how they affect floor systems (e.g., wind, seismic, loads)

C. Walls and Vertical Support Structures

1. Common types, materials, and terminology
2. Applicable construction standards and installation methods
3. Typical modifications, repairs, upgrade and retrofit methods and materials
4. Typical defects (e.g., decayed or damaged structural members, earth to wood contact, lack of fire separation)
5. Applied forces and how they affect the wall structure (e.g., wind, seismic, loads)

D. Roof and Ceiling Structures

1. Common types, materials, and terminology
2. Applicable construction standards and installation methods
3. Typical modifications, repairs, upgrade and retrofit methods and materials
4. Typical defects (e.g., sagging rafters, modified/damaged trusses)
5. Applied forces and how they affect roof/ceiling structures (e.g., wind, seismic, loads

TASK 5: Identify and inspect **electrical systems** to assess defects and issues that may affect people or the performance of the building. (7%)

Knowledge

A. Electrical Service (Laterals, Drops, Entrance, Equipment, and Grounding)

1. Common types, materials, and terminology
2. Applicable construction standards and installation methods
3. Typical modifications, repairs, upgrade and retrofit methods and materials
4. Electrical service amperage
5. Service and equipment grounding and bonding
6. Typical defects (e.g., improper grounding, exposed conductors, water entry)
7. Common safety issues

B. Components of Service Panels and Subpanels

1. Common types, materials, and terminology
2. Applicable construction standards and installation methods
3. Typical modifications, repairs, and upgrade methods and materials
4. Panel grounding and bonding
5. Panel wiring (e.g., color coding, conductor sizing)
6. Principles of operation and purpose of protection devices (e.g., circuit breakers and fuses, GFCI, AFCI)
7. Inspection safety procedures
8. Known problem electrical panel boards (e.g., Federal Pacific/Stab-Lok, Zinsco/Sylvania)
9. Typical defects (e.g., double-tapping, over-fusing, loose connections)
10. Common safety issues (e.g., open knock outs, overheating, multiple neutrals under one screw)

C. Wiring Methods

1. Common types (e.g., non-metallic sheathed cable, armored cable, conduit), materials and terminology
2. Applicable construction standards and installation methods
3. Typical modifications, repairs, and upgrade methods and materials
4. Considerations related to solid-conductor aluminum branch circuit wiring
5. Outdated electrical wiring system (e.g., knob and tube wiring, cloth-covered cable)
6. Typical defects (e.g., improper use of or lack of junction boxes, unprotected non-metallic sheathed cable, lack of proper support)
7. Common safety issues (e.g., open splices, no cable clamps at penetrations, exposed conductors)

D. Devices, Equipment and Fixtures

1. Common types, materials, and terminology
2. Applicable construction standards and installation methods
3. Typical modifications, repairs, upgrade and retrofit methods and materials
4. Equipment grounding and bonding
5. Wiring, operation and location of typical devices and equipment (e.g., receptacles and lights, appliances, AFCI and GFCI protection)
6. Typical defects (e.g., reverse polarity, open equipment grounds, non-functional GFCI or AFCI protection)
7. Common safety issues (e.g., absence of AFCI or GFCI, ungrounded receptacle)

E. Alternative Energy Systems (e.g., Solar, Wind, Generator)

1. Common types, materials, and terminology
2. Applicable construction standards and installation methods
3. Disconnect location
4. Common safety issues (e.g., improper connection to other systems, lack of transfer switch)

F. Electric Vehicle Service Equipment

1. Common types, materials, and terminology
2. Applicable construction standards and installation methods
3. Common safety issues

TASK 6: Identify and inspect **cooling systems** to assess defects and issues that may affect people or the performance of the building. (4%)

Knowledge

A. Cooling

1. Common types, materials, and terminology
2. Applicable construction standards and installation methods and normal operation procedures
3. Principles of refrigerant cycle (e.g., theory of heat transfer, air conditioning, heat pumps)
4. Condensate control and disposal
5. Typical defects (e.g., missing suction line insulation, condensation and/or rust on components, restriction of air flow at the condensing unit)
6. Common safety issues (e.g., missing or damaged disconnect, damaged wiring

B. Distribution Systems

1. Common types, materials, and terminology
2. Applicable construction standards and installation methods
3. Typical defects (e.g., damaged or disconnected ducts, dirty air filter, lack of duct support)

TASK 7: Identify and inspect **heating systems** to assess defects and issues that may affect people or the performance of the building. (5%)

Knowledge

A. Heating

1. Common types, materials, and terminology
2. Applicable construction standards, installation methods, and normal operation procedures
3. Principles of heating system operation
4. Connections to and controls for energy source
5. Condensate control and disposal
6. By-products of combustion (e.g., H2O, CO2, CO, NO2), their generation and how and when they become a safety hazard
7. Typical defects (e.g., dirty fan, misfiring burner, short cycling)
8. Common safety issues (e.g., inadequate combustion air, loose flue connections, flame rollout)

B. Distribution Systems

1. Common types, materials, and terminology
2. Applicable construction standards and installation methods
3. Typical defects (e.g., damaged or disconnected ducts, clogged, missing or damaged filters, leaking pipes)

C. Vent Systems

1. Common types, materials, and terminology
2. Applicable construction standards and installation methods
3. Principles of vent system operation
4. Typical defects (e.g., improperly sloped vent, improper vent materials, inadequate clearance to combustible material)
5. Common safety issues (e.g., back drafting/spillage, separated vent, venting too close to operable window

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TASK 8: Identify and inspect **insulation, moisture management systems and ventilation systems** in conditioned and unconditioned spaces to assess defects and issues that may affect people or the performance of the building. (5%)

Knowledge

A. Thermal Insulation

1. Common types, materials, and terminology
2. Applicable construction standards and installation methods
3. Principles of heat transfer and energy conservation
4. Recommended insulation levels
5. Typical defects (e.g., exposed paper backing, improper clearances, inadequate air sealing)
6. Common health and safety issues (e.g., excessive moisture, infestations, fire hazards)

B. Moisture Management

1. Common types, methods, materials, and terminology
2. Applicable construction standards and installation methods
3. Principles of moisture generation, relative humidity, and moisture movement in buildings (e.g., attic air bypasses, occupant use)
4. Effects of moisture vapor on building components, occupants, and indoor air quality
5. Moisture control systems (e.g.,

humidifiers/dehumidifiers, vapor retarders)
6. Typical causes (e.g., missing or insufficient ventilation, missing/improperly installed insulation)

C. Ventilation Systems of Attics, Crawl Spaces and Roof Assemblies

1. Common types, materials, and terminology
2. Applicable construction standards and installation methods
3. Typical defects
4. Principles of air movement in building assemblies (e.g., stack effect, pressure differences)
5. Conditioned/encapsulated attics and crawl spaces

TASK 9: Identify and inspect **mechanical exhaust systems** to assess defects and issues that may affect people or the performance of the building. (5%)

Knowledge

A. Mechanical Exhaust Systems (e.g., bath, kitchen, dryer)

1. Common types, materials, and terminology
2. Applicable construction standards and installation methods
3. Typical modification, repair, upgrade and retrofit methods and materials
4. Relationship between mechanical systems and ventilation systems
5. Typical defects (e.g., improper termination, plastic dryer ducts)
6. Common safety issues (e.g., fire hazards, blockages/obstructions)

B. Indoor Air Management Systems (e.g., heat recovery ventilators, make-up air)

1. Common types, materials, and terminology
2. Applicable construction standards and installation methods
3. Typical modification, repair, upgrade and retrofit methods and materials
4. Typical defects (e.g., inoperative, no bypass ducting, separated ducts)

TASK 10: Identify and inspect **plumbing and fuel distribution systems** to assess defects and issues that may affect people or the performance of the building. (6%)

Knowledge

A. Water Supply Distribution System

1. Common types, materials, and terminology
2. Applicable construction standards and installation methods
3. Typical modification, repair, upgrade and retrofit methods and materials
4. Typical defects (e.g., cross-connection, dissimilar metals, obsolete materials)
5. Common water pressure/functional flow problems that affect water distribution system performance (e.g., hard water build-up, galvanized piping, pressure reducing valves)

B. Fixtures and Faucets

1. Common types, materials, and terminology
2. Applicable construction standards and installation methods
3. Typical modification, repair, upgrade and retrofit methods and materials
4. Typical defects (e.g., leaks, fixture attachment)
5. Common safety issues (e.g., absence of anti-scald valve, hot/cold reverse)

C. Drain, Waste and Vent Systems

1. Common types, materials, and terminology
2. Applicable construction standards and installation methods
3. Typical modification, repair, upgrade and retrofit methods and materials (e.g., joining different piping materials, sizing)
4. Principles and usage of traps and vents
5. Differences between public and private disposal systems
6. Typical defects (e.g., deterioration, inadequate venting, improper slope)

D. Water Heating Systems

1. Common types, materials, and terminology
2. Applicable construction standards and installation methods
3. Accessory items (e.g., seismic restraints, expansion tanks, recirculation systems)
4. Connections to and controls for energy source
5. Combustion air requirements
6. Condensate control and disposal

7. Typical defects (e.g., vent/flue issues, fuel connection defects, temperature pressure relief valve defects)
8. Common safety issues (e.g., lack of temperature/pressure relief valve, missing or improperly connected vents)

E. Fuel Storage and Fuel Distribution Systems

1. Common types, materials, and terminology
2. Applicable construction standards and installation methods
3. Typical defects (e.g., missing piping supports, missing shut-off, leaking storage tank)
4. Common safety issues (e.g., gas leaks, lack of protective barriers, bonding)

F. Sump Pumps, Sewage Ejector Pumps, Related Valves and Piping

1. Common types, materials, and terminology
2. Applicable construction standards and installation methods
3. Pump and discharge locations
4. Typical defects (e.g., inoperative sump pump, broken/missing lid, missing check valve)

TASK 11: Identify and inspect **interior components** to assess defects and issues that may affect people or the performance of the building. (4%)

Knowledge

A. Walls, Ceiling, Floors, Doors and Windows and Other Interior System Components

1. Common types, materials, and terminology
2. Applicable construction standards and installation methods
3. Typical defects in interior surfaces caused by defects in other systems (e.g., structural movement, moisture stains)
4. Typical defects in interior surfaces NOT caused by other systems (e.g., defective operation of doors and windows, damage, absence of safety glazing)

B. Steps, Stairways, Landings and Railings

1. Common types, materials, and terminology
2. Applicable construction standards and installation methods
3. Typical defects (e.g., improper riser height or tread depth, baluster spacing, loose/missing guards)
4. Common safety issues (e.g., loose treads, loose/missing handrails, insufficient head clearance)

C. Installed Countertops and Cabinets

1. Common types, materials, and terminology
2. Applicable construction standards and installation methods
3. Typical defects (e.g., missing knobs, damaged surfaces, loose doors/drawers)
4. Common safety issues (e.g., improperly secured cabinets and countertops, unsecured islands)

D. Installed Kitchen Appliances

1. Applicable construction standards, installation methods and terminology
2. Basic operation using normal controls
3. Typical defects (e. g., inoperative burner, incorrectly installed dishwasher drain loop, disposer/disposal wiring connection issues)
4. Common safety issues (e.g., missing anti-tip bracket, combustible clearances, lack of dedicated circuit)

E. Smart Home Technology

1. Emerging smart home technologies, applications, terminology, and operations (e.g., electrical, plumbing, and HVAC)
2. Common defects and potential issues (e.g., improper installation, obsolete devices)
3. Considerations and limitations related to inspecting homes with smart technology

TASK 12: Identify and inspect **fireplaces, fuel-burning appliances and their chimney and vent systems** to assess defects and issues that may affect people or the performance of the building. (6%)

Knowledge

A. Solid Fuel-burning (e.g., wood, pellet, coal) Fireplaces and Appliances

1. Common types, materials (manufactured, masonry) and terminology
2. Common solid fuel chimney, vent connector, vent types, materials, and terminology
3. Common masonry fireplace types, masonry flues, materials, applications, and terminology
4. Chimney foundation, height, clearance requirements and terminations
5. Applicable construction standards and installation methods
6. Fuel types, combustion characteristics and combustion air requirements
7. Operation of equipment, components, and accessories
8. Typical defects (e.g., hearth defects, clearance requirements, smoke chamber and damper/flue issues)
9. Common safety issues (e.g., creosote buildup, lack of spark arrestors, damaged firebox)

B. Gas and Liquid Fuel-burning (e.g., natural gas, propane) Fireplaces and Appliances

1. Common types, materials (vented, direct vent, unvented) and terminology
2. Common gas and liquid fuel chimneys, vent connectors, vent types, materials, and terminology
3. Common masonry and manufactured fireplace types, flues, materials, applications, and terminology
4. Chimney height, clearance requirements and terminations
5. Applicable construction standards and installation methods
6. Fuel types, combustion characteristics and combustion air requirements
7. Operation of equipment, components, and accessories
8. Typical defects (e.g., improper clearance, lack of fuel shut-off, soot stains at exterior)
9. Common safety issues (e.g., missing/damaged damper stop, incomplete combustion, improper venting)

TASK 13: Identify and inspect common **life safety equipment and systems** to assess defects and issues that may affect people or the performance of the building. (6%)

Knowledge

1. Egress requirements (e.g., window security bar release, basement windows and doors, sill height)
2. Applicable fire/safety and occupancy separation requirements (e.g., fire separation walls and ceilings, fire-rated doors and penetrations)
3. Smoke alarm and carbon monoxide alarm placement
4. Fire suppression/sprinkler systems defects (e.g., painted or blocked sprinkler heads, low pressure)

DOMAIN 2: ANALYSIS OF FINDINGS AND REPORTING (20%)

TASK 1: Inform the client of what was inspected, the methodologies used, and describe building systems and components by their distinguishing characteristics (e.g., purpose, type, size, location). (4%)

Knowledge

1. Minimum and critical information required in inspection report
2. The type of systems and the location of system components
3. Common methods used to inspect particular components (e.g., walk on roof, observe attic or crawl space from hatch)
4. Common and emerging test instruments and their proper use (e.g., moisture meters, carbon monoxide meters, infrared cameras)

TASK 2: Describe the limitations in the inspection report to inform the client what was NOT inspected and why. (4%)

Knowledge

1. Common limitations (e.g., environmental factors, inspection safety limitations, inaccessible areas or components)
2. Limitations of a visual inspection
3. Limitations of inspection due to presence of smart and emerging technology

TASK 3: Describe systems and components inspected that are not functioning properly or are defective. (6%)

Knowledge

1. Expected service life of building and mechanical components.
2. Common indicators of potential failure (e.g., rust and corrosion, excessive or unusual noise/vibration, lack of routine maintenance)
3. Common defects and their descriptions
4. Common safety issues
5. Implications of what might occur if identified defects are not repaired

TASK 4: Describe systems and components in need of further evaluation or action. (6%)

Knowledge

1. Qualified professional or tradesperson required to complete repairs or perform further evaluations
2. Relationships between components in the building
3. Life-threatening safety hazards that warrant immediate action (e.g., gas leak, carbon monoxide accumulation, exposed energized wires)

DOMAIN 3: PROFESSIONAL RESPONSIBILITIES (10%)

TASK 1: Discuss the elements of and obtain a written pre-inspection agreement (e.g., scope, limitations, terms of services) with the client or client's representative to establish the rights and responsibilities of the inspector and client. (5%)

Knowledge

1. Purpose of a pre-inspection agreement
2. Typical elements of a pre-inspection agreement (e.g., exclusions and limitations, limits of liability, dispute resolution)
3. Considerations related to privacy
4. Timing of delivery and signing of pre-inspection agreement

TASK 2: Maintain quality, integrity and objectivity of the inspection process. (5%)

Knowledge

1. Fundamental legal concepts (e.g., contractual responsibility, negligence, applicable governing regulations)
2. Conflicts of interest (e.g., inspector interest in the property, third-party stakeholders with financial interest in the outcome of the inspection)
3. Types and purpose of financial protection (e.g., general liability, errors and omissions insurance warranties)
4. Protection of the client's interest (e.g., privacy of information, presence of cameras or listening devices, report confidentiality)

REFERENCES

National Home Inspector Exam, Home Inspection Manual, 2019.
https://nationalhomeinspectorexam.org/books/

International Residential Code (IRC) for One – and Two – Family Dwellings, 2021.
https://codes.iccsafe.org/content/IRC2021P2

NFPA 101, Life Safety Code Handbook, 2021
https://www.nfpa.org/Codes-and-Standards/All-Codes-and-Standards/Handbooks

NFPA 70, National Electrical Code (NEC), 2023.
https://catalog.nfpa.org/NFPA-70-National-Electrical-Code-NEC-Softbound-P1194.aspx?icid=D531

325 John Knox Road, Suite L103

Tallahassee, FL 32303

(847) 298-7750

info@homeinspectionexam.org
www.NationalHomeInspectorExam.org