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Question: 1

B vents greater than 12" in diameter should terminate above the roof at a minimum of:

- A. 10'
- B. 2'
- C. 3'
- D. 8'

Answer: B

Explanation:

Vent and chimney termination points can get complicated, and a home inspector should understand the concepts and nuances of clearance requirements. However, the minimum distance for a B vent that is greater than 12" in diameter is 2' above the roof.

If the B vent is less than 12" in diameter, the roof slope will determine the distance. If it is a chimney, the distance should be 3'; and it should be at least 2' above any roof structure within a 10' radius. This is known as the 2' in 10' rule, and it is a rule an inspector should be acquainted with.

Question: 2

Which device will change the volume of airflow of the air distribution system within the building?

- A. Branch ducts
- B. Trunk ducts
- C. Plenum ducts
- D. Diffuser

Answer: D

Explanation:

Diffusers control the volume of air flowing into a room.

The supply and return plenums sit on either side of the air handler (heat exchanger and fan side, respectively). Trunk ducts (both supply and return) serve as the central distribution line. Branch ducts branch from the trunk ducts.

Question: 3

Which of the following statements is true?

- A. Inspections performed using the Standard Of Practice are required to report cosmetic imperfections that do not significantly affect a component's performance of its intended function
- B. The inspector is NOT required to determine the condition of systems and components that are not readily accessible
- C. Inspections performed using the Standard Of Practice are technically exhaustive
- D. Inspections performed using the Standard Of Practice are required to identify and to report concealed conditions or latent defects and their consequential damages

Answer: B

Explanation:

Home inspections are NOT technically exhaustive and the home inspector is not expected to report on the condition of concealed or latent defects and their consequential damages. The home inspection is NOT required to report on cosmetic imperfections that will not significantly impact a component's performance.

Question: 4

The intention of a Code of Ethics is to:

- A. Avoid conflicts of interest or activities that compromise, or appear to compromise, the integrity of the profession
- B. Avoid activities that may harm the public
- C. Uphold, maintain, and improve the integrity, reputation, and practice of a profession
- D. Avoid activities that may reduce public confidence in the profession

Answer: C

Explanation:

The intention of a Code of Ethics is to uphold, maintain, and improve the integrity, reputation, and practice of a profession.

The remaining answers provide individual ways in which to make this happen; they are components of the Code of Ethics.

Question: 5

What is the term that best describes the force exerted on a building, usually by wind?

- A. Uplift
- B. Compression
- C. Tension
- D. Lateral

Answer: A

Explanation:

In physics, uplift is the upward pressure applied to a structure, usually by wind. Compression is a pressing inward force. Tension is described as the pulling force. Lateral force is a force that acts in parallel.

Question: 6

If a pedestrian door opens to an area with a pool (from a house or garage), it should be:

- A. Installed to swing toward the pool
- B. Self-closing and self-latching
- C. Always locked
- D. Installed with the lock within 54" of the floor

Answer: B

Explanation:

A door that is part of the access barrier system to a pool is not required to always be locked, but it should be equipped with an alarm or other means of restriction.

Locks on doors or windows that provide access to the pool should be installed above 54" from the floor, and they should swing into the building.

Question: 7

Prefabricated wood I-joists should have the large holes located:

- A. At the middle of the web
- B. Anywhere in the web or stringers
- C. No boring is allowed
- D. At the ends of the web only

Answer: A

Explanation:

Installation and boring locations will be specifically determined by the manufacturer. However, there are some general rules regarding notching and boring of I-joists and engineered lumber that should be known.

Question: 8

Inspectors should avoid all of the following EXCEPT:

- A. Repairing, replacing, or upgrading components or systems, for compensation, on any building inspected, within one year after completion of the inspection

- B. Accepting a home inspection referral or performing a home inspection when the inspection is contingent upon the inspector reporting predetermined conditions
- C. Performing services and expressing opinions based on genuine conviction
- D. Accepting compensation for an inspection from more than one party, unless agreed to by the client(s)

Answer: C

Explanation:

A home inspector should only perform services and express opinions based on genuine conviction and within their area of expertise. In several states, it is illegal to perform repair work on any home that you have inspected within the previous year.

Question: 9

Return air CAN be taken from which of the following?

- A. Kitchen
- B. Bathroom
- C. Hallway
- D. Garage

Answer: C

Explanation:

Return air cannot be taken from the garage (no air openings are allowed in the garage, whether supply or return), kitchen, or bathroom (warm, moist air could create ideal conditions for fungal growth and poor indoor air quality, in addition to potentially damaging components within the system).

Question: 10

What wood is considered "naturally durable against decay"?

- A. Pine
- B. Cherry
- C. Black locust
- D. Hemlock

Answer: C

Explanation:

There are several naturally durable woods, including black locust, black walnut, heartwood of redwood, and cedar. Pine, hemlock, and cherry woods can be treated, and the heartwood of these can be considered decay resistant; but black locust is the best answer from the options given.

Question: 11

Which of the following is NOT a requirement with regard to anchor bolts?

- A. They must be within 12" of the end of the sill
- B. Older homes must be retrofitted to today's requirements
- C. There should be a ½" minimum for bolts, nuts, and washers
- D. There should be a 7" embedment at a max of 6' spacing

Answer: B

Explanation:

Although older homes may be retrofitted to today's standards, it is not a requirement.

Embedments will not be visible after the installation of anchor bolts. However, it is important to understand where anchor bolts should be located.

Question: 12

Which of the following refers to the mechanism in a toilet that refills the tank after flushing?

- A. Overflow
- B. Flood rim
- C. Air gap
- D. Fill valve

Answer: D

Explanation:

The fill valve (also referred to as a ballcock assembly) is the mechanism in a toilet that refills the tank after flushing.

A flood rim is the point at which a plumbing fixture (such as a sink or tub) overflows. The overflow is a small opening located near the top of the basin, intended to prevent water from flowing over the flood rim. An air gap is the vertical separation between the water inlet and a contamination source.

Question: 13

Pedestrian gates that allow access to an area with a pool should be:

- A. Installed to swing toward the pool
- B. There are no specific requirements that need to be followed
- C. Self-closing and self-latching
- D. Always locked

Answer: C

Explanation:

While a pedestrian gate allowing access to an area with a pool does not have a requirement to be locked, it must be self-closing and self-latching.

Pedestrian gates should be installed to swing away from the pool area. Specific requirements will vary by jurisdiction.

Question: 14

Perimeter footing drains consist of:

- A. Corrugated drainpipe
- B. Solid drainpipe
- C. Cast iron drainpipe
- D. Perforated drainpipe

Answer: D

Explanation:

Perimeter drains relieve excessive hydrostatic pressure that occurs from rising groundwater, and they also carry away excess surface water. Because of their purpose, these pipes need to be perforated in order to accept groundwater.

Corrugated drainpipe can be either solid or perforated. Cast iron pipe is most often found in plumbing or sewer components and is a solid drainpipe.

Question: 15

Macerating pumps are used in:

- A. Well water systems
- B. Crawlspace drainage systems
- C. Kitchens
- D. Sewage ejector systems

Answer: D

Explanation:

Sewage ejector or macerating pumps are often mistakenly identified as a sump pump. Macerating pumps have a grinder to chop up solid waste material so that it can easily be pumped against gravity more effectively. Conversely, crawlspace drainage systems use sump pumps due to the lack of solid organic materials entering the system.

Well water systems have a variety of types of pumps that use centrifugal forces to draw water up from underground reservoirs.

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