



EBPHI

Examination Board of
Professional Home
Inspectors

National Home Inspector Examination[®]

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www.HomeInspectionExam.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 fulfills the needs of the public, the government, and of home inspectors.

For information about home inspection laws and regulations, see EBPHI's website at www.homeinspectionexam.org.

Policies and Procedures

Registration Information

Tennessee and Oklahoma:

The states of Tennessee and Oklahoma have contracted with PSI, Inc. to administer the National Home Inspector Examination.

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 Home Inspector Examination in Illinois, South Dakota, and Washington is administered by Applied Measurement Professionals (AMP).

Florida:

The state of Florida has elected to add state-specific questions to the National Home Inspector Examination. The Home Inspector Examination in Florida is administered by PearsonVUE.

Texas and Nevada:

The states of Texas and Nevada have contracted with PearsonVUE to administer the National Home Inspector Examination.

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

- In all states except Texas, Oklahoma, Washington, Illinois, Nevada and South Dakota, the cost of the National Home Inspector Examination is \$225.
- For the states excepted above, visit the websites referenced in the "Registration Information" section.

To Change or Cancel a Reservation Without Penalty

- To change or cancel a reservation without a monetary penalty, notify PSI's Customer Care Center no less than four business days before the scheduled examination.
- Cancellations received less than four business days before the scheduled examination will be charged the full examination fee.
- If you are absent for a scheduled examination and have not rescheduled or cancelled according to policy, the full examination fee for the missed examination session is due. You will not be permitted to take subsequent examinations until all fees owed to PSI, Inc. for previous examinations have been paid.
- 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 Exam 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 USC 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 at least 158 business days in advance of his or her desired test date.

- 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 Examination Board of Professional Home Inspectors' policies.

Reporting Time

Specific reporting times will be given when you make your examination reservation. It is suggested that you report for testing at least 15 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 will owe the test administrator the full examination fee.

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 manager will request information from you and take your picture. This photograph will be printed on your score report.
- 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. When you feel comfortable, you may begin 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 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.
- 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

- Official scoring of your examination will take place immediately. You will leave the test center with your official scoresheet in hand.
- The National Home Inspector Examination is “scale scored” from 200-800, with 500 as the passing score. Your pass/fail status is determined by whether you answered enough questions correctly to meet or to exceed the passing score of the examination. This passing score is established by the methodology suggested in accepted standards for public protection examinations.

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.homeinspectionexam.org.
- At PSI, Inc. test centers, you will receive two originals of your score report. If you are taking the exam through a different test administrator, contact them for information.

Content Outline

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. (4%).

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

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, and construction techniques 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

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, & Applicable Railings

- i. Common types, materials, applications, installation methods, and construction techniques
- ii. Attachment methods (e.g., lag screws, bolts, web joists, tin 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

- 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, & appropriate terminology

e. Flashings

- i. Common types, materials purpose, 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, & appropriate terminology

f. Skylights and Other Roof Penetrations

- i. Common skylight and other roof penetration types, materials, applications, installation methods, & construction techniques
- ii. Typical defects (e.g., cracked glazing, improper installation, deterioration, failure, faulty flashing)
- iii. Maintenance concerns and procedures 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 & 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, & appropriate terminology
- vii. Water management (e.g., grading, foundation drains, sumps)

b. Floor Structure

- i. Common floor system types (e.g., trusses, joists, 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 & 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, & appropriate terminology

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 Sub-Panels

- i. Common types, materials, applications, installation methods, and construction techniques
- ii. Typical modifications, repairs, upgrades and retrofits, methods and materials

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, & 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

- iii. Typical defects (e.g., un-bonded sub-panels, double-tapping, over-fusing)
- iv. Main disconnects
- v. Panel bonding 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, & appropriate terminology

c. Wiring Systems

- i. Common types, materials, applications, & 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 & tube wiring)
- vi. Maintenance concerns and procedures
- vii. Safety issues, applicable standards, and appropriate terminology

TASK 4 continued.

d. Devices, Equipment, & 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 bonding
- 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, & 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, & 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, & how & 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, & 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, & 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
- v. Performance parameters (e.g., R-value)
- v. Maintenance concerns and procedures
- vi. Safety issues, applicable standards, & 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

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, & appropriate terminology

- 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
- x. Maintenance concerns and procedures
- xi. Safety issues, applicable standards, & 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
- xi. Safety issues, applicable standards, & 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, & 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

TASK 8 continued.***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 & their functions
- vi. Tank restraints and supports
- vii. Underground storage tank indicators and reporting requirements
- viii. Maintenance concerns and procedures

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, Ceilings, 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, & 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

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, & Vents

- i. Common manufactured fireplaces (e.g., vented, direct vent, non-vented) & solid-fuel burning appliance types, materials, applications, installation methods, & 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

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, & appropriate terminology

b. Steps, Stairways, Landings, and Railings

- i. Common step, stairway, landing, and railing types, materials, applications, installation methods, & 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, & 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, & 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, & appropriate terminology

- iii. Common masonry fireplace types, masonry flues, materials, applications, installation methods, & 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

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

- i. Perimeter coping and water level finish
- ii. Shell interior finish (e.g., plaster, vinyl, pebble/synthetic)
- iii. Entrapment prevention (e.g., dual drains, anti-vortex lid)
- iv. Permanently installed handrails and ladders

b. Mechanical systems

- i. Pump, motors, blowers, skimmer, filter, drains, gauges
 - ii. Piping and valves
-

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)

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

iii. Cleaning systems (e.g., in-floor heads, pool sweeps)

iv. Heating (e.g., gas, electric, solar)

c. Electrical systems

i. Lighting and GFCI protection

ii. Timers and controls

iii. 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

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

v. Visible and accessible pipe deterioration issues (e.g., PVC, galvanized, brass)

vi. Maintenance concerns and procedures

vii. 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. (6%)

- 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 & 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 & mechanical components*
- b. Common indicators of potential failure (e.g., rust & 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)*
- 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)*



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