

Home Inspector License Exam

QUICK REFERENCE CHEAT SHEET | InterNACHI / NHIE / State Board

INSPECTION SCOPE -- WHAT INSPECTORS CHECK

System	Key Inspection Points
Roof	Covering material, flashings, gutters, vents, ridge, soffit/fascia
Exterior	Siding, windows, doors, grading/drainage, walkways
Foundation/Structure	Cracks (vertical vs. horizontal), settlement, moisture intrusion
HVAC	Furnace age and operation, AC, filters, ductwork, thermostat
Plumbing	Supply and drain pipes, water heater, fixtures, pressure
Electrical	Panel, breakers, wiring (aluminum wiring flag), GFCI/AFCI, grounding
Attic	Insulation R-value, ventilation, rafters, sheathing
Crawlspace	Moisture, vapor barrier, insulation, pests, structural

COMMON DEFECTS & RED FLAGS

Defect	Significance
Horizontal cracks in foundation	Structural -- lateral pressure pushing inward; major concern
Stair-step cracks in brick	Settlement; may be minor or major depending on width
Aluminum wiring (single-strand)	Fire risk with standard outlets -- requires evaluation
Double-tapped breakers	Two wires on one breaker terminal -- code violation in most cases
GFCI missing in wet areas	Safety hazard; required in kitchens, baths, garages, outdoors
Negative grading	Ground slopes toward foundation -- water intrusion risk
Improper attic ventilation	Moisture, ice dams, premature shingle failure

REPORT WRITING STANDARDS

Standard	Requirement
InterNACHI SOP	Inspect and report on specific systems; disclose limitations
Opinions	Report observed conditions -- do NOT diagnose causes
Recommendations	Recommend repair by qualified contractor for significant defects
Photos	Document findings with photos in report
Scope limitations	Disclose inaccessible areas (furniture blocking, locked doors)
Not required	Code compliance, engineering analysis, environmental testing (radon, mold)

EXAM-DAY TIPS

- + Home inspection is a visual inspection only -- no destructive testing.
- + Inspector is NOT required to move personal property, furniture, or appliances.
- + Efflorescence (white powder on concrete): mineral deposits from water migration -- flag for moisture.
- + Galvanic corrosion: occurs when two dissimilar metals contact -- common at pipe connections.
- + Knob-and-tube wiring: older ungrounded system; insurance companies often won't insure.
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