PSI Services LLC
Phone: (855) 746-8168
E-mail: examschedule@psionline.com
https://test-takers.psiexams.com/wahi

WASHINGTON HOME INSPECTOR

WASHINGTON STATE DEPARTMENT OF LICENSING

CANDIDATE INFORMATION BULLETIN

12/10/2024

EXAMINATIONS BY PSI SERVICES LLC

This Candidate Information Booklet provides you with information about the examination and application process for obtaining a home inspector license in the State of Washington. For specific information about licensing procedures, contact the Washington State Department of Licensing (DOL), Home Inspector licensing Unit at (360) 664-6487 or DOLINTHomeInspectors@dol.wa.gov.

Washington state laws stipulate that a person may not act as a home inspector without first obtaining a license issued by the Department. 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 home inspection.

DOL has contracted with PSI Services LLC (PSI) to conduct the examination testing. 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.

WASHINGTON LICENSE REQUIREMENTS AND QUALIFICATIONS

To sit for the Washington Home Inspector Examination, you must have completed an approved Fundamentals of Home Inspection course (120 clock hours) and have 40 hours of field training and be approved by the DOL. After you finish your education and field training, submit your home inspector exam application found at https://dol.wa.gov/professional-licenses/home-inspectors/get-your-license-home-inspectors.

If you have been approved by the Washington DOL to take the Home Inspectors examination under reciprocity you will need to take the State portion only. If you passed this portion, you are eligible to be licensed and can download an application at https://dol.wa.gov/professional-licenses/home-inspectors/get-your-license-home-inspectors and submit directly to the State along with required payment.

EXAMINATION SCHEDULING PROCEDURES

FEES

State Portion Only	$125
National Portion Only	$250
Both Portions	$300

NOTE: EXAMINATION FEES ARE NOT REFUNDABLE OR TRANSFERABLE. Your examination fee will be forfeited if you do not test within 1 year of the date your examination fee is received by PSI.

When your eligibility has been confirmed by the DOL, you will receive an email notification with instructions for scheduling your examination appointment. This confirmation notice will include your candidate identification number that begins with the prefix "WHI" followed by 6 numbers. You will need this identification number to schedule your examination.

Now you can take practice quizzes online at https://nationalhomeinspectorexam.org/practice-quizzes/ to prepare for your Home Inspector Examination.

Please note that the practice quizzes are intended only to help testing candidates become familiar with the general types of questions that will appear on a licensing examination. The quizzes are NOT a substitute for proper education and study. Furthermore, scoring well on a practice quiz does not guarantee a positive outcome on an actual licensing examination.

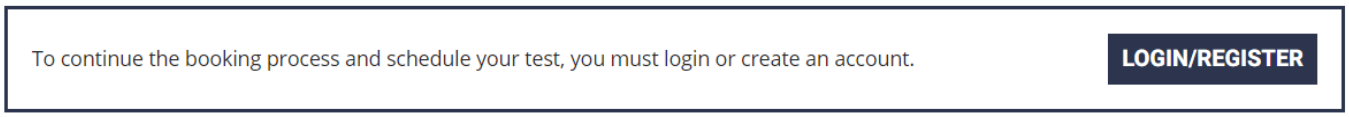
Note: You may take the practice quizzes an unlimited number of times; however, you will need to pay each time. The practice quizzes vary in cost from $15 - $25 depending on the quiz selected

INTERNET SCHEDULING

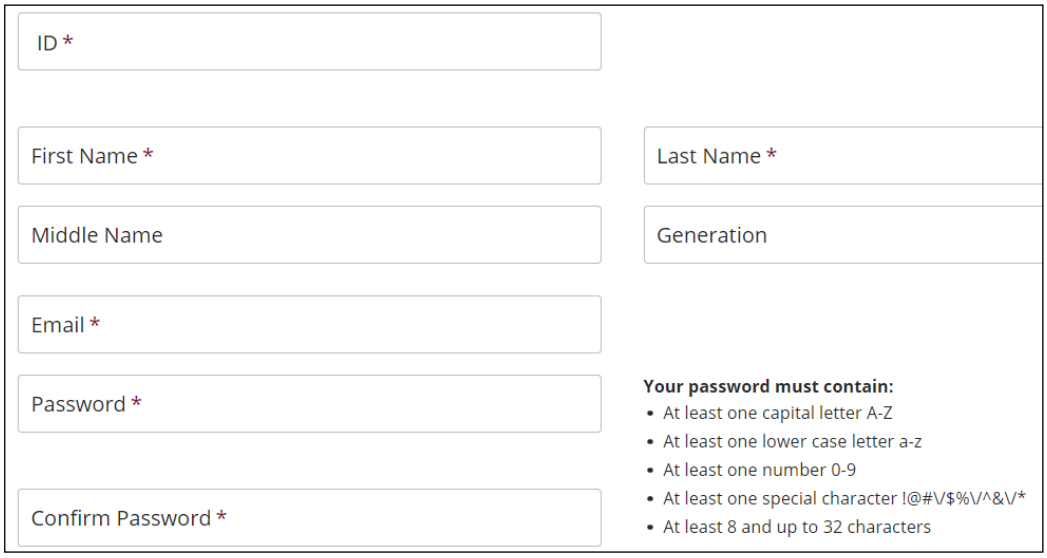
1. Go to: https://test-takers.psiexams.com/wahi

2. Select **TESTS** to create an account.

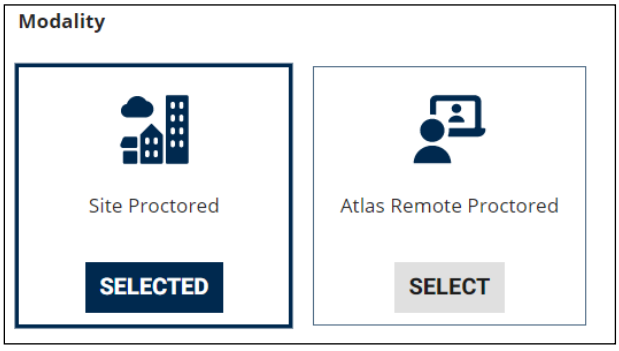
3. Select the examination and you are ready to create an account. Select **LOGIN/REGISTER**.



4. You will be prompted to **CREATE AN ACCOUNT** with PSI.
   The first and last name must match exactly with your current, valid, government-issued ID.

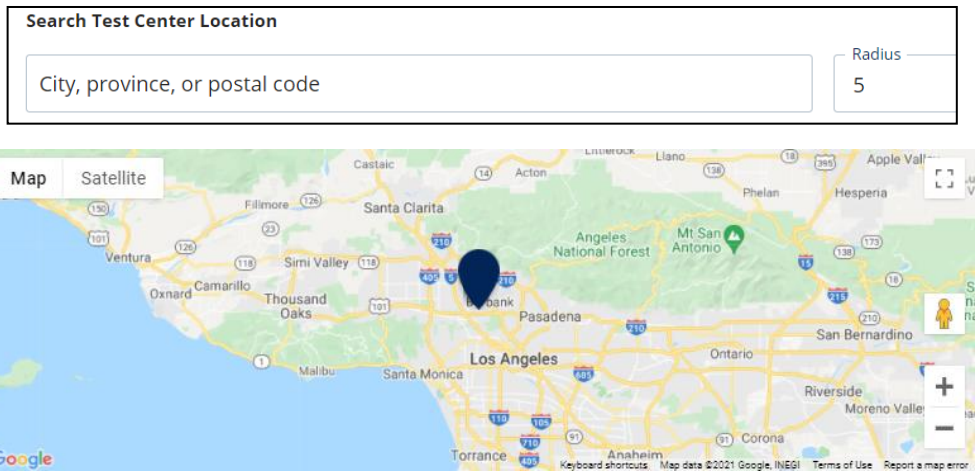


5. Select your test format: (Test Center) or (Remote Proctored).

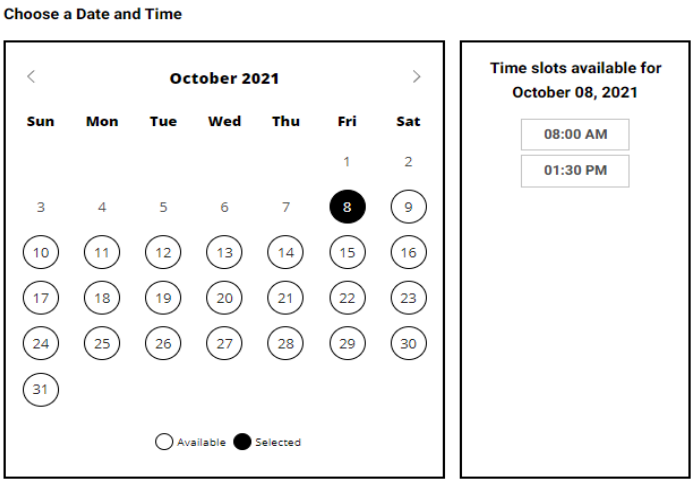


Scheduling at a Test Center

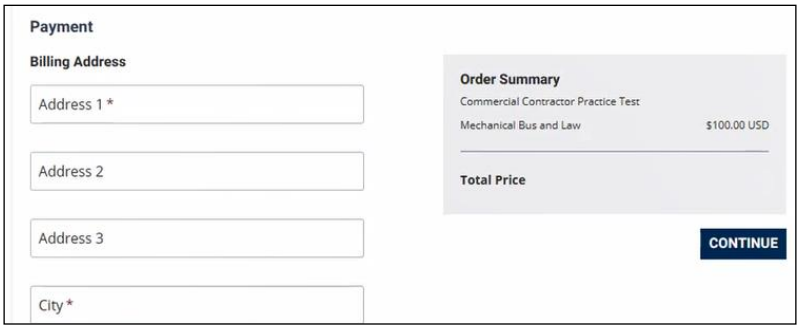
1. Enter the “City or Postal Code” and select **FIND**.



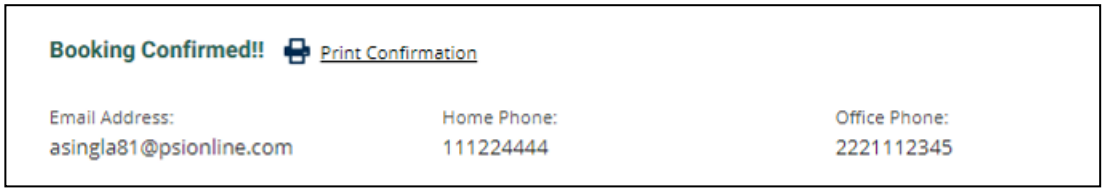
2. Select a date and time to book an appointment.



3. You are now ready to pay.

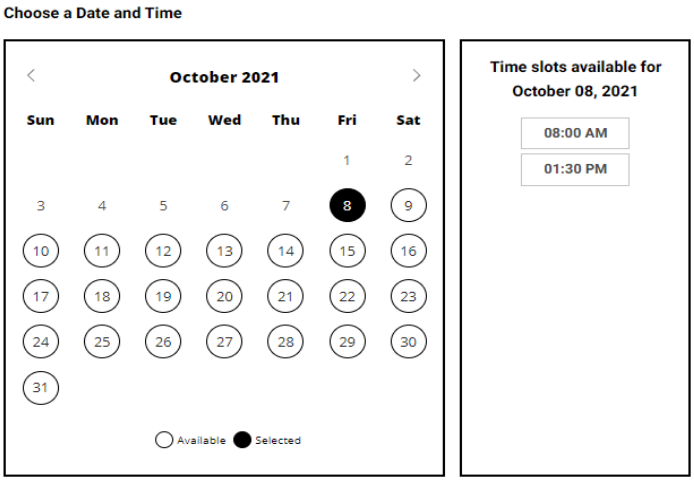


4. Once payment has been made you will receive a message confirming the test center, booked date, and booked time.

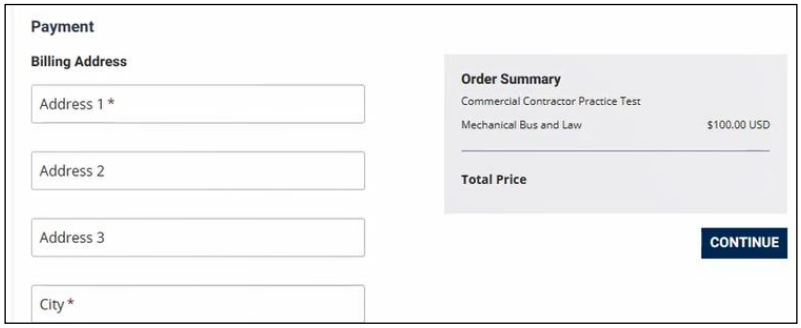


Scheduling via Remote Proctor

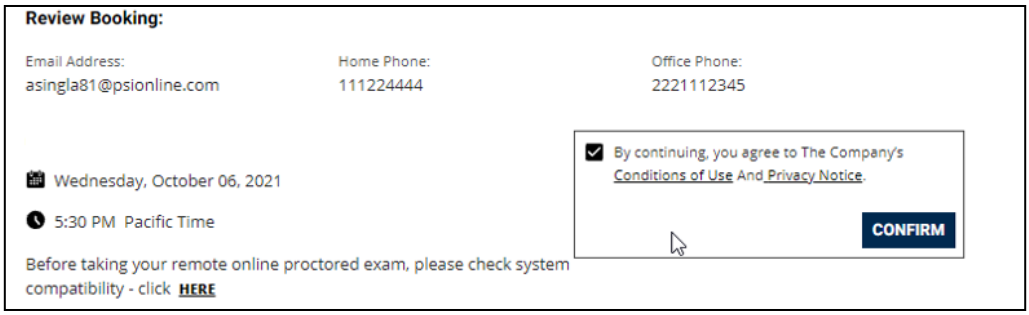
1. Select a date and time to book an appointment.



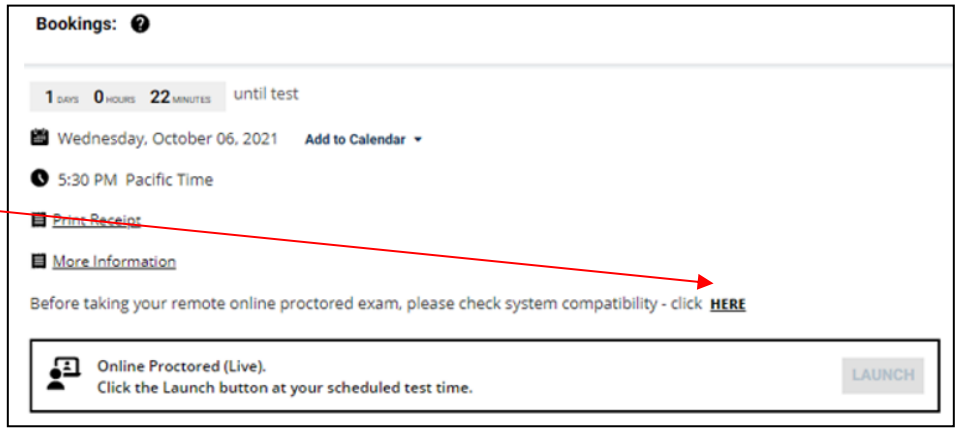
2. You are now ready to pay.



3. Once payment has been made you will receive a message confirming the booked date and booked time. Please review the booking before selecting **CONFIRM**.



4. Your booking will now display in your account. You will be able to LAUNCH your test within 30 minutes of your booked test time.



IMPORTANT: BE SURE TO CHECK THE COMPATIBILTY OF YOUR COMPUTER to include Audio/Video Check, Webcam Check and System Check. Prior to testing, **CLICK HERE**.

By not starting your test within 15 minutes after your booked time, you forfeit your test fee or test eligibility. Fees and test eligibilities are non-refundable. If you have any questions regarding your compatibility check, or if you experience issues launching your test, you may contact PSI's technical support team at (844) 267-1017.

TELEPHONE

For telephone scheduling you will need a valid credit card (VISA, MasterCard, American Express or Discover). Call (855) 746-8168 and speak to a PSI registrar Monday through Friday, between 4:30 am and 7:00 pm or Saturday and Sunday, between 6:00 am and 2:30 pm, Pacific Time.

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. You can reschedule at https://test-takers.psiexams.com/wahi or call PSI at (855) 746-8168.

Note: A voice mail message is not an acceptable form of cancellation. Please use the PSI Website or call PSI and speak 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 schedule 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.

RE-TAKING A FAILED PORTION

If you fail any portion of the examination, your score report will include diagnostic scoring information and reapplication instructions. You will only be required to repeat the portion(s) that you failed.

Candidates who pass only one portion must pass the other portion within six (6) months of passing the first portion. Failure to do so will result in having to take the entire examination again.

EXAM ACCOMMODATIONS

All PSI 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 for alternative arrangements by **Clicking Here**.

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 (855) 746-8168. Every effort will be made to reschedule your examination at a convenient time as soon as possible. You may also check our website at https://test-takers.psiexams.com/wahi.

EXAMINATION SITE LOCATIONS

Seattle (Bellevue) Newport Place 4122 Factoria Blvd. S.E, Suite 303 Bellevue, WA 98006	**Bremerton - Avian Flight** 8900 State Hwy 3 SW, Suite 101 Bremerton National Airport Bremerton, WA 98312	**Ellensburg - Central Washington University** 400 E University Way Bouillon Hall- RM 125 Ellensburg, WA 98926
Everett 1010 S.E. Everett Mall Way, Suite 208 Everett, WA 98208	**Kennewick - HRB** 4018 W. Clearwater Ave. Kennewick, WA 99336	**Spokane** 920 N Argonne Road, Suite 202 Spokane Valley, WA 99212
Tacoma Tacoma Community College Testing Center 6501 S 19th St, Building 6 Tacoma, WA 98466	**Richland - Tri-Cities Testing** Center 3100 George Washington Way, Suite 135 Richland, WA 99354	**Olympia** 3435 Martin Way E, Suite I Olympia, WA 98501
Vancouver 11818 SE Mill Plain Blvd, Suite 402 Vancouver, WA 98684	**Yakima** 3611 River Rd Suite 120 Yakima, WA 98902	

Additionally, PSI has examination centers in many other regions across the United States. You may take this examination at any of these locations. Enter your zip code and a list of the testing sites closest to you will appear.

REPORTING TO THE EXAMINATION SITE

On the day of the examination, you should arrive 30 minutes before your appointment. This extra time is for sign-in, identification, and familiarizing you 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 1 form of identification. The identification must match the name you scheduled with.

NOTE: ID must contain candidate's signature, photo, be valid and unexpired.

- State issued driver's license
- State issued identification card
- US Government Issued Passport
- US Government Issued Military Identification Card (not allowed for remote testing)
- US Government Issued Alien Registration Card
- Foreign Government Issued Passport
- Foreign Government Issued ID

Failure to bring the proper documentation invalidates your registration. You will not be able to take the examination as scheduled, and you will forfeit your examination fee.

SECURITY PROCEDURES

The following examination protocols apply during any examination. PSI may pause or terminate an examination at any time. Failure to follow the examination protocol, may result in the disqualification of examination results, prohibition from taking future examinations, and may lead to legal action.

You will be given a piece of scratch paper and a pencil. You will return the scratch paper and pencil during check-out.

Prohibited Items:

- Reference materials of any kind.
- Electronic devices of any type, including but not limited to; cellular phones, cameras, computers of any type (e.g., laptops, tablets, iPads), earbuds, electronic games, electronic watches, headsets, mobile devices, music players (e.g., iPods), pagers, radios, recording devices (audio or video), smart watches, televisions, etc.). Physical calculators are allowed for Test Centers but not for Remote Proctored exams.
- Hats or headgear not worn for religious reasons or as religious apparel, including hats, baseball caps, or visors.
- Bulky or loose clothing or coats including but not limited to; open sweaters, cardigans, shawls, scarves, vests, jackets and coats.
    - In the event you are asked to remove bulky or loose outerwear, appropriate attire, such as a shirt or blouse should be worn underneath.
- Other personal items, including but not limited to; backpacks, briefcases, chewing gum, drinks, food, good luck items, notebooks, paper or other materials on which to write, pens, pencils or other writing devices, purses, reading material, smoking or chewing products, wallets, etc.

Prohibited Behavior:

- Giving or receiving assistance on an examination.
- Copying or communicating examination content.
- Using outside references or resources during an exam, examples:
    - Browsing other local resources.
    - Browsing the internet.
    - Attempting to use a computer or computer program not provided or approved by PSI.
    - Attempting to use a telephone or mobile device.
    - Using notepad on the computer.
    - Using an application on the computer not provided by PSI.
- Engaging in disruptive behavior during check-in or during an exam, examples:
    - Acting in an inappropriate manner.
    - Using abusive language.
    - Speaking aloud.
    - Causing noise unrelated to keyboard typing.
- Engaging in prohibited behavior during check-in or during an exam, examples:
    - Reading questions out loud.
    - Leaving the room without proctor approval.
    - Using instant messaging, or other electronic communication.
    - Capturing a picture or video of exam items.
    - Attempting to use telephone or mobile device.
    - Obstructing the proctor’s view (camera or in person).
    - Having inappropriate materials on desktop (explicit).
    - Changing spaces during the exam without proctor approval.
    - Not focusing eyes on the screen.

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.

No prohibited items are allowed within the candidate's reach or line of sight. If prohibited items are found during check-in, candidates shall put them in the provided secure storage or return these items to their vehicle for test center exams. PSI will not be responsible for the security of any personal belongings or prohibited items.

- ♣ Any candidate seen giving or receiving assistance on an examination, found with prohibited items, or displaying prohibited behavior or violating any security regulations will have his or her examination terminated, and be asked to surrender all examination materials. All such instances will be reported to the examination sponsor.

Additional protocols for testing at a testing center, include but not limited to:

- ♣ 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.
- ♣ 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. Candidates will not receive extra time to complete the examination.

Additional protocols for remote online proctored exams, include but not limited to:

- Temporarily moving out of the camera's line of sight.
- Candidates are not allowed to have scratch paper.
- Adequate lighting for the proctor to see candidate’s activity.
- Internet service must be sufficient to administer the exam.

- Web camera must be placed for ideal viewing by the proctor.
- Candidate may not change computers during the exam.
- Candidate may not change spaces during the exam.
- Candidate must follow proctor instructions, which may include, but are not limited to:
    - Keeping hands on the desktop.
    - Keeping eyes on the computer screen.
    - Not fidgeting during the exam.
    - Keeping hands away from face.
- Please do your best to avoid covering your mouth for the whole duration of exam. Be aware that talking/whispering/mouthing is not allowed during exam.
- Breaks are NOT allowed during remote online proctored examinations. If you believe you cannot complete your examination without a break, please do not register for remote online proctored examinations.

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

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.

EXAMINATION REVIEW

PSI, in cooperation with the Department of Financial and Professional Regulation, will be consistently evaluating the examinations being administered to ensure that the examinations accurately measure competency in the required knowledge areas. While taking the examination, examinees will have the opportunity to provide comments on any questions. Comments may be entered by clicking the Comments link on the function bar of the test question screen.

These comments will be analyzed by PSI examination development staff. PSI does not respond to individuals regarding these comments, all substantive comments are reviewed. **This is the only review of examination materials available to candidates.**

SCORE REPORTING

Your score will be displayed on screen at the end of the examination and a score report will be emailed to you. If you fail, the emailed score report will include the diagnostic report indicating your strengths and weaknesses by examination type. You may request a duplicate score report after your examination by emailing scorereport@psionline.com.

SCALED SCORES

Scaled scores are reported to emphasize that although different forms of the examination may have slight differences in difficulty, the passing score for an examination is based on a consistent level of performance. Scaled scores are computed by setting the raw passing score equal to the scaled score required to pass. The scaled score is not the same as a percentage. The raw passing score may vary slightly between forms, depending on the difficulty of the items on the form; however, the scaled score required to pass (and the level of knowledge required to pass) does not change. This process is used to ensure fairness to all candidates.

To be eligible to apply for a home inspector license in Washington, you must pass both the national and state portions of the examination. To pass each portion of the examination, you must attain a scaled score of 70.

DESCRIPTION OF EXAMINATIONS

EXAMINATION SUMMARY TABLE

Examination	Portion	# of Items	Time Allowed
Home Inspector	National	175	3 hours
	State	24	1 hour

EXPERIMENTAL QUESTIONS

In addition to the number of examination items specified in the "Examination Content Outlines", a number (5 to 25) of "experimental" questions may be administered to candidates during the examinations. These questions will not be scored. However, these questions will count against examination time. The administration of such unscored, experimental questions is an essential step in developing future licensing examinations.

NHIE SAMPLE QUESTIONS

Following are samples of the types of questions used in the National Home Inspector 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. A gas-fired clothes dryer exhaust vent
   A. must be at least a class B type vent.
   B. may vent into a vent or chimney used by a gas furnace.
   C. must be screened at the duct termination.
   D. must be vented to the outdoors.

2. When a central air conditioning compressor is operating properly,
   A. the low pressure line is warm and the high pressure line is cold.
   B. the low pressure line is cold and the high pressure line is warm.
   C. cold air will be exhausted from the condensing unit.
   D. condensation will form on the high pressure line.

3. Most problems with concrete are caused at the time of installation. What single factor causes most of these?
   A. The concrete has insufficient thickness.
   B. Too much water is added.
   C. Too much portland cement is added.
   D. Too little portland cement is used.

4. Which of the following BEST describes this report statement? “The gutters are pitted and it would be foolish to repair them. Replacement with copper gutters would be more prudent.”
   A. disclaimer of potential failing system
   B. appropriate recommendation
   C. implication of condition
   D. overstepping of inspector’s role

5. Metallic-sheathed cable, commonly called BX/Armored Cable,
   A. may be used beneath covered decks and under exterior eaves.
   B. is the preferred wiring system for kitchen disposers.
   C. does not require a third copper grounding conductor.
   D. requires a bare copper grounding conductor.

ANSWER KEY:

1. D
2. B
3. B
4. D
5. C

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)

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