EXAMINATION BOARD OF PROFESSIONAL HOME INSPECTORS


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## 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.

# 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 National 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 National 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

- The cost of the National Home Inspector Examination is $225 per test in most states and $325 in Canada. Please confirm when you call the testing center to register.
- Veterans Reimbursement: If you pass the NHIE and you are eligible for GI Bill education benefits you may be eligible to get reimbursed for the cost of this exam. You will need to complete a VBA-22-0803-ARE and submit it to the VA for reimbursement. When you submit the VBA-22-0803-ARE make sure you remember to include a copy of your receipt of paid in full for this exam, and a copy of your exam results. For questions please contact the Department of Veterans Affairs.

## To Change or Cancel a Reservation Without Penalty

- To change or cancel a reservation without a monetary penalty, notify the test administrator's Customer Care Center no less than 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 Examination as many times as you wish (unless otherwise regulated by your state). However, you must wait 30 days between retakes. Each examination requires a separate fee.

## Special Examination Arrangements and Services

- EBPHI certifies that its test administrators comply with the provisions of the Americans with Disabilities Act (42 USCG Section 12101, et. seq.) and Title VII of the Civil Rights Act, as amended (42 U.S.C. 2000e, et. seq.) in accommodating individuals who, because of a disability, need special arrangements to enable them to take the examination. If you need special arrangements for testing because of a disabling condition, you may ask for special testing services. All examination sites provide access for individuals with movement disabilities.
- Any individual requesting special testing arrangements due to impaired sensory, manual, or verbal skills or other disability must submit a request to the appropriate test administrator. This request must include your name, address, social security number, test date desired, test location, time of examination and a description of the special requirements. This request must also include supporting documentation from a physician or other qualified professional reflecting a diagnosis of the condition and an explanation of the need for test aids or modifications.
- Test administrators will provide auxiliary aids and services except where it may fundamentally alter the examination or results or result in an undue burden. Due to the unique nature of each request for special arrangements and the types of variables involved with testing (testing frequencies as permitted by each state and individual test center capabilities), an individual requesting special services should do so in advance.
- Test administrators will determine the time and place of specially arranged examinations and confirm these arrangements with the individuals directly. All special examination arrangements are subject to 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 any type of format to copy or photograph some or any part of the questions or answers, using notes, books or other aids, taking part in an act of impersonation, or removing test materials or notes from the testing room will be summarily dismissed from the examination and reported to the Examination Board of Professional Home Inspectors and/or their respective regulatory agency and may be subject to penalties.
- The use of calculators is not permitted.
- Test center personnel are not familiar with the questions on the NHIE and have been instructed not to attempt to assist with the tested material.

## Cancellations and Delays

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

## How the Test Is Scored

The National Home Inspector Examination is "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.nationalhomeinspectorexam.org.

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

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

# CONTENT OUTLINE

This content outline 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 (63%)

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

### A. Vegetation, Grade, Drainage and Retaining Walls

i. Common types, materials and terminology
ii. Applicable standards, installation methods and clearance
iii. Typical defects (e.g., negative grade, earth to wood contact, overgrown vegetation, missing drainage/ drains)
iv. Common safety issues

### B. Driveways, Patios and Walkways

i. Common types, materials and terminology
ii. Applicable standards and installation methods
iii. Typical defects (e.g., root damage, large cracks, improper slope)
iv. Common safety issues (e.g., trip hazards, slippery surface)

### C. Pool and Spa Access Barriers

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

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

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

i. Common types, materials and terminology
ii. Applicable standards and installation methods
iii. Typical defects (e.g., missing sections, improper installation, water infiltration, decay

### B. Exterior Doors and Windows

i. Common types, materials and terminology
ii. Applicable standards and installation methods
iii. Typical defects (e.g., decayed wood, missing flashings, cracked glass)
iv. Common safety issues (e.g., safety glazing, sash support)

### C. Decks, Balconies, Stoops, Stairs, Steps, Porches and Applicable Railings

i. Common types, materials and terminology
ii. Applicable standards and installation methods
iii. Typical defects (e.g., improper deck ledger attachment, improper rail or stair construction, missing flashing)
iv. Common safety issues (e. g., loose handrails and guards, handrails not graspable, uneven riser height)

### D. Garage Vehicle Doors and Operators

i. Common types, materials and terminology
ii. Applicable standards and installation methods
iii. Typical defects (e.g., damaged rollers, broken springs)
iv. Common safety issues (e.g., missing/failing/ malfunctioning safety sensors, improper adjustment of pressure reverse)

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

### A. Roof Coverings

i. Common types, materials and terminology
ii. Applicable standards and installation methods
iii. Typical repair methods and materials
iv. Typical defects (e.g., improper installation, cracking, damage, decay)
v. Characteristics of different roofing materials
vi. Sheathing and underlayment requirements for different types of roof coverings

### B. Roof Drainage Systems

i. Common types, materials and terminology
ii. Applicable standards and installation methods
iii. Typical defects (e.g., ponding, improper slopes, clogging/leaking)

### C. Roof Flashings

i. Common types, materials and terminology
ii. Applicable standards and installation methods
iii. Typical defects (e.g., separation, improper installation, missing flashing)

### D. Skylights and Other Roof Penetrations

i. Common types, materials and terminology
ii. Applicable standards and installation methods
iii. Typical defects (e.g., leakage, improper installation, deteriorated boot)

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

### A. Foundation

i. Common types, materials and terminology
ii. Applicable standards and installation methods
iii. Typical modifications, repairs, upgrades and retrofit methods and materials
iv. Typical defects (e.g., cracks, settlement) and their common causes and effects
v. Soil types and conditions and how they affect foundations
vi. Applied forces and how they affect foundation systems (e.g., wind, seismic, loads)
vii. Water management (e.g., waterproofing, foundation drains)

### B. Floor Structure

i. Common types, materials and terminology
ii. Applicable standards and installation methods
iii. Typical modifications, repairs, upgrades and retrofit methods and materials
iv. Typical defects (e.g., improper cuts and notches in structural members, decayed or damaged structural members)
v. Applied forces and how they affect floor systems (e.g., wind, seismic, loads)

### C. Walls and Vertical Support Structures

i. Common types, materials and terminology
ii. Applicable standards and installation methods
iii. Typical modifications, repairs, upgrades and retrofit methods and material
iv. Typical defects (e.g., decayed or damaged structural members, earth to wood contact, structural deformation)
v. Seismic and wind-resistant construction methods and hardware

### D. Roof and Ceiling Structures

i. Common types, materials and terminology
ii. Applicable standards and installation methods
iii. Typical modifications, repairs, upgrades and retrofit methods and materials
iv. Typical defects (e.g., moisture stains, sagging rafters, modified/damaged trusses)
v. 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. (6%)

### A. Electrical Service: Service Lateral, Service Drop, Service Entrance, Service Equipment and Service Grounding

i. Common types, materials and terminology
ii. Applicable standards and installation methods
iii. Typical modifications, repairs, upgrades and retrofit methods and materials
iv. Typical defects (e.g., height, deteriorated conductor sheathing)
v. Electrical service amperage
vi. Service grounding and bonding
vii. Alternative energies
viii. Common safety issues (e.g., exposed conductors, improper cover fasteners, missing dead front cover)

### B. Interior Components of Service Panels and Subpanels

i. Common types, materials and terminology
i. Applicable standards and installation methods
ii. Typical modifications, repairs, upgrades and retrofit methods and materials
iii. Typical defects (e.g., double-tapping, over-fusing)
iv. Panel grounding and bonding
v. Panel wiring
vi. Theory of operation and purpose of over-current protection devices (e.g., circuit breakers and fuses, GFCI, AFCI)
vii. Inspection safety procedures
viii. Known problem electrical panel boards (e.g., Federal Pacific/Stab-Lok)
ix. Common safety issues (e.g. open knock outs, discoloration at conductor connections, multiple neutrals under one screw)

### C. Wiring Methods

i. Common types (e.g., non-metallic sheathed cable, conduit), materials and terminology
ii. Applicable standards and installation methods
iii. Typical modifications, repairs, upgrades and retrofit methods and materials
iv. Typical defects (e.g., improper use of or lack of junction boxes, unprotected non-metallic sheathed cable, lack of proper support)
v. Concerns and considerations about solid-conductor aluminum wiring
vi. Obsolete electrical wiring system (e.g., knob and tube wiring, cloth-covered NM cable)
vii. Common safety issues (e.g., open splices, no cable clamps at penetrations, exposed conductors)

### D. Devices, Equipment and Fixtures (e.g., switches, receptacles, lights, fans)

i. Common types, materials and terminology.
ii. Applicable standards and installation methods
iii. Typical modifications, repairs, upgrades and retrofit methods and materials
iv. Typical defects (e.g., reverse polarity, open equipment grounds, non-functional GFCI or AFCI protection)
v. Equipment grounding
vi. Wiring, operation and location of typical devices and equipment (e.g., receptacles and lights, appliances, ground fault circuit interrupter protection, arc fault circuit interrupter protection)
vii. Common safety issues (e.g., absence of GFCI)

### E. Alternative Energy Systems

i. Common types, materials and terminology (e.g., solar, wind)
ii. Applicable standards and installation methods
iii. Disconnect location
iv. Common safety issues (e.g., improper connection to other systems, lack of disconnect method)

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

### A. Cooling

i. Common types, materials and terminology
ii. Applicable standards and installation methods
iii. Typical defects (e.g., suction line insulation missing, condensation and/or rust on components, restriction of air flow at the condensing unit)
iv. Theory of refrigerant cycle (e.g., latent and sensible heat, air conditioning, heat pumps)
v. Testing methods
vi. Condensate control and disposal
vii. Alternative energies

### B. Distribution Systems

i. Common types, materials and terminology
ii. Applicable standards and installation methods
iii. Typical defects (e.g., damaged or disconnected ducts, incorrect installation)

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

### A. Heating

i. Common types, materials and terminology
ii. Applicable standards and installation methods
iii. Typical defects (e.g., dirty fan, misfiring oil burner)
iv. Theory of heating system operation
v. Testing methods
vi. Condensate control and disposal
vii. By-products of combustion (e.g., H2O, CO2, CO, NO2), their generation and how and when they become a safety hazard
viii. Common safety issues
ix. Alternative energies

### B. Distribution Systems

i. Common types, materials and terminology
ii. Applicable standards and installation methods
iii. Typical defects (e.g., damaged or disconnected ducts; clogged, missing or damaged filters; leaking pipes)

### C. Vent Systems

i. Common types, materials and terminology
ii. Applicable standards and installation methods
iii. Typical defects (e.g., separated vent, back drafting, clearance to combustible materials)
iv. Theory of vent system operation
v. Common safety issues

**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. (4%)

### A. Thermal Insulation

i. Common types, materials and terminology
ii. Applicable standards and installation methods
iii. Typical defects (e.g., missing, uneven, or damaged insulation, flame spread concerns, improper clearances)
iv. Theory of heat transfer and energy conservation
v. Recommended insulation levels (e.g., R-value)
vi. Common safety issues (e.g., fire hazards)

### B. Moisture Management

i. Common types, materials and terminology
ii. Applicable standards and installation methods
iii. Typical defects (e.g., improper vapor retarder installation)
iv. Theory of moisture generation, relative humidity and moisture movement in buildings
v. Effects of moisture on building components, occupants and indoor air quality
vi. Moisture control systems (e.g., humidifiers/dehumidifiers, vapor retarders)

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

i. Common types, materials and terminology
ii. Applicable standards and installation methods
iii. Typical defects
iv. Theory of air movement in building assemblies (e.g., stack effect, pressure differences)
v. Closed attics and crawl spaces
vi. Screening, sizing and location requirements for ventilation openings

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

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

i. Common types, materials and terminology
i. Applicable standards and installation methods
ii. Typical modification, repair, upgrade and retrofit methods and materials
iii. Typical defects (e.g., improper termination, plastic dryer ducts)
iv. Relationship between mechanical systems and ventilation systems
v. Common safety issues (e.g., fire hazards)

### B. Indoor Air Management Systems (e.g., heat recovery ventilators)

i. Common types, materials and terminology
ii. Applicable standards and installation methods
iii. Typical modification, repair, upgrade and retrofit methods and materials
iv. Typical defects (e.g., inoperative, no bypass ducting)

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**TASK 10:** Identify and inspect plumbing systems to assess defects and issues that may affect people or the performance of the building. (5%)

### A. Water Supply Distribution System

i. Common types, materials and terminology
ii. Applicable standards and installation methods
iii. Typical modification, repair, upgrade and retrofit methods and materials
iv. Typical defects (e.g., cross-connection, back flow, dissimilar metals)
v. Common water pressure/functional flow problems and how they affect the water distribution system (e.g., hard water build-up, old galvanized piping, pressure reducer valves)

### B. Fixtures and Faucets

i. Common types, materials and terminology
ii. Applicable standards and installation methods
iii. Typical modification, repair, upgrade and retrofit methods and materials
iv. Typical defects (e.g., leaks, fixture attachment
v. Common safety issues (e.g., absence of anti-scald valve, hot/cold reverse)

### C. Drain, Waste and Vent Systems

i. Common types, materials and terminology
ii. Applicable standards and installation methods (e.g., supports/spacing)
iii. Typical modification, repair, upgrade and retrofit methods and materials (e.g., joining dissimilar piping materials)
iv. Theory and usage of traps and vents
v. Identification of public or private disposal (when possible)
vi. Typical defects (e.g., flex pipe, deterioration, leakage, venting or drain slope)

### D. Water Heating Systems

i. Common types, materials and terminology
ii. Applicable standards and installation methods (e.g., storage tank, tankless)
iii. Typical defects (e.g., vent/flue issues, fuel connection and temperature pressure relief system defects)
iv. Accessory items (e.g., seismic restraints, expansion tanks, recirculation systems)
v. Connections to and controls for energy source
vi. Combustion air requirements
vii. Common safety issues (e.g., no temperature pressure relief valve, missing or improperly connected vents)

### E. Fuel Storage and Fuel Distribution Systems

i. Common types, materials and terminology
i. Applicable standards and installation methods
ii. Typical defects (e.g., missing piping supports, missing shut-off, leaking storage tank)
iii. Common safety issues

### F. Drainage Systems, Sump Pumps, Sewage Ejection Pumps, Related Valves and Piping

i. Common types, materials and terminology
ii. Applicable standards and installation methods
iii. Typical defects (e.g., inoperative sump pump, improperly installed system, broken lid)
iv. Pump and discharge locations

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

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

i. Common types, materials and terminology
ii. Applicable standards and installation methods
iii. Typical defects in interior surfaces caused by defects in other systems (e.g., structural movement, moisture stains)
iv. Typical defects in interior surfaces NOT caused by other systems (e.g., defective operation of doors and windows, damage, absence of safety glazing)
v. Egress requirements (e.g., window security bar release, basement windows, sill height)
vi. Applicable fire/safety and occupancy separation requirements (e.g., fire walls, fire rated doors and penetrations)
vii. Smoke alarms and carbon monoxide alarms

### B. Steps, Stairways, Landings and Railings

i. Common types, materials and terminology
ii. Applicable standards and installation methods
iii. Typical defects (e.g., improper riser height and tread depth, baluster spacing, loose guards)
iv. Common safety issues (e.g., loose treads, missing handrails)

### C. Installed Countertops and Cabinets

i. Common types, materials and terminology
ii. Applicable standards and installation methods
iii. Typical defects (e.g., damaged components)
iv. Common safety issues (e.g., improperly secured cabinets and countertops)

### D. Smart Homes

i. Emerging smart home technologies, applications, terminology and operation

**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%)

### A. Solid fuel-burning (wood, pellet, coal) fireplaces and appliances

i. Common types, materials (manufactured, masonry) and terminology
ii. Common solid fuel chimney, vent connector, vent types, materials and terminology
iii. Common masonry fireplace types, masonry flues, materials, applications, terminology and installation methods
iv. Masonry chimney foundation, height, clearance requirements and terminations (e.g., clearances to combustible materials)
v. Applicable standards and installation methods
vi. Fuel types, combustion characteristics and combustion air requirements
vii. Typical defects (e.g., hearth defects, clearance requirements, smoke chamber and flue issues)
viii. Operation of equipment, components and accessories
ix. Common safety issues (e.g., creosote buildup, lack of spark arrestors)

### B. Gas and liquid fuel-burning (natural gas, propane) fireplaces and appliances

i. Common types, materials (vented, direct vent, unvented) and terminology
ii. Common gas and liquid fuel chimneys, vent connectors, vent types, materials and terminology
iii. Common masonry and manufactured fireplace types, flues, materials, applications, terminology and installation methods
iv. Chimney foundation, height, clearance requirements and terminations (e.g., clearances to combustible materials)
v. Applicable standards and installation methods
vi. Fuel types, combustion characteristics and combustion air requirements
vii. Typical defects (e.g., hearth defects, clearance requirements, smoke chamber and flue issues)
viii. Operation of equipment, components and accessories
ix. Common safety issues

**TASK 13:** Identify and inspect common permanently installed kitchen appliances for proper condition and operation. (4%)

i. Applicable standards, installation methods and terminology
ii. Basic operation using normal controls
iii. Typical defects (e. g., inoperative burner, drain loop on dishwasher missing)
iv. Common safety issues (e.g., missing anti-tip bracket)

## DOMAIN 2: ANALYSIS OF FINDINGS AND REPORTING (25%)

**TASK 1:** Inform the client what was inspected and describe building systems and components by their distinguishing characteristics (e.g., purpose, type, size, location). (6%)

i. Minimum information required
ii. Describing the type of systems and the location of system components

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

i. Minimum and critical information required in an inspection report (e.g., environmental factors, inspection safety limitations, inaccessible areas or components)
ii. Common methods used to inspect particular components (e.g., walk on roof, observe attic or crawl space from hatch)
iii. Common and emerging test instruments and their proper use for qualitative analysis (e.g., moisture meters, carbon monoxide meters, infrared cameras)

**TASK 3:** Describe systems and components inspected that are not functioning properly or are defective. (5%)

i. Expected service life of building and mechanical components
ii. Common indicators of potential failure (e.g., rust and corrosion, excessive or unusual noise/ vibration, lack of routine maintenance)
iii. Common defects and their descriptions
iv. Common safety issues

**TASK 4:** Describe systems and components in need of further evaluation or action. (5%)

i. Correct professional or tradesperson required to effect repairs or perform further evaluations
ii. Relationships between components in the building
iii. When to immediately inform building occupants of a life-threatening safety hazard (e.g., gas leak, carbon monoxide accumulation, exposed energized wires)

**TASK 5:** Describe the implication of defects so that the client understands what could occur if the defects are not corrected. (5%)

i. Association of related defects or areas where systems interact (e.g., water damaged ceiling with damaged plumbing vent collar above)
ii. Common defects and their implications

## DOMAIN 3: PROFESSIONAL RESPONSIBILITIES (12%)

**TASK 1:** Discuss the elements of and obtain a written preinspection 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. (7%)

i. Purpose of a preinspection agreement
ii. Elements of a preinspection agreement (e.g., exclusions and limitations, limits of liability, dispute resolution, jurisdictional requirements)
iii. Timing of delivery and signing of preinspection agreement

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

i. Fundamental legal concepts (e.g., fiduciary and contractual responsibility, negligence, applicable governing regulations)
ii. Conflicts of interest (e.g., inspector interest in the property, third-party stakeholders with financial interest in the outcome of the inspection
iii. Types and purpose of financial protection (e.g., general liability, errors and omissions insurance warranties)
iv. Protection of the client's interest


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