

# NHIE Exam Prep (100 QUESTIONS) /Spring 2025

## EBPHI NHIE Actual Exam Questions and Solutions

1. Buckling in horizontal vinyl siding is generally caused by
  - A. reflected sunlight.
  - B. improper fastening.**
  - C. condensation in walls.
  - D. improper house wrap
2. At what level would water pressure within a single-family dwelling begin to be considered excessive and require correction?
  - A. 60 psi
  - B. 80 psi**
  - C. 100 psi
  - D. 120 psi
3. A newer home with electric heat is being inspected. It has a below grade finished basement containing a bedroom. The inspector should look for a smoke alarm and
  - A. an escape and rescue opening.**
  - B. a carbon monoxide alarm.
  - C. a fire extinguisher.
  - D. a safety ladder
4. A swimming pool fence must prevent passage of a sphere that is larger than
  - A. 2 inches.
  - B. 3 inches.
  - C. 4 inches.**
  - D. 5 inches
5. Refer to the photograph to answer this question. What should an inspector recommend to the client regarding the conditions shown in relation to the downspout/rain leader?

- C. report all structural deficiencies observed.**
- D. determine the cause and origin of the damage
42. A ground fault occurs when
- A. too many devices are used on a circuit.
- B. a hot conductor touches another hot conductor.
- C. a hot conductor touches a grounded surface or grounding conductor.**
- D. a grounded conductor comes in contact with a grounding conductor
43. 43 Electrical receptacles in bathrooms should be
- A. GFCI protected.**
- B. at least 3 feet away from showers and bathtubs.
- C. not more than 2 feet from the vanity basin.
- D. waterproofed
44. Medium efficiency furnaces have a draft inducer fan and are connected directly to the vent system instead of having a draft hood. There are white and yellowish deposits below the draft inducer fan. A possible explanation for these deposits is that
- A. the seal between the draft inducer fan and the furnace is failing.
- B. moisture is condensing in the vent and running back into the draft inducer fan.**
- C. the draft inducer fan is not operating properly.
- D. the furnace has failed and is unsafe to operate
45. The purpose of a trap in the waste drainage system is to
- A. provide maintenance access.
- B. prevent siphoning.
- C. block sewer gases.**
- D. cause water to drain smoothly
46. A home inspection typically includes an examination of
- A. adequacy of heat supply.
- B. heat exchangers.

- B. to drain the surface
  - C. to reduce random cracking
  - D. to enhance appearance
88. Where might you expect to find a window with safety glass?
- A. less than 18 inches above the floor
  - B. less than 24 inches above the floor
  - C. above a kitchen sink
  - D. on the second story
89. What is a common cause of buckled hardwood flooring in an existing house?
- A. excessive moisture
  - B. lack of moisture
  - C. improper installation
  - D. poor quality material
90. A newly built ventilated crawl space with a vapor retarder is REQUIRED to have one square foot of net ventilation opening per
- A. 150 square feet of crawl space.
  - B. 600 square feet of crawl space.
  - C. 1,200 square feet of crawl space.
  - D. 1,500 square feet of crawl space
91. A standard claims made errors and omissions insurance policy includes claims filed
- A. during the time the policy is in effect.
  - B. after the policy has lapsed.
  - C. before the policy effective date.
  - D. while the inspector maintains any required license
92. Refer to the photograph to answer this question. What common defect is visible in the photograph of the entry steps?