

WASHINGTON HOME INSPECTOR



Home Inspector
Examination
for Washington

Candidate Handbook

August 2022





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QUESTIONS ABOUT LICENSING

Questions regarding license application or information concerning licensure requirements should be directed to:

Home Inspector Licensing
PO Box 9021
Olympia, WA 98507-9021
Phone: 360-664-6487
Fax: 360-586-0998
Web: www.dol.wa.gov/business/homeinspectors

HOW TO CONTACT PSI

For inquiries and general registration information write or call:

PSI Candidate Services
18000 W. 105th St.
Olathe, KS 66061-7543
Phone: 855-746-8168
Fax: 913-895-4650
Web: <http://schedule.psiexams.com>
Email: info@goAMP.com



INTRODUCTION

The Washington State Department of Licensing (DOL) has retained the services of PSI Services to assist with the administration, scoring and analysis of the Home Inspector Examination for Washington. As a full-service testing company, PSI provides expertise and support to associations, state credentialing agencies and private industry in examination development, administration, scoring and reporting of examinations.

The Home Inspector Examination is a home inspection competence assessment tool developed primarily by the Examination Board of Professional Home Inspectors (EBPHI) with additional Washington specific questions as noted in the content overview in this handbook. The examination evaluates the technical and professional qualifications of home inspectors and consists of questions covering topics derived from a formal role delineation study. The study determined the knowledge bases and skills necessary for competent practice in home inspection.

This handbook provides information that you will need to register for the Home Inspector Examination for Washington. Be sure to keep this handbook after you have registered for the examination; you may wish to refer to it later.

STATEMENT OF NONDISCRIMINATION

PSI does not discriminate among candidates on the basis of age, gender, race, religion, national origin, disability, marital status, sexual orientation or gender identification.

EXAMINATION INFORMATION

This handbook contains general information regarding the Home Inspector Examination developed by the EBPHI. The EBPHI is an independent examination organization whose objective is to promote excellence and exemplary practice within the home inspection profession and to serve the public through its quality assurance efforts. The examination is given in two sessions and must be taken on the same day.

EXAMINATION ELIGIBILITY

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 www.dol.wa.gov/business/homeinspectors/hilicense.html.

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. The score report you will receive will show an overall Fail, but you need to look at the State portion only to see if you passed. If you passed this portion, you are eligible to be licensed and can download an application at www.dol.wa.gov/business/homeinspectors/hilicense.html and submit directly to the State along with required payment.

HOW THE EXAMINATION IS ADMINISTERED

The Home Inspector Examination is administered by computer at 10 PSI Test Centers in Washington. A current listing of PSI Test Centers, including addresses and driving directions, may be viewed at <http://schedule.psiexams.com>. The examinations are administered by appointment only Monday through Saturday. Available dates will be indicated when scheduling your examination. Appointment starting times may vary by location. Candidates are scheduled on a first-come, first-served basis.

EXAMINATION FEE

Examination Fees:

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

Payment may be made by credit card (VISA, MasterCard, American Express or Discover), cashier's check, money order or personal check made payable to PSI Services Inc. Payment by cash is not acceptable.

Credit card transactions that are declined and checks that are returned due to insufficient funds will be subject to a \$25 handling fee. You must send a cashier's check or money order for the amount due, including the handling fee, to PSI to cover declined credit card transactions or returned checks.

Examination fees are valid for 12 months. Candidates who submit an examination fee and fail to schedule an examination appointment within 12 months will be required to submit the examination fee and reregister for the examination.



SCHEDULING AN EXAMINATION APPOINTMENT

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.

1. Online Scheduling:

- Go to <http://schedule.psiexams.com> and select “Begin Scheduling.”
- Follow the simple, step-by-step instructions to choose your examination program and register for the examination. Please have your credit card available for payment of examination fees.

2. Telephone Scheduling: Call PSI toll-free at 855-746-8168 from 5:00 a.m. to 7:00 p.m. (Pacific Time) Monday through Thursday, 5:00 a.m. to 5:00 p.m. on Friday and 6:30 a.m. to 3:00 p.m. on Saturday. Please have your credit card available for payment of examination fees.

3. Mail your registration form. This is a two-step process:

Complete the registration form included in this handbook and mail it to PSI with the examination fee (paid by cashier’s check, money order or personal check) to the address indicated on the form. All sections of this form must be completed. This form will be returned if it is incomplete, illegible or submitted with an incorrect fee.

PSI will process the paper application and within approximately two weeks will send a confirmation notice including a website address and toll-free telephone number to contact PSI to schedule an examination appointment.

When you contact PSI to schedule your appointment, please be prepared to confirm a date and location for testing and to provide your name and candidate identification number assigned by the Department of Licensing. All individuals are scheduled on a first-come, first-served basis. Refer to the following chart.

If you contact PSI by 1:00 p.m. Pacific Time on...	Depending on availability, your examination may be scheduled as early as...
Monday	Tuesday
Tuesday	Wednesday
Wednesday	Thursday
Thursday	Friday/Saturday
Friday	Monday

You will be notified of the date and time to report to the Test Center. You will only be allowed to take the examination type for which you have applied; no changes in examination type will be made at the Test Center. **UNSCHEDULED CANDIDATES (WALK-INS) WILL NOT BE ADMITTED to the Test Center.**

■ Special Arrangements for Candidates with Disabilities

PSI complies with the Americans with Disabilities Act and strives to ensure that no individual with a disability (as defined by the ADA as a person who has a physical or mental impairment that substantially limits one or more major life activities, a person who has a history or record of such an impairment, or a person who is perceived by others as having such an impairment) is deprived of the opportunity to take the examination solely by reason of that disability. PSI will provide reasonable accommodations for candidates with disabilities. Candidates requesting special accommodations must call PSI at 800-367-1565 ext. 6750 to schedule their examination.

1. Wheelchair access is available at all established Test Centers. Candidates must advise PSI at the time of scheduling that wheelchair access is necessary.
2. Candidates with visual, sensory, physical or learning disabilities that would prevent them from taking the examination under standard conditions may request special accommodations.

Verification of the disability and a statement of the specific type of assistance needed must be made in writing to PSI at least 45 calendar days prior to your desired examination date by completing the *Request for Special Examination Accommodations* and *Documentation of Disability-Related Needs* forms included in this handbook or online at https://psi-cdexp.zendesk.com/hc/en-us/requests/new?ticket_form_id=360000150872. PSI will contact you regarding your request for accommodations within 10 business days of receipt.



EXAMINATION APPOINTMENT CHANGES

You may reschedule your examination appointment at no charge once online at <http://schedule.psiexams.com> or by calling PSI at 855-746-8168 at least **one business day prior to the scheduled testing session**. (See following table.)

If your examination is scheduled on...	You must contact PSI by 1:00 p.m. Pacific Time to reschedule your examination by the previous...
Monday	Friday
Tuesday	Monday
Wednesday	Tuesday
Thursday	Wednesday
Friday	Thursday

MISSED APPOINTMENTS AND FORFEITURES

You will forfeit the application and all fees paid to take the examination if you:

- wish to reschedule an examination but fail to contact PSI at least one business day prior to the scheduled testing session
- wish to reschedule a second time
- appear more than 15 minutes late for an examination
- fail to report for an examination appointment
- fail to provide the identification required and are denied admittance to the examination
- fail to provide a fingerprint scan

A complete application and examination fee are required to reapply for the examination. All fees for missed appointments must be paid before you can schedule a subsequent examination appointment.

INCLEMENT WEATHER, EMERGENCY OR POWER FAILURE

In the event of inclement weather or unforeseen emergencies on the day of an examination, PSI will determine whether circumstances warrant the cancellation, and subsequent rescheduling, of an examination. The examination will usually not be rescheduled if the Test Center personnel are able to open the Test Center.

You may visit <https://www.psionline.com/openings> prior to the examination to determine if PSI has been advised that any Test Centers are closed. Every attempt is made to administer the examination as scheduled; however, should an examination be canceled at a Test Center, all scheduled candidates will receive notification following the examination regarding rescheduling or reapplication procedures.

If power to a Test Center is temporarily interrupted during an administration, your examination will be restarted. The responses provided up to the point of interruption will be intact, but for security reasons the questions will be scrambled.

NO REFUNDS

If you fail to arrive at the Test Center on the date and time you are scheduled for your examination, you will not be refunded any portion of your examination fee and must reregister by contacting PSI; examination fees may NOT be transferred to another appointment.

If you arrive more than 15 minutes late for your appointment, you will not be admitted, will forfeit your examination fee, and must reregister for the examination online at <http://schedule.psiexams.com> or by contacting PSI.

EXAMINATION CONTENT

To begin your preparation in an informed and organized manner, you should know what to expect from the actual examination in terms of the content. Information regarding the content of the examination you will be taking is presented in the following sections.

The questions on the examination are designed to measure your ability to understand and apply the fundamental principles of Home Inspection and to demonstrate your knowledge of applicable laws and rules in Washington.



The examination consists of two parts, a national and state portion. When taking both portions, the questions on the two portions will be intermixed and will not appear as separate sections. The full examination has 199 multiple-choice items plus 5 unscored pretest items. The total time allowed for the full examination is 4 hours.

If taken separately, the national portion consists of 175 multiple-choice questions plus 5 unscored pretest items. You will have 3 hours to complete the examination. The state portion consists of 24 multiple-choice questions, plus 5 unscored pretest questions. You will have 1 hour to complete the examination.

The national content outline is included in the back of this handbook.

Sample Questions

The following illustrate the type of questions used in the Washington Home Inspector Examination. These sample questions do not represent the full range of content or difficulty levels contained in the examinations. They are intended to help you become familiar with the types and formats of questions on the examination. Read each question and decide which answer is best. You may then check your answers with the answer 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.
6. Which of the following is NOT a function of roof expansion joints in low slope roofing?
 - A. accommodate roof movement from thermal expansion
 - B. help prevent membrane splits
 - C. help prevent loss of mineral granules or gravel
 - D. reduce ridging in roof membrane

ANSWER KEY

- | | |
|------|------|
| 1. D | 4. D |
| 2. B | 5. C |
| 3. B | 6. C |

Practice Quizzes

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.



THE DAY OF THE EXAMINATION

Your examination will be given by computer at a PSI Test Center. You do not need any computer experience or typing skills to take your examination. On the day of your examination appointment, report to the Test Center no later than your scheduled testing time. Look for signs indicating PSI Test Center Check-in. **IF YOU ARRIVE MORE THAN 15 MINUTES AFTER THE SCHEDULED TESTING TIME, YOU WILL NOT BE ADMITTED.**

■ Identification

To gain admission to the Test Center, you must present two forms of identification. The primary form must be government issued, current and include your name, signature and photograph. No form of temporary identification will be accepted. You will also be required to sign a roster for verification of identity.

- Examples of valid primary forms of identification are: driver's license with photograph; state identification card with photograph; passport; military identification card with photograph.
- The secondary form of identification must display your name and signature for signature verification (e.g., credit card with signature, social security card with signature, employment/student ID card with signature).
- If your name on your registration is different than it appears on your identification, you must bring proof of your name change (e.g., marriage license, divorce decree or court order).

During your examination process, you will be required to provide biometric verification of your identity. Biometric identification may include photography, fingerprint scan, or other. Your examination session is also subject to video surveillance. If you do not agree to these conditions, you will not be able to test and will be excused from the Test Center. Your examination fee will NOT be refunded.

YOU MUST HAVE PROPER IDENTIFICATION AND PROVIDE A VALID FINGERPRINT SCAN TO BEGIN THE EXAMINATION. Failure to provide appropriate identification and fingerprint scan at the time of the examination is considered a missed appointment. There will be no refund of your examination fee.

RULES FOR THE EXAMINATION

■ Security

PSI administration and security standards are designed to ensure all candidates are provided the same opportunity to demonstrate their abilities. The Test Center is continuously monitored by audio and video surveillance equipment for security purposes.

The following security procedures apply during the examination:

- Examinations are proprietary. No cameras, notes, tape recorders, pagers or cellular/smart phones are allowed in the testing room. Possession of a cellular/smart phone or other electronic devices is strictly prohibited and will result in dismissal from the examination.
- Only silent, non-programmable calculators without alpha keys or printing capabilities are allowed in the testing room.
- No guests, visitors or family members are allowed in the testing room or reception areas.

■ Personal Belongings

No personal items, valuables, or weapons should be brought to the Test Center. Only wallets and keys are permitted. Coats must be left outside the testing room. You will be provided a soft locker to store your wallet and/or keys with you in the testing room. The proctor will lock the soft locker prior to you entering the testing room. You will not have access to these items until after the examination is completed. Please note the following items will not be allowed in the testing room except securely locked in the soft locker.

- watches
- hats
- wallets
- keys

Once you have placed everything into the soft locker, you will be asked to pull your pockets out to ensure they are empty. If all personal items will not fit in the soft locker you will not be able to test. The site will not store any personal belongings.

If any personal items are observed or heard (e.g., cellular/smart phone, alarm) in the testing room after the examination is started, the administration will be forfeited.

■ Examination Restrictions

- Pencils will be provided during check-in.
- You will be provided with one piece of scratch paper at a time to use during the examination, unless noted on the sign-in roster for a particular candidate. You must return the scratch paper to the supervisor at the completion of testing, or you will not receive your score report.
- No documents or notes of any kind may be removed from the Test Center.
- No questions concerning the content of the examination may be asked during the examination.
- Eating, drinking or smoking will not be permitted in the Test Center.



- You may take a break whenever you wish, but you will not be allowed additional time to make up for time lost during breaks.

■ Misconduct

If you engage in any of the following conduct during the examination you may be dismissed, your scores will not be reported and examination fees will not be refunded.

Examples of misconduct are when you:

- create a disturbance, are abusive, or otherwise uncooperative;
- display and/or use electronic communications equipment such as pagers, cellular/smart phones;
- talk or participate in conversation with other examination candidates;
- give or receive help or are suspected of doing so;
- leave the Test Center during the administration;
- attempt to record examination questions or make notes;
- attempt to take the examination for someone else;
- are observed with personal belongings, or
- are observed with notes, books or other aids without it being noted on the roster.

■ Copyrighted Examination Questions

All examination questions are copyrighted. It is forbidden under federal copyright law to copy, reproduce, record, distribute or display these examination questions by any means, in whole or in part. Doing so may subject you to severe civil and criminal penalties.

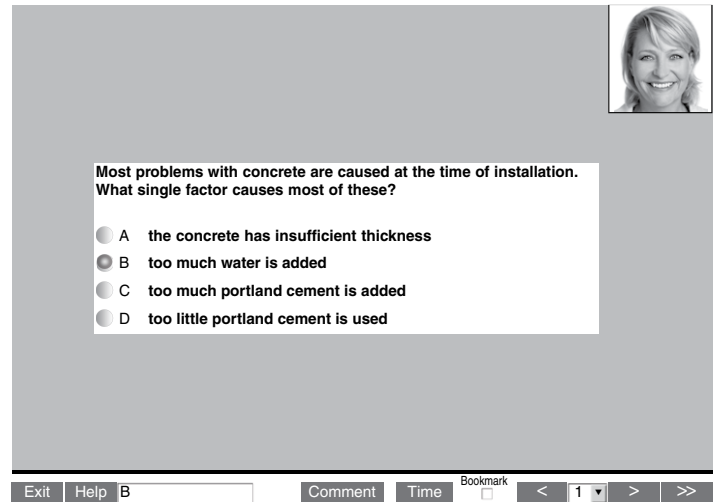
■ Practice Examination

After your identification has been confirmed, you will be directed to a testing carrel. You will be instructed on-screen to enter your candidate identification number and to provide a fingerprint scan. Your photograph, taken before beginning the examination, will remain on-screen throughout your examination session. This photograph will also print on your score report.

Prior to attempting the examination, you will be given the opportunity to practice taking an examination on the computer. The time you use for this practice examination is NOT counted as part of your examination time or score. When you are comfortable with the computer testing process, you may quit the practice session and begin the timed examination.

■ Timed Examination

Following the practice examination, you will begin the actual examination.



The computer monitors the time you spend on the examination. The examination will terminate if you exceed the time allowed. You may click on the “Time” box in the lower right portion of the screen to monitor your time. A digital clock indicates the time remaining for you to complete the examination. The Time feature may be turned off during the examination.

Only one examination question is presented at a time. The question number appears in the lower right portion of the screen. Choices of answers to the examination questions are identified as A, B, C, or D. You must indicate your choice by either typing the letter in the response box in the lower left portion of the computer screen or clicking on the option using the mouse. To change your answer, enter a different option by typing A, B, C, or D or by clicking on the option using the mouse. You may change your answer as many times as you wish during the examination time limit.

To move to the next question, click on the forward arrow (>) in the lower right portion of the screen. This action will move you forward through the examination question by question. If you wish to review any question, click the backward arrow (<) or use the left arrow key to move backward through the examination.



An examination question may be left unanswered for return later in the examination session. Questions may also be bookmarked for later review by clicking in the blank square to the right of the Time button. Click on the double arrows (>>) to advance to the next unanswered or bookmarked question on the examination. To identify all unanswered and bookmarked questions, repeatedly click on the double arrows (>>). When the examination is completed, the number of questions answered is reported. If not all questions have been answered and there is time remaining, return to the examination and answer those questions. Be sure to provide an answer for each examination question before ending the examination. There is no penalty for guessing.

■Candidate Comments

During the examination, you may make comments for any question by clicking on the Comment button to the left of the Time button. This opens a dialogue box where comments may be entered. Comments will be reviewed, but individual responses will not be provided.

FOLLOWING THE EXAMINATION

■Your Score Report

After you have completed the examination, you will be instructed to report to the proctor to receive your score report. When you receive your score report, it will reflect either a “pass” or a “fail.” Your pass/fail status is determined by whether you provided enough correct answers to meet or exceed the passing point for the examination. This passing point was established by a commonly accepted criterion referenced methodology that ensures that passing candidates have demonstrated an appropriate level of knowledge to warrant an inspector license in Washington.

■If You Pass the Examination

If you pass the examination, you will receive a score report. Refer to the bottom section of your score report for instructions on how to apply for your license.

■If You Fail the Examination

If you fail the examination, you will receive a diagnostic score report showing your total score on the national and state portions of the examination. Your score report will also show your scores on major content areas of the national examination. If you fail one portion (i.e., national or state) you need only retake the portion failed.

A total scaled score is reported to emphasize that although different versions (or “forms”) of the examination may have slight differences in difficulty, the passing score for an examination is based on the amount of knowledge a “minimally competent practitioner” would likely demonstrate on the examination. A statistical procedure called equating is used to determine the raw scores (number of questions correct) required to pass each version of the examination. Then scaled scores are computed by setting the raw score required to pass equal to the scaled score required to pass (i.e., 70). The scaled score is not the same as a percentage. The number of correct answers required to pass could be higher or lower than 70 percent, depending on the difficulty of the items on the form. This process is used to ensure fairness to all candidates.

To reregister for the examination, visit <http://schedule.psiexams.com>, call PSI at 855-746-8168 or submit a new completed registration form (if payment is made by cashier’s check, money order or personal check). There will be a 30-day wait period to retake a failed examination. There is no limit to the number of times you may take the examination within your two-year eligibility period.

■Duplicate Score Report

You may purchase additional copies of your score report at a cost of \$25 per copy. Requests must be submitted to PSI, in writing, within 12 months of taking the examination. Complete the request form included in this handbook and submit it with the required fee payable to PSI Services Inc. Duplicate score reports will be processed and mailed within approximately five business days following receipt of the request.

WASHINGTON HOME INSPECTOR EXAMINATION REGISTRATION FORM

Instructions for Completing the Examination Registration Form

The numbered items correspond to the numbered blanks on the registration form. PLEASE TYPE OR PRINT IN INK ALL INFORMATION.

1. **NAME:** Enter your last name, first name and middle initial exactly as they appear on your driver's license. Do not use nicknames.
2. **MAILING ADDRESS:** Abbreviate words like street, drive or road, and enter your zip code.
3. **TELEPHONE NUMBER:** Please provide telephone numbers as indicated.
4. **CANDIDATE IDENTIFICATION NUMBER:** Enter the candidate identification number assigned by the Department of Licensing. WE CANNOT PROCESS YOUR REGISTRATION WITHOUT IT!
5. **BIRTH DATE:** Enter the month, day and year of your birth.
6. **EMAIL ADDRESS:** Please provide an email address.
7. **EXAMINATION FEE:** The examination fee must be submitted with your registration form. Payment may be made by cashier's check, money order or personal check payable to PSI Services Inc. or by credit card. Visit <http://schedule.psiexams.com> or contact PSI at 855-746-8168 if payment is to be made by credit card. *Payment by cash is not acceptable.* Examination fees are valid for 12 months.
8. **SIGNATURE AND DATE:** Read the statement and sign your name.

WASHINGTON HOME INSPECTOR EXAMINATION REGISTRATION FORM

To apply for the Home Inspector Examination for Washington, register online at <http://schedule.psiexams.com> or contact PSI toll-free at 855-746-8168. If you are paying by cashier's check, money order or personal check, complete this form and mail it to PSI, 18000 W. 105th St., Olathe, KS 66061-7543.

Using the instructions on page 9, complete this form, and mail it with the appropriate examination fee to:

PSI
18000 W. 105th St.
Olathe, KS 66061-7543

1. NAME
Last Name First Name Middle Initial
2. MAILING ADDRESS
Number, Street and Apartment Number
City State Zip Code
3. TELEPHONE NUMBER () -
Daytime Telephone
4. CANDIDATE IDENTIFICATION NUMBER
5. BIRTH DATE - -
Month Day Year
6. EMAIL ADDRESS
7. EXAMINATION FEE – State Portion Only \$125
National Portion Only \$250
Both Portions \$300

Your examination fee must be submitted with your registration form. Payment may be made by cashier's check, money order or personal check payable to PSI Services Inc. Payment by cash is not acceptable. Examination fees are valid for 12 months.

8. SIGNATURE AND DATE

I have read and understand the information provided in the Candidate Handbook, and the information I have provided in this registration form is true and complete to the best of my knowledge.

Signature: Date:



REQUEST FOR SPECIAL EXAMINATION ACCOMMODATIONS

If you have a disability covered by the Americans with Disabilities Act, **please complete this form and provide the Documentation of Disability-Related Needs on the next page and submit it with your application at least 45 days prior to your requested examination date.** The information you provide and any documentation regarding your disability and your need for accommodation in testing will be treated with strict confidentiality.

Candidate Information

Candidate ID # _____ Requested Test Center: _____

Name (Last, First, Middle Initial, Former Name)

Mailing Address

City

State

Zip Code

Daytime Telephone Number

Email Address

Special Accommodations

I request special accommodations for the _____ examination.

Please provide (check all that apply):

_____ Reader

_____ Extended testing time (time and a half)

_____ Reduced distraction environment

_____ Please specify below if other special accommodations are needed.

Comments: _____

PLEASE READ AND SIGN:

I give my permission for my diagnosing professional to discuss with PSI staff my records and history as they relate to the requested accommodation.

Signature: _____ Date: _____

Return this form with your examination application and fee to:

PSI, 18000 W. 105th St., Olathe, KS 66061-7543

or submit your accommodations request online at

https://psi-cdexp.zendesk.com/hc/en-us/requests/new?ticket_form_id=360000150872

If you have questions, call Candidate Services at 800-367-1565 ext. 6750.



DOCUMENTATION OF DISABILITY-RELATED NEEDS

Please have this section completed by an appropriate professional (education professional, physician, psychologist, psychiatrist) to ensure that PSI is able to provide the required accommodations.

Professional Documentation

I have known _____ since ____ / ____ / ____ in my capacity as a
Candidate Name Date

My Professional Title

The candidate discussed with me the nature of the test to be administered. It is my opinion that, because of this candidate's disability described below, he/she should be accommodated by providing the special arrangements listed on the Request for Special Examination Accommodations form.

Description of Disability: _____

Signed: _____ Title: _____

Printed Name: _____

Address: _____

Telephone Number: _____ Email Address: _____

Date: _____ License # (if applicable): _____

Return this form with your examination application and fee to:

PSI, 18000 W. 105th St., Olathe, KS 66061-7543

or submit your accommodations request online at

https://psi-cdexp.zendesk.com/hc/en-us/requests/new?ticket_form_id=360000150872

If you have questions, call Candidate Services at 800-367-1565 ext. 6750.

DUPLICATE SCORE REPORT REQUEST FORM FOR WASHINGTON HOME INSPECTOR EXAMINATION

DIRECTIONS: Use this form to request a duplicate score report. Complete all requested information. This form must be received within one year of the examination date and include a cashier's check or money order payable to PSI Services Inc. for \$25 per copy. Duplicate score reports will be mailed within approximately five business days following receipt of the request.

Name: _____ Candidate Identification #: _____

Address: _____

_____ Daytime Phone: _____

Examination Date: _____ Test Center: _____

I hereby authorize PSI to send me a duplicate of my examination results.

Signature: _____ Date: _____

PSI
18000 W. 105th St.
Olathe, KS 66061-7543
855-746-8168

HOME INSPECTOR EXAMINATION CONTENT OUTLINE

The first three categories of this outline are based on a formal role delineation study conducted by the National Home Inspector Examination (NHIE) that defines the profession as practiced in the field. Home inspector subject matter experts from a variety of practice specialties and geographic areas contributed to the study,

and home inspectors from throughout the nation then reviewed the study via a statistically valid survey. The resulting content areas and their associated knowledge and skill requirements serve as the “blueprint” for the NHIE. The percentage of questions on the exam for each content area is indicated below.

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)

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 materials
- 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
- ii. Applicable standards and installation methods
- iii. Typical modifications, repairs, upgrades, and retrofit methods and materials
- iv. Typical defects (e.g., double-tapping, over-fusing)
- v. Panel grounding and bonding
- vi. Panel wiring
- vii. Theory of operation and purpose of over-current protection devices (e.g., circuit breakers and fuses, GFCI, AFCI)
- viii. Inspection safety procedures
- ix. Known problem electrical panel boards (e.g., Federal Pacific/Stab-Lok)
- x. 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
- ii. Applicable standards and installation methods
- iii. Typical modification, repair, upgrade, and retrofit methods and materials
- iv. Typical defects (e.g., improper termination, plastic dryer ducts)
- v. Relationship between mechanical systems and ventilation systems
- vi. 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)

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
- ii. Applicable standards and installation methods
- iii. Typical defects (e.g., missing piping supports, missing shut-off, leaking storage tank)
- iv. 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.
- 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., absent anti-tip bracket)

PERFORMANCE 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

PERFORMANCE 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, professional errors and omissions, insurance warranties)
- iv. Protection of the client's interest

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