



Pearson  
VUE

**Texas**

# Real Estate Inspector

Candidate  
Handbook

May 2017

# QUICK REFERENCE

---

## RESERVATIONS

### Before making an exam reservation

Candidates should thoroughly review this handbook, which contains examination content outlines and important information regarding eligibility and the examination and licensing application process.

### Making an exam reservation

Candidates may make a reservation by either visiting [www.pearsonvue.com](http://www.pearsonvue.com) or calling Pearson VUE.

Candidates should make a reservation online at least twenty-four (24) hours before the desired examination date (unless an electronic check is used for payment, as detailed on page 5). **Walk-in examinations are not available.**

---

## SCHEDULES & FEES

### Test centers

A list of test centers appears on the back cover of this handbook. Candidates should contact Pearson VUE to confirm specific locations and schedules.

### Exam fees

The examination fee (*for exact fees, see chart on page 5*) must be paid at the time of reservation by credit card, debit card, voucher, or electronic check. **Payment will not be accepted at the test center. Examination fees are non-refundable and non-transferable.**

### Fingerprinting Services

Fingerprinting services are available at MorphoTrust USA™ as detailed on page 4. See page 2 for fingerprinting and criminal history requirements.

---

## EXAM DAY

### What to bring to the exam

Candidates should bring to the examination proper identification and other materials as dictated by the state licensing agency. A complete list appears in *What to Bring* (page 7).

### Exam procedures

Candidates should report to the test center at least thirty (30) minutes before the examination begins. Each candidate will be given 285 minutes or 4.75 hours (total includes State and National portion) to complete the examination, and will leave the test center with an official score report in hand.

## STATE LICENSING INFORMATION

Candidates may contact the Texas Real Estate Commission with questions about obtaining or maintaining a license after the examination has been passed.

### Texas Real Estate Commission

Stephen F. Austin Building  
1700 N. Congress Ave., Suite 400  
Austin, TX 78701

#### Phone

(512) 936-3000

#### Website

[www.trec.texas.gov](http://www.trec.texas.gov)

## EXAMINATION INFORMATION

Candidates may contact Pearson VUE with questions about this handbook or about an upcoming examination.

### Pearson VUE Texas Real Estate

5601 Green Valley Drive  
Bloomington, MN 55437

#### Phone

(800) 997-1248

#### Email

[pearsonvuecustomerservice@pearson.com](mailto:pearsonvuecustomerservice@pearson.com)

#### Website

[www.pearsonvue.com](http://www.pearsonvue.com)

# TABLE OF CONTENTS

---

<b>QUICK REFERENCE</b> .....	inside front cover	<b>EXAM DAY</b> .....	7
<b>OVERVIEW</b> .....	ii	What to Bring .....	7
<b>INTRODUCTION</b> .....	1	Exam Procedures.....	7
Contact Information.....	1	Score Reporting .....	8
The Licensure Process .....	1	Retaking the Exam .....	8
Practice Tests.....	1	Review of Exams .....	8
<b>STATE LICENSING REQUIREMENTS</b> .....	2	Score Explanation.....	8
Applying for a Real Estate Inspector or Professional Inspector License .....	2	Duplicate Score Reports .....	9
Fingerprint and Criminal History Requirements .....	2	Pearson VUE Test Center Policies .....	9
<b>RESERVATIONS</b> .....	3	<b>PREPARING FOR THE EXAM</b> .....	10
Examination Reservations.....	3	Exam Content.....	10
Test Center Locations.....	4	National .....	10
Fingerprint Reservations .....	4	State .....	10
Available Exams, Time Allotted and Fees .....	4	Study Materials .....	10
Electronic Checks.....	5	<b>SAMPLE TEST QUESTIONS</b> .....	11
Vouchers.....	5	<b>SAMPLE TEST ANSWER KEY</b> .....	11
Change/Cancel Policy .....	5	<b>CONTENT OUTLINES</b>	
Absence/Lateness Policy .....	5	National Home Inspectors Content Outline .....	Content Outlines page 01
Weather Delays and Cancellations.....	6	Texas State Law Content Outline for Inspector Examinations.....	Content Outlines page 08
Accommodations.....	6	<b>APPENDIX</b>	
		Duplicate Score Request Form.....	back of handbook
		<b>GENERAL INFORMATION</b> .....	back cover
		Test Centers .....	back cover
		Holiday Schedule .....	back cover

# OVERVIEW

---

## **The candidate handbook is a useful tool in preparing for an examination.**

It is highly recommended that the Texas Real Estate Inspector Candidate Handbook be reviewed, with special attention given to the content outlines, before taking the examination. (*Content outlines begin on Content Outlines page 01 of this handbook.*)

## **Individuals who wish to obtain a real estate inspector license in the state of Texas must:**

### **1. Apply for a license.**

Before taking an examination, candidates must complete all precicensing education and file a professional inspector or real estate inspector application with the Texas Real Estate Commission (TREC). When the application requirements are met, TREC will send candidates an eligibility letter which includes an ID number that candidates will need to register to take the examination. (*See page 2 for additional details.*)

### **2. Make a reservation and pay the examination fee.**

Make a reservation either by phone or online with Pearson VUE for the examination. (*See page 3.*)

### **3. Go to the test center.**

Go to the test center on the day of the examination, bringing all required materials. (*See page 7.*)

### **4. Get fingerprinted.**

Go to the designated fingerprint site at the appointed day/time, bringing all required materials. (*See page 4 of handbook.*)

# INTRODUCTION

---

## CONTACT INFORMATION

Candidates may contact Pearson VUE with questions about this handbook or an examination.

<b>Pearson VUE/Texas Real Estate Inspector</b> 5601 Green Valley Dr., Bloomington, MN 55437		
<b>Phone:</b> (800) 997-1248	<b>Website:</b> <a href="http://www.pearsonvue.com">www.pearsonvue.com</a>	<b>Email:</b> <a href="mailto:pearsonvuecustomerservice@pearson.com">pearsonvuecustomerservice@pearson.com</a>

Live Chat is available to address your support inquiries and is the quickest way to reach a customer service agent. It's available from 8:00 AM through 5:00 PM Central Time, Monday through Friday, subject to change during locally designated holidays.

Please visit [www.pearsonvue.com/tx/inspectors/contact](http://www.pearsonvue.com/tx/inspectors/contact) for further information.

Candidates may contact the Texas Real Estate Commission with questions about obtaining or maintaining a license.

<b>Texas Real Estate Commission</b> <b>Stephen F. Austin Building</b> 1700 N. Congress Ave. Suite 400, Austin, TX 78701	
<b>Phone:</b> (512) 936-3000	<b>Website:</b> <a href="http://www.trec.texas.gov">www.trec.texas.gov</a>

<b>For Digital Fingerprints contact MorphoTrust for verification.</b> MorphoTrust, USA™		
<b>hours:</b> Monday – Friday, 8 AM – 5 PM Central Time	<b>Phone:</b> (888) 467-2080	<b>TDD/TTY:</b> (877) 219-0199

## THE LICENSURE PROCESS

Licensure is the process by which an agency of state government or other jurisdiction grants permission to individuals to engage in the practice of, and prohibits all others from legally practicing, a particular profession, vocation, or occupation. By ensuring a minimum level of competence, the licensure process protects the general public. The state regulatory agency is responsible for establishing the acceptable level of safe practice and for determining whether an individual meets that standard.

The Texas Real Estate Commission (TREC) has retained the services of Pearson VUE to develop and administer its professional inspector and real estate inspector examination program. Pearson VUE is a leading provider of assessment services to regulatory agencies and national associations.

## PRACTICE TESTS

Practice tests are offered exclusively online at [www.pearsonvue.com](http://www.pearsonvue.com), giving candidates even more opportunity to succeed on real estate inspector examinations. Our practice tests will not only help prepare candidates for the types of questions they will see on the licensure exam but also familiarize them with taking computer-based examinations. However, taking a practice test does not guarantee a positive outcome on the actual examination.

Practice tests contain questions developed by subject matter experts using concepts found in the national portion of the licensure examination. The tests closely reflect the format of the real licensure examination, can be scored instantly, and provide immediate feedback to help candidates identify correct and incorrect answers. Candidates can purchase practice tests anytime at [www.pearsonvue.com](http://www.pearsonvue.com).

# STATE LICENSING REQUIREMENTS

---

The Texas Real Estate Commission has established the requirements for qualification for a real estate inspector or professional inspector license. Applicants should read this candidate handbook, and any other information provided by the Texas Real Estate Commission before making a reservation for any licensing examination. Applicants must meet all education and experience requirements if applicable and receive an eligibility letter from TREC before they make an examination reservation.

## **APPLYING FOR A REAL ESTATE INSPECTOR OR PROFESSIONAL INSPECTOR LICENSE**

The Texas Real Estate Commission has established the requirements for qualification for a professional inspector or real estate inspector license. If you have filed an application and met TREC's qualifications, you have one year from the date the application was filed to pass your examination. If you fail the examination three times you will be unable to retest on the application or submit a new application until you complete additional qualifying core inspector education. Should you fail the exam three times please contact TREC at [education@trec.texas.gov](mailto:education@trec.texas.gov) for guidance regarding the additional education requirement.

## **FINGERPRINT AND CRIMINAL HISTORY REQUIREMENTS**

Pursuant to §1101.3521 of the Texas Real Estate License Act, any person applying for a real estate inspector or professional inspector license must be fingerprinted specifically for TREC and pass a background history check before a license will issue.

**When you pass the examination, your license will not issue until TREC receives your criminal history report from the DPS and the FBI and clears your background history check. TREC encourages applicants to use the electronic fingerprinting process. Electronic fingerprinting is fast and accurate, and in most cases will avoid potential delays in the processing of applications.**

All fingerprints taken for TREC at MorphoTrust locations are electronically transmitted to the DPS and the FBI for criminal history background checks. A fingerprint processing fee of is required to cover the cost of the criminal history reports.

### **Electronic fingerprinting**

When you have received your exam eligibility letter from TREC you may schedule a fingerprint appointment through MorphoTrust. You will need the TREC ID number from the eligibility letter when making your appointment.

The exam reservation must be made by following the instructions on page 3.

Candidates may call (888) 467-2080 (hours – Monday – Friday, 8 AM – 5 PM Central Time) to make a fingerprint reservation or by going to the TREC website at <http://www.trec.texas.gov>.

### **Fingerprinting for Texas non-residents**

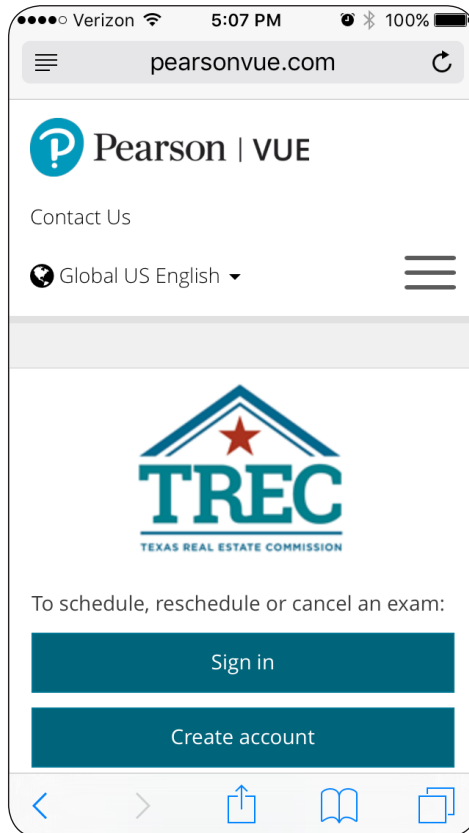
Applicants who reside outside of Texas may have an option to be fingerprinted in a location near them during the registration process through MorphoTrust. If this option is unavailable, applicants must print the waiver at the end of the online registration and contact TREC to request a TREC-specific Hard Card. This Hard Card contains coding that the DPS and FBI require. Fingerprints submitted on a generic card will be rejected because the generic card does not include TREC-specific information. The TREC-specific card is available at the TREC offices in Austin and through the mail upon request at [information@trec.texas.gov](mailto:information@trec.texas.gov).

# RESERVATIONS

## EXAMINATION RESERVATIONS

**Walk-in examinations are not available.** Online reservations are the most efficient way for candidates to schedule their examination. Candidates **must** go to [www.pearsonvue.com/tx/inspectors](http://www.pearsonvue.com/tx/inspectors) to make an online reservation for an examination. First-time users are required to create an account. The candidate will need to fill in all required fields, which are preceded by an asterisk (\*), on the online form in order to create an ID and be assigned a password. Step-by-step instructions will lead the candidate through the rest of the examination reservation process.

Our new website has been optimized to work on mobile devices such as phones and tablets as pictured below.



Candidates **must** make an online reservation at least twenty-four (24) hours before the desired examination date. Candidates who wish to make a phone reservation at (800) 997-1248 must do so at least twenty-four (24) hours before the desired examination date (unless an electronic check is used for payment, as detailed on page 5).

**Before making a reservation, candidates should have the following:**

- Legal name
- Physical mailing address, email address, and daytime telephone number
- TREC-ID# as provided on the eligibility letter received from TREC
- The name of the examination(s)
- The preferred examination date and test center location (a list appears on the back cover of this handbook)

## TEST CENTER LOCATIONS

A list of test centers appears on the back cover of this handbook. In addition, candidates may review the test center locations by going to <http://www.pearsonvue.com/vtlocator/>. If the candidate has questions regarding the confirmation of specific locations and/or examination schedules, please contact Pearson VUE.

Texas professional inspector and real estate inspector examinations are now available at select Pearson VUE test centers on military installations across the globe. Service members, dependents, and contractors with authorized base access who want to gain Texas Real Estate licensure from their duty station or assignment in another state and foreign deployment will have the option to take their exams without having to leave their base. In addition to Pearson VUE's standard ID policy, candidates must have valid government ID and authorization to gain access to military testing sites. Civilians without valid government ID will be turned away by the test center and/or military entrance gate security. To locate a Pearson VUE authorized testing center, visit <http://www.pearsonvue.com/tx/inspectors/> and select the "Find an on-base test center" link on the lower right-hand side of the page.

## FINGERPRINTING RESERVATIONS

Candidates may schedule fingerprint appointments at any MorphoTrust location throughout Texas. Candidates can only print in TX. Candidates outside of TX need to refer to the TREC instructions for fingerprint submission. **Appointments are required and candidates are encouraged to make their reservation at least twenty-four (24) hours in advance. Same day fingerprint service without an appointment is not available.**

Candidates must contact MorphoTrust to schedule their reservation at (888) 467-2080 (hours are Monday-Friday 8am-5pm Central Time) or visit the TREC website at <http://www.trec.texas.gov>.

### Electronic Fingerprinting

1. You will need the TREC ID number from your exam eligibility letter when making your electronic fingerprint appointment.
2. All electronic fingerprint appointments must be made by DPS' vendor, MorphoTrust. The vendor has many Texas fingerprint locations. **Schedule an appointment for electronic fingerprinting.** You must schedule a fingerprint appointment by calling 1-888-467-2080 or visiting TREC's website at <http://www.trec.texas.gov>. Pursuant to DPS requirements, you will be photographed as part of the fingerprint process. You must pay a fingerprinting fee to the vendor in a manner that is acceptable to the vendor.
3. **Arrive at your scheduled appointment with your TREC exam eligibility letter.** Pursuant to TX Department of Public Safety (DPS) requirements, you will also be photographed as part of the background check requirement. After your fingerprints and photograph are taken, the technician will give you a receipt stating that you were fingerprinted. Do not throw away the receipt. You will not get a printed fingerprint card. Your fingerprints will be sent electronically to DPS and the FBI.
4. Upon completion of your appointment, the MorphoTrust Enrollment Agent will furnish a receipt of services. Please save the receipt. Fingerprints and photos are transmitted electronically to the DPS and the FBI.

## AVAILABLE EXAMS, TIME ALLOTTED AND FEES

The examination fee (*see chart on page 5*) must be paid at the time of reservation by credit card, debit card, voucher, or electronic check. **Payment will not be accepted at the test center, nor will a single payment that covers more than one candidate be accepted.**

**Candidates are responsible for knowing all regulations regarding fees and examination scheduling as presented here.** Examination fees are non-refundable and non-transferable, except as detailed in *Change/Cancel Policy*.

### PRETEST QUESTIONS

Many of the examinations will contain "pretest" questions. Pretest questions are questions on which statistical information is being collected for use in constructing future examinations. Responses to pretest questions do not affect a candidate's score. Pretest questions are mixed in with the scored questions and are not identified.

**The number of pretest questions are listed in the content outline heading of each examination for which they are available. If a number is not present then there are no pretest questions for that particular examination.**



EXAM	PORTION	# ITEMS (scored and pretest)	TIME (in minutes)	FEE
Real Estate Inspector	National	200	240	\$220
	State	30	45	\$60
	<b>Both</b>	<b>230</b>	<b>285</b>	<b>\$220</b>
Professional Inspector	National	200	240	\$220
	State	30	45	\$60
	<b>Both</b>	<b>230</b>	<b>285</b>	<b>\$220</b>

### Electronic Checks

Candidates who choose to pay the examination fee by electronic check must have a personal checking account, and must be prepared to provide to Pearson VUE at the time of reservation the following information:

- Bank name
- Account number
- Routing number
- Social Security number, state-ID number, or driver's license number
- Name and address on the account

Using this information, Pearson VUE can request payment from the candidate's bank account just as if the candidate had submitted an actual paper check.

Candidates paying by electronic check must register at least five (5) days before the examination date in order for their check to be processed.

### Vouchers

Vouchers offer another convenient way to pay for tests. Vouchers can be purchased online at [www.pearsonvue.com/vouchers/pricelist](http://www.pearsonvue.com/vouchers/pricelist) by credit card either singly or in volume. To redeem a voucher as payment when scheduling a test, simply indicate voucher as the payment method and provide the voucher number. **All vouchers are pre-paid. Vouchers are non-refundable and non-returnable.**

Vouchers expire twelve (12) months from the date they are issued. Voucher expiration dates cannot be extended. The exam must be taken by the expiration date printed on the voucher.

### CHANGE/CANCEL POLICY

Candidates should call Pearson VUE at (800) 997-1248 at least forty-eight (48) hours before the examination to change or cancel a reservation. Candidates who change or cancel a reservation with proper notice may either transfer their fees to a new reservation or request a refund. **Candidates who change or cancel their reservations without proper notice will forfeit the examination fee.** Refunds for credit/debit cards are immediate, while refunds for electronic checks and vouchers will be processed in two to three (2-3) weeks.

Candidates are individually liable for the full amount of the examination fee once a reservation has been made, whether individually or by a third party.

### ABSENCE/LATENESS POLICY

Candidates who are late to or absent from an examination may be excused for the following reasons:

- Illness of the candidate or of the candidate's immediate family member
- Death in the immediate family
- Disabling traffic accident
- Court appearance or jury duty
- Military duty
- Weather emergency

**Candidates who are late to an examination will not be admitted and will forfeit the examination fee. Candidates who are absent from an examination and have not changed or canceled the reservation according to the *Change/Cancel Policy* will forfeit the examination fee.** Written verification and supporting documentation for requesting an excused absence must be submitted to Pearson VUE within fourteen (14) days of the original examination date. Written verification and supporting documentation can be sent by fax to (888) 204-6291 or mailed to the following address:

**Pearson VUE/Texas Real Estate Inspector**  
***Attn: Regulatory Program Coordinator***  
5601 Green Valley Dr., Bloomington, MN 55437  
**Phone:** (800) 997-1248 **Email:** [pearsonvuecustomerservice@pearson.com](mailto:pearsonvuecustomerservice@pearson.com)  
**Website:** [www.pearsonvue.com](http://www.pearsonvue.com)

## **WEATHER DELAYS AND CANCELLATIONS**

If severe weather or a natural disaster makes the test center inaccessible or unsafe, the examination may be delayed or canceled. Pearson VUE will notify and reschedule candidates in case of severe weather.

## **ACCOMMODATIONS**

Pearson VUE complies with the provisions of the Americans with Disabilities Act as amended. The purpose of accommodations is to provide candidates with full access to the test. Accommodations are not a guarantee of improved performance or test completion. Pearson VUE provides reasonable and appropriate accommodations to individuals with documented disabilities who demonstrate a need for accommodations.

Test accommodations may include things such as:

- A separate testing room
- Extra testing time
- A Reader or Recorder, for individuals with mobility or vision impairments and cannot read or write on their own

Test accommodations are individualized and considered on a case-by-case basis. All candidates who are requesting accommodations because of a disability must provide appropriate documentation of their condition and how it is expected to affect their ability to take the test under standard conditions. This may include:

- Supporting documentation from the professional who diagnosed the condition, including the credentials that qualify the professional to make this diagnosis
- A description of past accommodations the candidate has received

The steps to follow when requesting test accommodations vary, depending on your test program sponsor. To begin, go to <http://pearsonvue.com/accommodations>, and then select your test program sponsor from the alphabetized list. Candidates who have additional questions concerning test accommodations may contact the ADA Coordinator at [accommodationspearsonvue@pearson.com](mailto:accommodationspearsonvue@pearson.com).

# EXAM DAY

---

## WHAT TO BRING

### Required Materials

#### REQUIRED ITEMS

Candidates who do not present the required items will be denied admission to the examination, will be considered absent, and will forfeit the examination fee.

#### Acceptable Forms of Candidate Identification

Candidates must present **two (2)** forms of current signature identification. The name on the identification must exactly match the name on the registration. The primary identification must be government issued and photo-bearing with a signature, and the secondary identification must contain a valid signature. Identification must be in English.

##### Primary ID (photograph and signature, not expired)

- Government-issued Driver's License
- U.S. Department of State Driver's License
- U.S. Learner's Permit (plastic card only with photo and signature)
- National/State/Country Identification Card
- Passport
- Passport card
- Military ID
- Military ID for spouses and dependents
- Alien Registration Card (Green Card, Permanent Resident Visa)

##### Secondary ID (signature, not expired)

- U.S. Social Security Card
- Debit (ATM) or Credit Card
- Any form of ID on the Primary ID list

If the ID presented has an embedded signature that is not visible (microchip), or is difficult or impossible to read, the candidate must present another form of identification from the Primary ID or Secondary ID list that contains a visible signature.

Pearson VUE does not recognize grace periods. For example, if a candidate's driver's license expired yesterday and the state allows a 30-day grace period for renewing the ID, the ID is considered to be expired.

## EXAM PROCEDURES

Candidates should report to the test center thirty (30) minutes before the examination and check in with the test center administrator. The candidate's identification and other documentation will be reviewed and he or she will be photographed for the score report.

Candidates are required to review and sign a **Candidate Rules Agreement** form. If the **Candidate Rules Agreement** is not followed and/or cheating or tampering with the examination is suspected, the incident will be reported as such and the appropriate action will be taken. The examination fee will not be refunded, the exam may be determined invalid, and/or the state may not issue the license.

Candidates will have an opportunity to take a tutorial on the PC on which the examination will be administered. The time spent on this tutorial will not reduce the examination time. The examination administrators will answer questions regarding use of the PC, but candidates should be aware that the administrators are not familiar with the content of the examinations or with the state's licensing requirements.

Candidates may begin the examination once they are familiar with the PC. The examination begins the moment a candidate looks at the first examination question. Candidates will be given 285 minutes or 4.75 hours (total includes State and National portion) to complete the examination. The examination will end automatically after the examination time has expired, and candidates will leave the test center with their official scores in hand.

For security purposes, Pearson VUE will capture each candidate's digital signature, photograph, and palm vein recognition upon check-in.

## **Palm Vein Recognition Technology**

Candidates will be required to have their palm scanned using Palm Vein Recognition technology. Pearson VUE's company-owned sites are equipped with advanced palm vein recognition technology, which captures and recognizes the unique patterns in a candidate's palm veins using non-intrusive, near-infrared scanning technology.

New candidates are enrolled in the biometric system during their first test center admission; their identities are then automatically verified when candidates take and return from breaks, and again when they test in the future at any biometrically equipped location worldwide. Palm vein recognition is secure, privacy friendly, fast, highly accurate, and virtually impossible to forge, and has replaced digital fingerprinting to become the standard biometric technology for candidate identification.

## **SCORE REPORTING**

When candidates complete the examination, they will receive a score report marked "pass" or "fail." Candidates who pass the examination and who have cleared their background check will receive a license document from TREC by email within 5-10 business days.

## **RETAKE THE EXAM**

Candidates who fail the examination will receive a score report that includes a numeric score and diagnostic information relating to the failed portion of the examination, as well as information about re-examination. Candidates who fail need retake only the portion of the examination they failed, as long as they do so within one year from the date the application was filed with TREC.

Candidates have three attempts to pass the examination prior to the application expiration date. If the examination is failed three times, the candidate is unable to retest on the application or submit a new application until additional qualifying core inspector education is completed. Should the exam be failed three times, please contact TREC at [education@trec.texas.gov](mailto:education@trec.texas.gov) for guidance regarding additional education requirements.

**Reservations for re-examination cannot be made at the test center, and candidates must wait twenty-four (24) hours before making one.**

## **REVIEW OF EXAMS**

For security reasons, examination questions are not available to candidates for review.

## **SCORE EXPLANATION**

### **Percent Score**

There are multiple versions of each of the licensing examinations. These versions are known as forms. All forms of an examination are developed based on the content outlines. To ensure that no candidate is put at an unfair advantage or disadvantage due to the particular form of an examination that he or she is given, a statistical procedure known as equating is used to attain comparable form difficulty.

The passing score of an examination was set by the Texas Real Estate Commission (in conjunction with Pearson VUE) after a comprehensive study was completed for each examination. The examination score is reported as a raw score. It is the number of questions answered correctly on the examination. For Real Estate Inspectors, you need to answer 130 questions correctly on the National examination and 18 questions correctly on the State examination in order to pass the examination. For Professional Inspectors, you need to answer 130 questions correctly on the National examination and 19 questions correctly on the State examination in order to pass the examination.

There are 200 multiple choice questions on the NHIE Portion. Included in the 200 questions per examination are 25 "pretest" questions which are being pre-tested to ensure the NHIE remains reliable, valid and legally-defensible. These "pre-test" questions are placed randomly throughout the exam and will not be scored.

The diagnostic information provides the percentage of questions in each content area that you answered correctly. It is determined by taking the number of questions answered correctly in a content areas divided by the total number of questions in that content area. As each content area does not contain the same number of questions, it is not appropriate to mathematically manipulate (for example, sum or average) the content area percentages in an effort to calculate your overall score. The content area information provided is meant only as a general guide for study purposes.

Please note that even if your percentages are high in certain content areas you should review all content areas before retaking the exam.

## DUPLICATE SCORE REPORTS

Candidates may request a duplicate score report from Pearson VUE by completing the form in the back of this handbook or email request to [pearsonvuecustomerservice@pearson.com](mailto:pearsonvuecustomerservice@pearson.com). There is no fee for this service.

## PEARSON VUE TEST CENTER POLICIES

The following policies are observed at each test center. **Candidates who violate any of these policies will not be permitted to finish the examination and will be dismissed from the test center, forfeiting the examination fee.**

- **No personal items are allowed in the testing room.** Personal items include but are not limited to cellular phones, hand-held computers or other electronic devices, pagers, watches, wallets, purses, firearms or other weapons, hats, bags, coats, books, and/or notes, pens, or pencils.
- Calculators are not required; however, they are recommended. Acceptable calculators include hand-held, battery, or solar-powered financial calculators used in real estate, finance, accounting, and business. The acceptable financial calculator may have storage capabilities but **must not** contain alpha characters. Alpha characters are considered to be ABC, DEF similar to a cell phone. Exceptions are mathematical symbols such as “cos” or “sin.” Calculator malfunctions are not grounds for challenging examination results or requesting additional examination time. **NOTE: Calculators are NOT provided by the test center staff.**
- Candidates must store all personal items in a secure area as indicated by the administrator, or return items to their vehicles. All electronic devices must be turned off before storing them in a locker. **The test center is not responsible for lost, stolen, or misplaced personal items.**
- Studying **is not** allowed in the test center. Visitors, children, family, or friends **are not** allowed in the test center.
- Dictionaries, books, papers (including scratch paper), and reference materials are not permitted in the examination room and candidates are strongly urged not to bring such materials to the test center. When the candidate enters and is seated in the testing room, the test administrator will provide the candidate with materials to make notes and any other items specified by the exam sponsor. **The candidate may not write on these items before the exam begins or remove these items from the testing room.**
- Eating, drinking, chewing gum, smoking, and/or making noise that creates a disturbance for other candidates is prohibited during the exam.
- Break policies are established by the exam sponsor. Most sponsors allow unscheduled breaks. To request an unscheduled break, the candidate **must** raise his or her hand to get the administrator’s attention. **The exam clock will not stop while the candidate is taking a break.**
- Candidates must leave the testing room for all breaks. However, candidates **are not permitted to leave the floor or building for any reason during this time, unless specified by the administrator and the exam sponsor.** If a candidate is discovered to have left the floor or building, he or she will not be permitted to proceed with the examination and may forfeit the exam fees.
- While taking a break, candidates are permitted to access personal items that are being stored during the exam only if necessary—for example, personal medication that must be taken at a specific time. **However, a candidate must receive permission from the administrator prior to accessing personal items that have been stored.** Candidates are **not** allowed access to other items, including but not limited to cellular phones, exam notes, and study guides, unless the exam sponsor specifically permits this.
- Any candidate discovered causing a disturbance of any kind or engaging in any kind of misconduct—giving or receiving help; using notes, books, or other aids; taking part in an act of impersonation; or removing examination materials or notes from the examination room—will be summarily dismissed from the examination and will be reported to the state licensing agency. Decisions regarding disciplinary measures are the responsibility of the state licensing agency.

# PREPARING FOR THE EXAM

---

## EXAM CONTENT

### National Portion

The Examination Board of Professional Home Inspector (EBPHI) administers the national Home Inspector Examination (NHIE). The NHIE is based on a formal role delineation study that defines the profession as practiced in the field. Home inspector subject matter experts from a variety of practice specialties and geographic areas contribute to the study, and home inspectors from throughout the nation then review the study via a statistically valid survey. The resulting content areas and their associated knowledge and skill requirements serve as the “blueprint” for the National Home Inspector Examination.

### State Portion

The state portion of the examination has been developed to reflect the laws, regulations, and practice of real estate inspection in Texas, and has been reviewed and approved by Texas real estate inspector professionals.

## STUDY MATERIALS

Neither the Texas Real Estate Commission (TREC) nor Pearson VUE specifically endorses any particular study materials for the inspector examinations; however there are some suggested materials listed below for each type of inspector examination. **The study materials should be the latest edition of the listed textbooks and should cover the topics referenced within the content outlines.**

### NATIONAL

- **NHIE Home Inspection Manual, 2015** Examination Board of Professional Home Inspectors
- **Everybody’s Building Code, 2012** Bruce Barker
- **International Residential Code (2012, 2015)** International Code Council
- **International Residential Code, (2012, 2015)** International Code Council
- **National Electrical Code, (2011, 2014)** National Fire Protection Association
- **Code Check, 7th Edition** An Illustrated Guide to Building a Safe House
- **Code Check Electrical, 7th Edition**
- **Code Check, 4th Edition** Plumbing and Mechanical
- **Home Systems Illustrated Third Edition** Tom Feiza, “Mr. Fix-It,” Inc. – 2011
- **The Home Reference Book, 26th Edition** Carson Dunlop & Associates, Ltd.
- **ASHI @ HOME – Home Inspection Training Program** Carson, Dunlop & Associates – 2014
  - Air Conditioning & Heat Pumps
  - Communication & Professional Practice
  - Electrical
  - Exterior
  - Heating I
  - Heating II
  - Insulation & Interiors
  - Plumbing
  - Roofing
  - Structure

### STATE

- Texas Occupation Code, Chapter 1102
- Rules of the Texas Real Estate Commission,
- Deceptive Trade Practices Act, Texas Business and Commerce Code, Sections 17.42 through 17.5

# SAMPLE TEST QUESTIONS

---

The sample test questions listed below do not represent the content nor do they represent the difficulty level of the examination. Answer each question to the best of your ability and compare your answer to the Answer Key that immediately follows.

A sample test for the national items can be found online at [www.homeinspectionexam.org](http://www.homeinspectionexam.org) for a fee of \$50.

1. **The Texas Real Estate Commission assesses inspectors a fee to fund the Real Estate Inspection Recovery Fund based on the**
  - a. number of separate claims paid from the Recovery Fund in the preceding year.
  - b. total dollar amount of all claims paid from the Recovery Fund in the preceding year.
  - c. inspector's license level and annual number of inspections.
  - d. fund balance, which must remain at a required minimum level.
2. **Which of the following MUST an inspector complete as part of the plumbing inspection?**
  - a. Operate free-standing appliances.
  - b. Operate main, branch, or shut-off valve.
  - c. Observe the functional drainage at accessible plumbing fixtures.
  - d. Observe exterior components such as water mains and water wells.
3. **When inspecting cooling equipment, the inspector shall report all of the following EXCEPT the**
  - a. type of system.
  - b. type of refrigerant.
  - c. inadequate access to the unit.
  - d. dirty evaporator coil where accessible.
4. **According to the Standards of Practice, oven thermostats tested at 350 degrees F should be accurate within what range?**
  - a. +/- 5 degrees F.
  - b. +/- 15 degrees F.
  - c. +/- 20 degrees F.
  - d. +/- 25 degrees F.

# SAMPLE TEST ANSWER SHEET

---

- |    |   |    |   |
|----|---|----|---|
| 1. | d | 3. | b |
| 2. | c | 4. | d |

# National Home Inspector Content Outline

Content Outline effective January 1, 2014

## PERFORMANCE DOMAIN I: BUILDING SCIENCE (64%)

**Task 1:** Identify and inspect site conditions using applicable standards for material selection and installation procedures to assess immediate and long-term safety and maintenance issues that can affect the building or people. (4%).

### **a. Vegetation, Grading, Drainage, and Retaining Walls**

- i. Common retaining wall types, materials, applications, installation methods, construction techniques, and clearance requirements
- ii. Common grading and drainage system types, materials, applications, installation methods, and construction techniques
- iii. Typical defects (e.g., negative grade, site drainage problems)
- iv. Typical vegetation and landscape conditions, maintenance practices, and how they affect the building
- v. Maintenance concerns and procedures
- vi. Safety issues, applicable standards, and appropriate terminology

### **b. Driveways, Patios, and Walkways**

- i. Common types, materials, applications, installation methods, and construction techniques
- ii. Typical defects (e.g. root damage, trip hazards)
- iii. Maintenance concerns and procedures
- iv. Safety issues, applicable standards, and appropriate terminology

### **c. Decks, Balconies, Stoops, Stairs, Steps, Porches, & Applicable Railings**

- i. Common types, materials, applications, installation methods, and construction techniques
- ii. Attachment methods (e.g., lag screws, bolts, web joists, tgi joists, cantilevered flooring)
- iii. Deck load to grade transfer theory (e.g., deck to joist to girder to post to grade)
- iv. Typical defects (e.g., flashing, railings, decayed wood, results of deferred maintenance)
- v. Maintenance/design concerns and procedures
- vi. Safety issues, applicable standards, and appropriate terminology

**Task 2:** Identify and inspect building exterior components using applicable standards for material selection and installation procedures to assess immediate and long-term safety and maintenance issues that can affect people or the performance of the building. (6%)

### **a. Wall Cladding, Flashing, Trim, Eaves, Soffits, and Fascia**

- i. Common types (e.g., stucco, composite siding, aluminium and vinyl cladding, SIPs, EIFS, step flashing)
- ii. Typical defects (e.g., cracking, improper installation, water infiltration, decay)
- iii. Maintenance concerns and procedures
- iv. Safety issues, applicable standards, and appropriate terminology

### **b. Exterior Doors and Windows**

- i. Common door and window types, materials, applications, installation methods, and construction techniques
- ii. Typical defects (e.g., delaminating, decayed wood, thermal seal failure, flashings, cracked glass)
- iii. Maintenance concerns and procedures
- iv. Safety issues, applicable standards, appropriate terminology, and glazing requirements (e.g., egress requirements, safety glazing, release for security bars)

### **c. Roof Coverings**

- i. Common roof-covering types, materials, applications, installation methods, construction techniques, and manufacturing requirements
- ii. Typical roof covering repair methods and materials
- iii. Typical defects (e.g., improper installation, cracking, curling, deterioration, damage)
- iv. Characteristics of different roofing materials
- v. Sheathing and underlayment requirements for different types of roof coverings
- vi. Maintenance concerns and procedures
- vii. Safety issues, applicable standards, and appropriate terminology

### **d. Roof Drainage Systems**

- i. Common drainage system types, materials, applications, installation methods, and construction techniques (e.g., slope, gutters, roof drains, scuppers)
- ii. Typical modifications, repairs, upgrades, and retrofits methods and materials
- iii. Typical defects (e.g., ponding, improper slopes, clogging/leaking, disposal of roof water runoff)
- iv. Maintenance concerns and procedures



- v. Safety issues, applicable standards, & appropriate terminology

**e. Flashings**

- i. Common types, materials, applications, installation methods, and construction techniques
- ii. Typical defects (e.g., separation, corrosion, improper installation, missing flashing)
- iii. Maintenance concerns and procedures
- iv. Safety issues, applicable standards, & appropriate terminology

**f. Skylights and Other Roof Penetrations**

- i. Common skylight and other roof penetration types, materials, applications, installation methods, & construction techniques
- ii. Typical defects (e.g., cracked glazing, improper installation, deterioration, failure, faulty flashing)
- iii. Maintenance concerns and procedures safety issues, applicable standards, and appropriate terminology

**Task 3:** Identify and inspect structural system elements using applicable standards for material selection and installation procedures to assess immediate and long-term safety and maintenance issues that may affect people or the structural stability of the building. ( 7%)

**a. Foundation**

- i. Common foundation types, materials, applications, installation methods, and construction techniques
- ii. Typical foundation system modifications, repairs, upgrades, and retrofits methods and materials
- iii. Typical defects (e.g., cracks, settlement, decomposition, failed damp-proofing) and their common causes and effects.
- iv. Soil types & conditions and how they affect foundation types
- v. Applied forces and how they affect foundation systems (e.g., wind, seismic, loads)
- vi. Safety issues, applicable standards, & appropriate terminology
- vii. Water management (e.g., grading, foundation drains, sumps)

**b. Floor Structure**

- i. Common floor system types (e.g., trusses, concrete slabs), materials, applications, installation methods, and construction techniques
- ii. Typical modifications, repairs, upgrades, and retrofits methods and materials
- iii. Typical defects (e.g., improper cuts and notches in structural members, decayed or damaged structural members, effects of long-term loading and/or bearing & environmental exposure)
- iv. Limitations of framing materials (e.g., span)

- v. Applied forces and how they affect floor systems (e.g., wind, seismic, loads)
- vi. Safety issues, applicable standards, & appropriate terminology

**c. Walls and Vertical Support Structures**

- i. Common types, materials, applications, installation methods, and construction techniques
- ii. Typical modifications, repairs, upgrades, and retrofits methods and materials
- iii. Typical defects (e.g., decayed or damaged structural members, earth to wood contact, structural deformation)
- iv. Seismic and wind-resistant construction methods and hardware
- v. Fire blocking and fire walls
- vi. Safety issues, applicable standards, & appropriate terminology

**d. Roof and Ceiling Structures**

- i. Common roof and ceiling structure types, materials, applications, installation methods, and construction techniques
- ii. Typical roof structure modifications, repairs, upgrades, and retrofits methods and materials
- iii. Acceptable truss and ceiling structural-member modifications, repairs, upgrades, and retrofits methods and materials
- iv. Roof and ceiling structure conditions and defects (e.g., moisture stains, fungal/mold growth, sagging rafters, modified/damaged trusses, decayed or damaged structural members)
- v. Limitations of framing materials (e.g., span)
- vi. Applied forces and how they affect roof/ceiling structures (e.g., wind, seismic, loads)
- vii. Safety issues, applicable standards, and appropriate terminology
- viii. Seismic and wind-resistant construction and hardware
- ix. Maintenance concerns and procedures

**Task 4:** Identify and inspect electrical system elements using applicable standards for material selection and installation procedures to assess immediate and long-term safety and maintenance issues or affect people. (7%)

**a. Electrical Service: Service Entrance, Service Lateral, Service Conductors, Service Equipment, and Service Grounding**

- i. Common types, materials, applications, installation methods, and construction techniques
- ii. Typical modifications, repairs, upgrades, and retrofits methods and materials
- iii. Typical defects (e.g., water and rust in panel equipment, height, deteriorated conductor sheathing)

- iv. Electrical service capacity
- v. Service grounding and bonding
- vi. Maintenance concerns and procedures
- vii. Safety issues, applicable standards, and appropriate terminology

**b. Interior Components of Service Panels and Subpanels**

- i. Common types, materials, applications, installation methods, and construction techniques
- ii. Typical modifications, repairs, upgrades, and retrofits methods and materials
- iii. Typical defects (e.g., un-bonded sub panels, double-tapping, over-fusing)
- iv. Main disconnects
- v. Panel grounding and sub-panel neutral isolation
- vi. Panel wiring
- vii. Over-current protection devices
- viii. Function of circuit breakers and fuses
- ix. Maintenance concerns and procedures
- x. Inspection safety procedures
- xi. Safety issues, applicable standards, & appropriate terminology

**c. Wiring Systems**

- i. Common types, materials, applications, & installation methods
- ii. Typical modifications, repairs, upgrades, and retrofits methods and materials
- iii. Typical defects (e.g., open splices, exposed non-metallic cable)
- iv. Problems with aluminum wire
- v. Obsolete electrical wiring system (e.g., knob & tube wiring)
- vi. Maintenance concerns and procedures
- vii. Safety issues, applicable standards, and appropriate terminology

**d. Devices, Equipment, & Fixtures (e.g., switches, receptacles, lights)**

- i. Common types, materials, applications, installation methods, and construction techniques
- ii. Typical modifications, repairs, upgrades, and retrofits methods and materials
- iii. Typical defects (e.g., reverse polarity, open grounds, faulty GFCIs)
- iv. Equipment grounding
- v. Wiring, operation, location of typical devices and equipment (e.g., receptacles and lights, appliances, GFCI protection, arc fault protection)
- vi. Maintenance concerns and procedures
- vii. Safety issues, applicable standards, and appropriate terminology

**Task 5:** Identify and inspect cooling systems using applicable standards for material selection and installation procedures to assess immediate and long-term safety and maintenance issues that may affect people or the performance of the building. (5%)

**a. Cooling**

- i. Common types, materials, applications, installation methods, and construction techniques
- ii. Typical defects (e.g., vacuum line insulation missing, condensation and/or rust on components, not cooling properly, un-level condenser, frost/ice formation on components, restriction of air flow at the condensing unit, location of condensing unit)
- iii. Theory of refrigerant cycle (latent and sensible heat)
- iv. Theory of heat transfer
- v. Theory of equipment sizing
- vi. Methods of testing the systems
- vii. Condensate control and disposal
- viii. Maintenance concerns and procedures
- ix. Safety issues, applicable standards, & appropriate terminology

**b. Distribution Systems**

- i. Common distribution system types, materials, applications, installation methods, and construction techniques
- ii. Typical defects (damaged ducts, incorrect configuration/installation, insufficient air flow, condensation at supply registers, blower operation, and improper air temperature at register)
- iii. Methods of testing the system
- iv. Maintenance concerns and procedures (e.g., filter, condensation pump and lines)
- v. Safety issues, applicable standards, & appropriate terminology

**Task 6:** Identify and inspect heating systems using applicable standards for material selection and installation procedures to assess immediate and long-term safety and maintenance issues that may affect people or the performance of the building. (6%)

**a. Heating**

- i. Common types, materials, applications, installation, methods, and construction techniques
- ii. Typical defects (e.g., cracked heat exchanger, humidifier, dirty fan, improper fuel line installation/material)
- iii. Theory of heat transfer and how it takes place in different heating system types
- iv. Heating system types (e.g., forced draft, gravity, boiler, hydronic, heat pump, solid fuel)
- v. Theory of equipment sizing
- vi. Methods of testing the systems
- vii. Performance parameters
- viii. Condensate control and disposal

- ix. By-products of combustion (e.g., H<sub>2</sub>O, CO<sub>2</sub>, CO, NO<sub>2</sub>), their generation, & how & when they become a safety hazard
- x. Maintenance concerns and procedures
- xi. Safety issues, applicable standards, and appropriate terminology

**b. Distribution Systems**

- i. Common distribution system types, materials, applications, installation methods, and construction techniques
- ii. Typical defects (e.g., damaged ducts, incorrect configuration/installation, insufficient airflow, blower operation, and improper air temperature at register)
- iii. Methods of testing the system
- iv. Maintenance concerns and procedures (e.g., filter, humidifier)
- v. Safety issues, applicable standards, & appropriate terminology

**c. Flue and Venting Systems**

- i. Common venting system types, materials, applications, installation methods, and construction techniques
- ii. Typical defects (e.g., separated flue, back drafting, clearance to combustible materials, proper slope, combustion make-up air vent sizing and configuration)
- iii. Theory of venting and exhaust flues
- iv. Equipment sizing
- v. Safety issues, applicable standards, & appropriate terminology

**Task 7:** Identify and inspect insulation, moisture management systems, and attic/interior/crawl space ventilation systems in conditioned and unconditioned spaces using applicable standards for material selection and installation procedures to assess immediate condition and long-term safety and maintenance issues that may affect people or the performance of the building. (6%)

**a. Thermal Insulation**

- i. Common thermal insulation types, materials, applications, installation methods, and construction techniques
- ii. Typical defects (e.g., lack of insulation, uneven insulation, damaged insulation, flame spread concerns, improper clearances and alignment)
- iii. Theory of heat transfer and energy conservation
- iv. Performance parameters (e.g., R-value)
- v. Maintenance concerns and procedures
- vi. Safety issues, applicable standards, & appropriate terminology

**b. Moisture Management**

- i. Common vapor retarder types, materials, applications, installation methods, and construction techniques
- ii. Typical defects (e.g., inadequate ventilation, evidence of condensation)
- iii. Theory of moisture generation and movement

- iv. Performance parameters
- v. Vapor pressure and its effects
- vi. Theory of relative humidity
- vii. Effects of moisture on building components, occupants, and indoor air quality
- viii. Moisture control systems
- ix. Appearance or indications of excessive moisture and likely locations for condensation to occur
- x. Maintenance concerns and procedures
- xi. Safety issues, applicable standards, & appropriate terminology

**c. Ventilation Systems of Attics, Crawl Spaces, and Roof Assemblies**

- i. Common types, materials, applications, installation methods and construction techniques
- ii. Typical ventilation defects and how they affect buildings and people
- iii. Theory of air movement in building assemblies (e.g., conditioned vs. unconditioned, draft stopping)
- iv. Theory of relative humidity
- v. Interdependence of mechanical systems and ventilation systems
- vi. Appliance vent systems requirements (e.g., clothes dryers, range hoods, bathroom exhausts)
- vii. Screening, sizing, and location requirements for vent openings
- viii. Maintenance concerns and procedures
- ix. Safety issues, applicable standards, & appropriate terminology

**Task 8:** Identify and inspect plumbing systems using applicable standards for material selection and installation procedures to assess immediate and long-term safety and maintenance issues that may affect people or the performance of the building. (6%)

**a. Water Supply Distribution System**

- i. Common water distribution types, materials, applications, installation methods, and construction techniques
- ii. Typical modifications, repairs, upgrades, and retrofits methods and materials
- iii. Typical defects (e.g., cross-connection, back flow)
- iv. Common water pressure/functional flow problems and how they affect the water distribution system (e.g., softeners, private well equipment, hard water build-up, old galvanized piping, pressure reducer valves, expansion tanks)
- v. Pipe defect/deterioration issues (e.g., PVC, galvanized, brass, polybutylene, PEX)
- vi. Maintenance concerns and procedures
- vii. Safety issues, applicable standards, and appropriate terminology (e.g., understanding of term “functional flow”)

**b. Fixtures and Faucets**

- i. Common fixture and faucet types, materials, applications, installation methods, and construction techniques
- ii. Typical modifications, repairs, upgrades, and retrofits methods and materials
- iii. Typical defects (e.g., cross-connection/back-flow, fixture attachment)
- iv. Maintenance concerns and procedures
- v. Safety issues, applicable standards, & appropriate terminology

**c. Drain, Waste, and Vent Systems**

- i. Common types, materials, applications, installation methods, and construction techniques (e.g., supports/spacing)
- ii. Typical modifications, repairs, upgrades, & retrofits methods and materials (e.g., joining dissimilar piping materials)
- iii. Theory and usage of traps and vents
- iv. Identification of public or private disposal (when possible)
- v. Typical defects (e.g., faulty installation, deterioration, leakage, defective venting or drain slope)
- vi. Maintenance concerns and procedures
- vii. Safety issues, applicable standards, and appropriate terminology (e.g., understanding of term “functional drainage”)

**d. Water Heating Systems**

- i. Common types, materials, applications, installation methods, and construction techniques (e.g., conventional, instant, tank less, indirectly heated, atmospheric/gravity/induced draft)
- ii. Typical water heater defects (e.g., improper vent/flue materials and configuration, condition, unsafe locations, connections, compatible to fuel type, temperature and pressure relief system problems)
- iii. Accessory items (e.g., drain pans, seismic restraints, expansion tanks, recirculation systems)
- iv. Connections to and controls for energy source
- v. Combustion, make-up, and dilution air requirements
- vi. Maintenance concerns and procedures
- vii. Safety issues, applicable standards, and appropriate terminology

**e. Fuel Storage and Fuel Distribution Systems**

- i. Common types, materials, applications, installation methods, and construction techniques
- ii. Typical defects (e.g., piping supports/spacing, shut-off requirements, unprotected fuel lines, leaking fuel fittings)
- iii. Defects in above-ground oil/gas storage tanks
- iv. Fuel leak indications, repairs, and remediation methods
- v. Basic components of gas appliance valves & their functions

- vi. Tank restraints and supports
- vii. Underground storage tank indicators and reporting requirements
- viii. Maintenance concerns and procedures

**f. Safety issues, applicable standards, appropriate terminology, drainage sumps, sump pumps, sewage ejection pumps, related valves and piping**

- i. Common types, materials, applications, installation methods, and construction techniques
- ii. Typical defects (e.g., inoperative sump pumps, improperly installed/designed equipment and systems, alarms, lid seals)
- iii. Sump pump location significance
- iv. Pump discharge location significance
- v. Maintenance concerns and procedures
- vi. Safety issues, applicable standards, & appropriate terminology

**Task 9:** Identify and inspect interior components using applicable standards for material selection, installation procedures, and maintenance to assess immediate and long-term safety issues as they may affect people or the performance of the building. (5%)

**a. Walls, Ceiling, Floors, Doors, and Windows, and other Interior System Components**

- i. Types of defects in interior surfaces not caused by defects in other systems (e.g., attachment defects, damage)
- ii. Typical defects in interior surfaces caused by defects in other systems (e.g., structural movement, moisture stains)
- iii. Common wall, ceiling, floor, door, and window type, materials, applications, installation methods and construction techniques
- iv. Egress requirements (e.g., window security bar release, basement windows, opening size, sill height, and ladders)
- v. Applicable fire/safety and occupancy separation requirements (e.g., fire barriers, fire walls, fire rated doors, & penetrations)
- vi. Operation of windows or doors
- vii. Fire and life safety equipment (e.g., smoke/CO detectors inoperative or missing)
- viii. Maintenance concerns and procedures
- ix. Safety issues, applicable standards, and appropriate terminology of common wall, ceiling, floor, door, and window types, materials, applications, installation methods, and construction techniques

**b. Steps, Stairways, Landings, and Railings**

- i. Common step, stairway, landing, and railing types, materials, applications, installation methods, & construction techniques
- ii. Maintenance concerns and procedures
- iii. Typical defects (e.g., loose/damage elements, improper rise/run, inadequate/omitted handrails)

- iv. Safety issues, applicable standards, & appropriate terminology

**c. Garage Vehicle Doors and Operators**

- i. Common garage vehicle doors and door operator types, materials, applications, installation methods, and construction techniques
- ii. Typical defects (e.g., damaged components, safety considerations, spring retention, opener adjustment)
- iii. Maintenance concerns and procedures
- iv. Safety issues, applicable standards, & appropriate terminology

**Task 10:** Identify and inspect fireplace and chimney systems using applicable standards for material selection and installation procedures to assess immediate and long-term safety and maintenance issues that may affect people or the performance of the building. (6%)

**a. Fireplaces, Solid-Fuel Burning Appliances, Chimneys, & Vents**

- i. Common manufactured fireplaces (e.g., vented, direct vent, non-vented) & solid-fuel burning appliance types, materials, applications, installation methods, & construction techniques
- ii. Common manufactured fireplaces and solid-fuel burning appliance chimney, vent connector, and vent types, materials, applications, installation methods and construction techniques of direct-vent and non-vented fireplaces
- iii. Common masonry fireplace types, masonry flues, materials, applications, installation methods, & construction techniques
- iv. Chimney terminations (e.g., spark arrestors, chimney cap)
- v. Chimney foundation, height and clearance requirements
- vi. Theory of heat transfer
- vii. Effects of moisture and excessive heat on fireplaces
- viii. Fuel types and combustion characteristics, air supply, and combustion air requirements
- ix. Typical defects (e.g., hearth defects, clearance requirements, firebox damage, damper problems, smoke chamber and flue issues, shared flue considerations)
- x. Operation of equipment, components, and accessories
- xi. Maintenance concerns and procedures
- xii. Safety issues, fire safety fundamentals, applicable standards, and appropriate terminology

**Task 11:** Identify and inspect common permanently installed kitchen appliances for proper condition and operation. (3%)

**a. Installation**

**b. Operating using normal controls**

**c. Typical defects (e.g., appliance not anchored/leveled, rusting racks, leaking unit, missing air gap)**

**d. Maintenance concerns and procedures**

**e. Safety issues, applicable standards, manufacturer's specifications, and appropriate terminology**

**Task 12:** Identify and inspect pool and spa systems using applicable standards for material selection and installation procedures to assess immediate and long-term safety and maintenance issues. (2%)

**a. Types of construction**

- i. Perimeter coping and water level finish
- ii. Shell interior finish (e.g., plaster, vinyl, pebble/synthetic)
- iii. Entrapment prevention (e.g., dual drains, anti-vortex lid)
- iv. Permanently installed handrails and ladders

**b. Mechanical systems**

- i. Pump, motors, blowers, skimmer, filter, drains, gauges
- ii. Piping and valves
- iii. Cleaning systems (e.g., in-floor heads, pool sweeps)
- iv. Heating (e.g., gas, electric, solar)

**c. Electrical systems**

- i. Lighting and GFCI protection
- ii. Timers and controls
- iii. External bonding (e.g., pump motors, blowers, heater shell)

**d. Typical defects (e.g., inoperative equipment, piping leaks, damage/deterioration of components)**

**e. Maintenance concerns and procedures**

**f. Safety issues (e.g., child-safe barriers or components), applicable standards, and appropriate terminology**

**Task 13:** Identify and inspect lawn irrigation systems using applicable standards for material selection and installation procedures and to assess immediate and long-term safety and maintenance issues that may affect the performance of the system and building. (1%)

**a. Common material types, applications, installation methods, and construction techniques**

- i. Typical modifications, repairs, upgrades, and retrofits methods and materials
- ii. Timers and controls (e.g., timing device, manual valves)
- iii. Typical defects (e.g., leaks, poor adjustment, inoperative components, cross-connection/back flow, proximity and possible effects on building)
- iv. Common water pressure/flow problems and how they affect the water distribution system
- v. Visible and accessible pipe deterioration issues (e.g., PVC, galvanized, brass)
- vi. Maintenance concerns and procedures
- vii. Safety issues, applicable standards, and appropriate terminology

## PERFORMANCE DOMAIN II: ANALYSIS AND REPORTING (24%)

**Task 1:** In the inspection report, identify building systems and components by their distinguishing characteristics (e.g., purpose, type, size, location) to inform the client what was inspected. (6%)

- a. **Minimum information required in an inspection report (e.g., property data, construction materials, installation techniques and procedures, locations of main system shutoffs)**
- b. **Describing the type of systems & the location of system components**
- c. **Correct technical terms to describe systems and components of the building**

**Task 2:** Describe inspection methods and limitations in the inspection report to inform the client what was inspected and what was not inspected and the reason why it was not inspected. (6%)

- a. **Minimum and critical information required in an inspection report (e.g., weather conditions, inspection safety limitations, components not accessible)**
- b. **Common methods used to inspect particular components (e.g., roofs, attics, sub-floor crawl spaces, mechanical components)**

**Task 3:** Describe systems and components inspected that are not functioning properly or are defective. (7%)

- a. **Common expected service life of building & mechanical components**
- b. **Common indicators of potential failure (e.g., rust & corrosion, unusual noise, excessive vibration, and/or lack of routine maintenance)**
- c. **Common safety hazards**
- d. **Common test instruments and their proper use for qualitative analysis (e.g., moisture meters, CO meters, probes)**

**Task 4:** List recommendations to correct deficiencies or items needing further evaluation. (5%)

- a. **Correct professional or tradesperson required to effect repairs or perform further evaluations**
- b. **Common remedies for correction**
- c. **Relationships between components in the building**
- d. **When to immediately inform building occupants of a life-threatening safety hazard (e.g., gas leak, carbon monoxide accumulation)**

## PERFORMANCE DOMAIN III: BUSINESS OPERATIONS (12%)

**Task 1:** Identify the elements of the written inspection contract (e.g., scope, limitations, terms of services) to establish the rights and responsibilities of the inspector and client. (6%)

- a. **Purpose of a contract**
- b. **Elements of a contract (e.g., names of parties, scope of inspection, terms of service, exclusions and limitations, address, date and times of inspection, limits of liability, dispute resolution, and understanding State specific elements)**
- c. **Timing of delivery and signing contract**

**Task 2:** Identify responsibilities to the client in order to maintain the quality, integrity, reputation, and objectivity of the inspection process while protecting the client's interests. (6%)

- a. **Fundamental legal concepts (e.g., fiduciary responsibility, contractual responsibility, liability, negligence, due diligence, consumer fraud, knowledge of licensing requirements)**
- b. **Identify conflicts of interest to the client (e.g., inspector interest in the property, third-party stakeholders with financial interest in the outcome of the inspection)**
- c. **Boundaries of personal expertise and professional scope of practice (e.g., don't exceed your area of expertise)**
- d. **Understand the types and purpose of financial protection (e.g., general liability, professional E&O, bonding, and warranties)**

# Texas State Law Content Outline for Inspector Examinations

*Effective Date: September 2, 2014*

The state law portion of the Texas real estate inspector examination consists of twenty-five (25) scored items for the professional inspector and real estate inspector examinations. Both examinations also contain 5 pretest items. These pretest items are not identified and will not affect a candidate's score in any way. Because pretest items look exactly like scored items, candidates should answer all the items on the examination.

**I. STRUCTURAL SYSTEMS: TEXAS SOP EXCLUSIONS AND UNIQUE REPORTING REQUIREMENTS (2 ITEMS)**

**II. ELECTRICAL SYSTEMS: TEXAS SOP EXCLUSIONS AND UNIQUE REPORTING REQUIREMENTS (3 ITEMS)**

**III. MECHANICAL SYSTEMS: TEXAS SOP EXCLUSIONS AND UNIQUE REPORTING REQUIREMENTS (3 ITEMS)**

- A. Heating Ventilation and Air Conditioning Systems
- B. Plumbing Systems
- C. Appliances
- D. Optional Systems

**IV. LICENSING LAW: CHAPTER 1102, TEXAS OCCUPATIONS CODE (9 ITEMS)**

**V. GENERAL PROVISIONS: TREC RULES, CHAPTER 535, SUBCHAPTER R – REAL ESTATE INSPECTORS (8 ITEMS)**

# DUPLICATE SCORE REQUEST FORM

---

Use this form to request that Pearson VUE send a duplicate copy of your score report to you.

**You may request one duplicate score report free of charge.**

Please print or type all information on this form and either email or mail your request to Pearson VUE. It is strongly suggested that you email your request to [pearsonvuecustomerservice@pearson.com](mailto:pearsonvuecustomerservice@pearson.com); however if you are unable to email, please mail your request to:

Pearson VUE  
**TEXAS REAL ESTATE INSPECTOR**  
DUPLICATE SCORE Request  
5601 Green Valley Drive  
Bloomington, MN 55437

I hereby authorize Pearson VUE to send me at the email address below a duplicate of my score report from the real estate inspector examination.

Signature	Date
Name	
Email Address	

If you do not have a valid email address please include your physical mailing address below.

Address		
City	State	ZIP

If the above information was different at the time you tested, please indicate original information below.

Name		
Address		
City	State	ZIP

Exam Taken: <input type="checkbox"/> Real Estate Inspector <input type="checkbox"/> Professional Inspector	
State in which exam was taken	Date Taken
Date of Birth	
Licensing Jurisdiction	



# GENERAL INFORMATION

**CANDIDATES MAY CALL (800) 997-1248 TO MAKE AN EXAM RESERVATION.**

**Candidates may test at any of our US test centers.**

TEST CENTERS		
LOCATION	ADDRESS	SCHEDULE
Abilene area	500 Chestnut St, Ste. 856, Abilene, TX 79602	1-2 days per week, average 8 hours per day
Amarillo area	1616 S Kentucky, Ste. C305, Amarillo, TX 79102	1-2 days per week, average 8 hours per day
Austin area (3 sites)	1701 Directors Blvd., South Park One, Ste. 350, Austin, TX 78744	3-4 days per week, average 8 hours per day
	505 East Huntland Drive, 3rd Floor, Ste. 330 Centennial Towers Austin, TX 78752	1-2 days per week, average 8 hours per day
	12345 North Lamar Boulevard, Suite 270, Austin, TX 78753	3-4 days per week, average 8 hours per day
Corpus Christi area	4646 Corona Drive, Ste. 175, Corona South Bldg., Corpus Christi, TX	1-2 days per week, average 8 hours per day
Dallas area	12801 North Central Expressway, Ste. 820, Dallas, TX 75243	3-4 days per week, average 8 hours per day
	2201 East Lamar Boulevard, Suite 125, Arbors at Brookhollow, Arlington, TX 76006	2-3 days per week, average 8 hours per day
	4100 Midway Road Ste. 1000, International Business Park Carrollton, TX 75007	3-4 days per week, average 8 hours per day
El Paso area	4110 Rio Bravo Street, Ste. 222, El Paso, TX 79902	1-2 days per week, average 8 hours per day
Fort Worth area	500 Grapevine Hwy., Ste. 401, Hurst, TX 76054-2707	3-4 days per week, average 8 hours per day
Harlingen area	222 East Van Buren, Ste. 610, Bank of America Bldg. Harlingen, TX 78550	1-2 days per week, average 8 hours per day
Houston area (5 sites)	14425 Torrey Chase Blvd., Ste. 240, Houston, TX 77014	3-4 days per week, average 8 hours per day
	8876 Gulf Freeway, 8876 Gulf Freeway Bldg., Ste. 220 Houston, TX 77017	3-4 days per week, average 8 hours per day
	6800 West Loop S, Prosperity Bank Bldg, Ste. 405, Bellaire, TX 77401	3-4 days per week, average 8 hours per day
	1333 West Loop South, Suite 1475, Houston, TX 77027	2-3 days per week, average 8 hours per day
	2424 Wilcrest, Ste. 104, Houston, TX 77042	5-6 days per week, average 8 hours per day
Lubbock area	1500 Broadway St, Wells Fargo Center, Ste. 1113, Lubbock, TX 79401	1-2 days per week, average 8 hours per day
Midland area	3300 North A Street, Bldg. 4, Ste. 228, Midland, TX 79705-5457	1-2 days per week, average 8 hours per day
San Antonio area (3 sites)	6100 Bandera Road, Stonewater Tower West, Ste. 407 San Antonio, TX 78238	3-4 days per week, average 8 hours per day
	10000 San Pedro Ave, Ste. 175, San Antonio, TX 78216	1-2 days per week, average 8 hours per day
	3619 Paesanos Parkway, Ste. 301, Shavano Center III, Shavano Park, TX 78231	1-2 days per week, average 8 hours per day
Sugar Land	2245 Texas Drive, Ste. 190, Sugar Land Towne Center Sugar Land, Texas 77478	1-2 days per week, average 8 hours per day
Tyler area	909 East Southeast Loop 323, One America Center, Ste. 625 Tyler, TX 75701	1-2 days per week, average 8 hours per day
Waco area	1105 Wooded Acres Dr, Wells Fargo Bank Bldg., Ste. 560 Waco, TX 76710	1-2 days per week, average 8 hours per day

*Locations and schedules are subject to change.*

## PEARSON VUE HOLIDAY SCHEDULE

No exams on the following holidays or holiday weekends:

New Year's Day  
Martin Luther King, Jr. Day  
Memorial Day  
Independence Day  
Labor Day  
Thanksgiving Day  
Christmas Day