# NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE (NSPIRE) PRACTICE EXAM (SAMPLE)

## STUDY GUIDE



## SAMPLE STUDY GUIDE WITH LIMITED QUESTIONS

**VISIT US ONLINE FOR THE FULL VERSION STUDY GUIDE**

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# Introduction

Preparing for a certification exam can feel overwhelming, but with the right tools, it becomes an opportunity to build confidence, sharpen your skills, and move one step closer to your goals. At Examzify, we believe that effective exam preparation isn't just about memorization, it's about understanding the material, identifying knowledge gaps, and building the test-taking strategies that lead to success.

This guide was designed to help you do exactly that.

Whether you're preparing for a licensing exam, professional certification, or entry-level qualification, this book offers structured practice to reinforce key concepts. You'll find a wide range of multiple-choice questions, each followed by clear explanations to help you understand not just the right answer, but why it's correct.

The content in this guide is based on real-world exam objectives and aligned with the types of questions and topics commonly found on official tests. It's ideal for learners who want to:

- Practice answering questions under realistic conditions,
- Improve accuracy and speed,
- Review explanations to strengthen weak areas, and
- Approach the exam with greater confidence.

We recommend using this book not as a stand-alone study tool, but alongside other resources like flashcards, textbooks, or hands-on training. For best results, we recommend working through each question, reflecting on the explanation provided, and revisiting the topics that challenge you most.

Remember: successful test preparation isn't about getting every question right the first time, it's about learning from your mistakes and improving over time. Stay focused, trust the process, and know that every page you turn brings you closer to success.

Let's begin.

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# How to Use This Guide

This guide is designed to help you study more effectively and approach your exam with confidence. Whether you're reviewing for the first time or doing a final refresh, here's how to get the most out of your Examzify study guide:

### 1. Start with a Diagnostic Review

Skim through the questions to get a sense of what you know and what you need to focus on. Your goal is to identify knowledge gaps early.

### 2. Study in Short, Focused Sessions

Break your study time into manageable blocks (e.g. 30 – 45 minutes). Review a handful of questions, reflect on the explanations.

### 3. Learn from the Explanations

After answering a question, always read the explanation, even if you got it right. It reinforces key points, corrects misunderstandings, and teaches subtle distinctions between similar answers.

### 4. Track Your Progress

Use bookmarks or notes (if reading digitally) to mark difficult questions. Revisit these regularly and track improvements over time.

### 5. Simulate the Real Exam

Once you're comfortable, try taking a full set of questions without pausing. Set a timer and simulate test-day conditions to build confidence and time management skills.

### 6. Repeat and Review

Don't just study once, repetition builds retention. Re-attempt questions after a few days and revisit explanations to reinforce learning. Pair this guide with other Examzify tools like flashcards, and digital practice tests to strengthen your preparation across formats.

There's no single right way to study, but consistent, thoughtful effort always wins. Use this guide flexibly, adapt the tips above to fit your pace and learning style. You've got this!

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# Questions

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**1. What date range is used to determine heat testing?**

A. January 1 through December 31

B. October 1 through March 31

C. April 1 through September 30

D. May 1 through August 31

**2. What amount of chipping, chalking, and peeling paint on the exterior of a target home is above de minimus?**

A. 10 square feet

B. 20 square feet

C. 40 square feet

D. 5 square feet

**3. Which is an example of the inside inspectable area?**

A. Basements

B. Mechanical rooms

C. Fencing

D. Play equipment

**4. What amount of interior chipping, chalking, and peeling paint is considered above de minimis?**

A. Two square feet

B. One square foot

C. Three square feet

D. Five square feet

**5. In a target home, does the 2 square foot lead-based paint de minimus threshold apply per room or for the entire unit?**

A. Per room

B. Cumulative for entire unit

C. Per exterior surface

D. Per window

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**6. What percentage of cabinets must be damaged or missing to be considered a deficiency?**

A. 25%

B. 60%

C. 50%

D. 75%

**7. If an electric dryer vents into a water reservoir what should be inspected for?**

A. Water

B. Vent duct condition

C. Lint buildup in the reservoir

D. Electrical outlet condition

**8. Discoloration in a ceiling that is no longer wet is considered a deficiency?**

A. Yes

B. No

C. Only if dampness returns

D. Sometimes

**9. Which deficiency is described as not presenting substantive health or safety risk but affecting habitability?**

A. Low deficiency

B. Severe deficiency

C. Moderate deficiency

D. None

**10. Under NSPIRE, is pass/fail determined by state or local code?**

A. Yes, by state code

B. No, not determined by state or local code

C. Yes, by local code

D. Yes, by federal code

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# Answers

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1. B
2. B
3. A
4. A
5. A
6. C
7. A
8. B
9. A
10. B

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# Explanations

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## 1. What date range is used to determine heat testing?

A. January 1 through December 31

B. October 1 through March 31

C. April 1 through September 30

D. May 1 through August 31

*Heat testing is evaluated during the heating season, which NSPIRE defines as October 1 through March 31. This period covers the months when heating is necessary to keep indoor temperatures comfortable and safe, so testing focuses on whether the heating system can deliver adequate heat when outdoor temperatures are cold. Testing outside this window wouldn't reflect typical occupancy needs for heating and could miss deficiencies. The other date ranges either span the entire year or cover warm months when heating isn't required, so they aren't used to determine heat testing.*

## 2. What amount of chipping, chalking, and peeling paint on the exterior of a target home is above de minimus?

A. 10 square feet

B. 20 square feet

C. 40 square feet

D. 5 square feet

*In NSPIRE, de minimis refers to a small amount of defect that's considered negligible, so it doesn't require remediation documentation. For exterior paint issues, the standard sets a threshold: when the area of chipping, chalking, or peeling reaches 20 square feet or more, it's considered above de minimis and must be noted as a deficiency and addressed. That's why 20 square feet is the correct choice—the point at which the defect moves from negligible to significant under the inspection criteria. Smaller areas (5 or 10 square feet) would be below this threshold, and while a much larger area like 40 square feet is also above the threshold, the question is identifying the threshold value itself.*

## 3. Which is an example of the inside inspectable area?

A. Basements

B. Mechanical rooms

C. Fencing

D. Play equipment

*Inside inspectable area refers to spaces that are within the building envelope and accessible from inside the dwelling. Basements fit this idea because they are enclosed interior spaces that are part of the home's structure and are entered from inside the building. Fencing and play equipment are located outside the building envelope, so they are not part of the interior inspectable area. Mechanical rooms are also inside, but basements are a clear, common example of an interior space that inspectors assess.*

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**4. What amount of interior chipping, chalking, and peeling paint is considered above de minimis?**

A. Two square feet

B. One square foot

C. Three square feet

D. Five square feet

*In NSPIRE, de minimis is the small amount of a defect that is tolerated without repair. For interior paint, the key measure is the total area of chipping, chalking, and peeling. The line that separates tolerable from requiring action is two square feet. So, when the affected area reaches two square feet, it is considered above de minimis and would need remediation. Smaller areas (one square foot) stay within the de minimis tolerance, while larger areas (three or five square feet) are also above de minimis, but two square feet is the crossing point the item is testing.*

**5. In a target home, does the 2 square foot lead-based paint de minimus threshold apply per room or for the entire unit?**

A. Per room

B. Cumulative for entire unit

C. Per exterior surface

D. Per window

*Hazard assessment in NSPIRE is done room by room, so the 2 square foot de minimus threshold is applied to each room individually. This means you tally the lead-based paint area within a single room and compare it to 2 square feet. If that room has more than 2 square feet of lead-based paint on its surfaces, it's considered a lead hazard in that room. If every room stays at or below 2 square feet, each room's condition is de minimis, even if other rooms have different amounts. The threshold isn't applied to the entire unit as a whole, nor to exterior surfaces or windows.*

**6. What percentage of cabinets must be damaged or missing to be considered a deficiency?**

A. 25%

B. 60%

C. 50%

D. 75%

*When evaluating cabinets, a deficiency is recognized when half or more of the cabinets in a cabinet bank are damaged or missing. This level shows a substantial loss of storage, access, and safety in that area, making the kitchen significantly unusable. So, fifty percent or more is the threshold that flags a deficiency. For a bank of six cabinets, three being damaged or missing would qualify; for eight cabinets, four or more would qualify. If fewer than half are damaged, it typically isn't considered a deficiency for the entire bank, though those individual units may still require repair. Other percentages don't match the standard threshold, because the point of classification is reached at 50 percent.*

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## 7. If an electric dryer vents into a water reservoir what should be inspected for?

A. Water

B. Vent duct condition

C. Lint buildup in the reservoir

D. Electrical outlet condition

*When a dryer vents into a water reservoir, the focus is on the water itself because the moisture from the exhaust is directly collected there. Inspect the water in the reservoir for cleanliness and condition—look for cloudiness, discoloration, odors, residue, or signs of mold or contamination, and ensure the reservoir isn't overflowing or leaking. These factors indicate whether the venting into water is functioning safely and hygienically. The other items are important in general, but they aren't the primary concern in this specific setup. Vent duct condition matters for airflow and efficiency, but the direct inspection target here is what the water contains. Lint buildup in the reservoir could occur, yet the critical immediate issue is the water quality and reservoir status. Electrical outlet condition is always important, but it's not what this particular venting arrangement necessitates inspecting.*

## 8. Discoloration in a ceiling that is no longer wet is considered a deficiency?

A. Yes

B. No

C. Only if dampness returns

D. Sometimes

*Discoloration in a ceiling that isn't wet shows no active moisture or current damage. NSPIRE defines a deficiency as a condition that presents or could present a hazard or need for repair, based on current conditions. A dried stain is typically cosmetic and does not require work unless dampness returns or there are other signs of ongoing moisture, mold, or structural issues. If dampness were to reappear, that would be a deficiency at that time. The other options imply a current or uncertain condition, but with no active moisture, it isn't considered a deficiency.*

## 9. Which deficiency is described as not presenting substantive health or safety risk but affecting habitability?

A. Low deficiency

B. Severe deficiency

C. Moderate deficiency

D. None

*In NSPIRE, deficiencies are categorized by both health/safety risk and impact on habitability. A deficiency that does not pose substantive health or safety risk but still affects habitability is labeled a low deficiency. This covers issues that make the living space less comfortable or functional without creating an immediate danger—such as cosmetic wear or minor maintenance items that don't affect essential systems. Moderate deficiencies involve more noticeable impact or risk, severe deficiencies present a health or safety hazard, and none means there are no deficiencies. So the described issue fits the low deficiency category.*

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**10. Under NSPIRE, is pass/fail determined by state or local code?**

A. Yes, by state code

B. No, not determined by state or local code

C. Yes, by local code

D. Yes, by federal code

*NSPIRE uses its own uniform criteria to decide pass or fail. Inspectors compare each item to the NSPIRE standards and determine compliance strictly based on those criteria, not on state or local code interpretations. State and local codes may regulate other aspects of property standards, but the NSPIRE assessment outcome is driven by NSPIRE criteria. In some cases, an item might align with local code but still be flagged under NSPIRE if it doesn't meet NSPIRE requirements, or vice versa, but the documented pass/fail decision comes from NSPIRE standards.*

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# Next Steps

Congratulations on reaching the final section of this guide. You've taken a meaningful step toward passing your certification exam and advancing your career.

As you continue preparing, remember that consistent practice, review, and self-reflection are key to success. Make time to revisit difficult topics, simulate exam conditions, and track your progress along the way.

If you need help, have suggestions, or want to share feedback, we'd love to hear from you. Reach out to our team at hello@examzify.com.

Or visit your dedicated course page for more study tools and resources:

https://nspire.examzify.com

We wish you the very best on your exam journey. You've got this!

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