30-day home inspector exam study plan

A week-by-week calendar you can print and check off. It is a sample schedule, not a rule. Stretch it if you are new to residential construction, and finish any education your state requires first.

A narrative version of this plan is in the 30-day study plan article. Pair each block with the matching study guide lesson and practice questions.

How to use this calendar

- Plan on about 1 to 2 hours on weekdays and a longer session on one weekend day, or adjust to the time you actually have.
- Spend most of your hours on Domain 1 (property and building inspection, about 70% of the outline). Keep a standing appointment for reporting and professional responsibilities so those tasks are not left for the last two days.
- After each lesson, answer a short set of questions on that task and write missed ideas in your own words.
- Practice scores are estimates, not official scores. They tell you where to study next.

Week 1 — Orientation and an honest baseline

Goal: learn the shape of the exam and find out which systems are already weak.

- ☐ Read the exam format, timing and scoring overview. Confirm fees, identification rules and the current outline on the official exam site.
- ☐ Check your state's licensing path on the state licensing pages and with the board itself.
- ☐ Skim the titles of all 19 outline tasks in the study guide so the vocabulary starts to feel familiar.
- ☐ Take the free 10-question quiz and a few sample question pages without notes. List the systems you missed.
- ☐ Read the study notes for professional responsibilities once, even though this is not the heaviest domain. A short early pass prevents last-minute cramming.
- ☐ Set a regular study time and a simple missed-concept list (one sentence per miss).

Week 2 — Site, exterior, roof and structure

Goal: cover the first large systems, which show up often and have many related defects.

- ☐ Site conditions: grading, drainage, vegetation, walks, drives and retaining walls. Then practice that task.
- ☐ Exterior: wall coverings, flashing, windows, doors, decks, stairs and railings. Then practice.
- ☐ Roof: coverings, drainage, flashing, valleys, penetrations and attic clues of leaks. Then practice. For a slower pass, see roof inspection basics.
- ☐ Structure: foundations, floors, walls, posts, beams, crawl spaces and signs of movement. Then practice.

- ☐ Review every explanation, including questions you got right. Add misses to your list.

Week 3 — Electrical, plumbing, heating and cooling

Goal: work the mechanical systems that carry a lot of outline weight and often feel dense on the first pass.

- ☐ Electrical: service, panels, grounding and bonding, branch wiring and protective devices. Then practice. See also electrical inspection basics.
- ☐ Plumbing and fuel distribution: supply, drains, vents, water heaters, fixtures and fuel piping. Then practice. See also plumbing inspection basics.
- ☐ Heating, then cooling: combustion safety, vents, distribution, condensate and basic controls. Then practice both tasks. See also heating and cooling basics.
- ☐ Revisit your Week 2 misses for 20 minutes so earlier systems do not fade.

Week 4 — Remaining systems, reporting, ethics and exam stamina

Goal: finish the outline, mix topics, and practice the length of the exam.

- ☐ Insulation, moisture and ventilation; mechanical exhaust; interiors; fireplaces and fuel-burning appliances; life safety equipment.
- ☐ Analysis and reporting: describing what was inspected, writing clear findings, and stating scope and limitations. These tasks are easy to postpone and costly to skip.
- ☐ Professional responsibilities: agreements, ethics, and the limits of the inspector's role. Review your early notes.
- ☐ Switch to mixed question sets so you have to identify the system before you answer.
- ☐ If you have a paid plan, take at least one timed 200-question mock and review every miss the same day. If you are using the free materials only, time yourself on several sample pages in one sitting to practice pacing.
- ☐ The day before the exam: light review of your missed-concept list only. Confirm identification, appointment time, route or remote-proctor rules, and anything the vendor says you may or may not bring. Use the pre-exam day checklist.

Suggested time split

Focus	About how much of your study time
Property and building inspection (Domain 1)	About 70%
Analysis of findings and reporting (Domain 2)	About 20%
Professional responsibilities (Domain 3)	About 10%

Those shares follow the published outline weights. They are a guide for planning, not a prediction of your score.

If you have fewer than 30 days

Keep the same order, but shorten Week 1 to one or two days and merge the lighter Domain 1 tasks. Do not drop reporting and professional responsibilities. A shorter calendar still needs mixed practice near the end.

Sample plan only. Your outcome depends on your own study, background and the official exam. InspectExam does not guarantee a passing result.

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