



# **COURSE 962401**

## **Residential Rehabilitation**

### **Part 1 - Site Inspection**

#### **Exam Material**

**Uscontractorlicense LLC**

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## Summary Of This Course

## RESIDENTIAL REHABILITATION - PART 1 SITE INSPECTION

Approved by the

Wisconsin Department of Safety and Professional Services Safety and Buildings Division

Course Identification Number 962401

Educational Credit Hours: 3

### Course Provider:

## USCONTRACTORLICENSE LLC

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The Residential Inspection Guideline is designed to help evaluate the rehabilitation potential of small residential buildings and structures. It may be used by contractors, builders, realtors, home inspectors, and others with a basic knowledge of building construction.

When used in conjunction with the local building code, the guideline can assist in identifying unsafe or hazardous conditions and uncovering functional deficiencies that should be corrected. It does not establish rehabilitation standards or address construction, operation, and maintenance costs.

This Course is approved for the following Registrations/Certifications or Licenses:

## **Course Outline**

This course is a distance learning or e-learning course, which allows the attendee to complete the course on their time schedule.

Foreword

Acknowledgements

Introduction

Preparing For The Inspection

Conduction The On-Site Inspection

More Information

Section 1 - Site

Section 1.1 - Drainage

Section 1.2 - Site Improvements

Section 1.3 - Outbuildings

Section 1.4 - Yards and Courts

Section 1.5 - Flood Regions

Appendix A - The Effects Of Fire On Structural Systems

Appendix B - Wood-Inhabiting Organisms

Appendix C - Life Expectancy Of Housing Components

Appendix D - References

Appendix E - Inspection Record

(The five appendix are included for reference, however, they are not part of the exam questions.)

## **Exam**

90 questions related to the reference materials are used to test the attendee on their comprehension of the materials. A 70% score will need to be attained in order to pass this course.

## **Answer Sheet(s)**

1 bubble style answer sheet(s) are included. When you are finished with the exam, you may return the answer sheets for grading to:

By Mail: Uscontractorlicense LLC

PO Box 268

Platteville, Wisconsin 53818

By Email: michael@uscontractorlicense.com

By Fax: 608-571-0096

Once we get the answer sheets back, we will graded them, enter your hours into the attendance portal and email or mail you back your certificate of completion(s). You will be responsible for renewing your license with the DSPS at [www.license.wi.gov](http://www.license.wi.gov) website.

Any questions, please contact us at 608.348.6688

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Questions 1 thru 2 can be referenced in the Introduction Section

**1. What is the main purpose of the Residential Inspection Guideline?**

- A. To estimate property taxes
- B. To evaluate the rehabilitation potential of small residential buildings
- C. To enforce code violations
- D. To market real estate

**2. When paired with local building codes, what can the guideline help identify?**

- A. Renovation budgets
- B. Preferred architectural styles
- C. Unsafe conditions and functional deficiencies
- D. Neighborhood zoning trends

Questions 3 thru 6 can be referenced in the Preparing For The Inspection Section

**3. Before conducting a site inspection, you should first check with:**

- A. The building's former owner
- B. The local jurisdiction
- C. The general contractor
- D. The neighborhood association

**4. What zoning-related detail should be confirmed prior to inspection?**

- A. Landscaping plans
- B. Setback, height, and coverage requirements
- C. Interior paint colors
- D. Historical preservation status

**5. Sites located in a hurricane or tornado-prone region:**

- A. Require a pest inspection first
- B. Must be cleared by the homeowner
- C. Should be verified for high wind-risk classification
- D. Cannot be inspected without a fire marshal

**6. Why should the soil and water on or near the site be researched before the inspection?**

- A. To check plant suitability
- B. To test for mineral availability
- C. To identify any records of environmental hazards
- D. To determine basement humidity levels

Questions 7 thru 18 can be referenced in the On-Site Inspection Section

**7. What should be the first step upon arriving at the inspection site?**

- A. Interview the neighbors
- B. Conduct a brief walk-through of the site and building
- C. Start testing electrical systems
- D. Inspect all HVAC systems immediately

**8. What should be noted during the walk-through?**

- A. Furniture layout
- B. Overall appearance and condition
- C. Landscape preferences
- D. Paint brands used

**9. Determining the building's style and period can help with:**

- A. Understanding its age and design
- B. Choosing décor
- C. Appraising furniture
- D. Estimating land value

**10. What question should be asked about the building's layout?**

- A. Does the building "work" or need alteration?
- B. Can it be sold today?
- C. Are there extra bedrooms?
- D. Is it up to city tax code?

**11. Why is water considered a major threat to buildings?**

- A. It causes mold on ceilings
- B. It leads to wood decay, termite activity, and corrosion
- C. It washes out paint
- D. It softens floors

**12. When should the formal inspection process begin?**

- A. After the initial walk-through
- B. Before leaving the office
- C. After getting permits
- D. After finishing HVAC inspection

**13. What should be done during inspections of systems?**

- A. Replace faulty units
- B. Record size, capacity, and relevant information
- C. Estimate resale value
- D. Skip hidden units

**14. What are most inspections based on?**

- A. Estimated pricing
- B. Observing, measuring, and testing exposed elements
- C. Owner interviews
- D. Contractor opinions

**15. Intrusive inspections involve:**

- A. Asking for home blueprints
- B. Removing parts of the building to access concealed areas
- C. Vacuuming old insulation
- D. Draining the basement

**16. Intrusive inspections should only be done:**

- A. With the owner's permission and by qualified mechanics
- B. After the first estimate
- C. By homeowners
- D. When doors are locked

**17. What data should be recorded first on the inspection forms?**

- A. General building data, site layouts, elevations, and floor plans
- B. HVAC model numbers
- C. Purchase agreements
- D. Appraisal values

**18. The information gathered will highlight:**

- A. Who lived there last
- B. Which appliances to replace
- C. What needs repair or replacement
- D. Insurance claim values

Questions 19 thru 20 can be referenced in the More Information Section

**19. For historic properties, which standards should be used?**

- A. State housing codes
- B. Secretary of the Interior's Standards for Rehabilitation
- C. International Fire Code
- D. American Institute of Architects Guide

**20. What are the Residential Construction Performance Guidelines used for?**

- A. Roof installation manuals
- B. Rehabilitating a property for resale or for an owner
- C. Building demolitions
- D. Electrical testing

Questions 21 thru 29 can be referenced in the  
Section 1: Site

**21. What is one of the first areas to examine in a rehabilitation inspection?**

- A) The attic
- B) Drainage, site improvements, and outbuildings
- C) Interior finishes
- D) Garage door controls

**22. Which of the following can greatly increase rehabilitation costs?**

- A) Tree removal and driveway replacement
- B) Repainting a bedroom
- C) Changing cabinet hardware
- D) Updating light bulbs

**23. What landscaping materials pose a threat during storms?**

- A) Mulch and soil
- B) Gravel and small rocks
- C) Wood chips
- D) Sandbags

**24. Who should you consult to verify flood zone requirements?**

- A) A neighbor
- B) Your insurance agent
- C) Local authorities
- D) A paint supplier

**25. What is one common source of lead contamination in soil?**

- A) Paint chips from exterior walls
- B) Asphalt paving
- C) Tree bark
- D) Aluminum siding

**26. What should be done if potential lead is identified on site?**

- A) Lay sod over it
- B) Remove the topsoil
- C) Test the soil for lead content
- D) Apply fertilizer

**27. What wildfire-related restrictions may apply to site improvements?**

- A) Maximum tree height
- B) Wall color regulations
- C) Hydrant location and allowed building materials
- D) Size of flower beds

**28. Who should be contacted to verify wildfire regulations?**

- A) HOA
- B) Local building official and fire marshal
- C) A landscaper
- D) General contractor

**29. What must be assessed when a building or outbuilding is being expanded?**

- A) Site zoning regulations
- B) Paint condition
- C) Furniture layout
- D) Garage size

Questions 30 thru 47 can be referenced in the  
Section 1.1 : Drainage

**30. What should be observed first when evaluating a property for drainage issues?**

- A) Siding condition
- B) Drainage pattern of the property and adjacent properties
- C) Tree height
- D) Fence alignment

**31. What is the leading cause of basement moisture problems?**

- A) Window leaks
- B) Poor site drainage
- C) Plumbing issues
- D) Condensation

**32. Where should drains at stair landings connect?**

- A) Flower beds
- B) Storm drainage system or sump pit
- C) Parking areas
- D) Basement walls

**33. What governs the design of surface drainage systems?**

- A) Contractor preference
- B) Local building codes
- C) National aesthetic standards
- D) Historical architecture

**34. What influences the adequacy of a surface drainage system?**

- A) Rain intensity and allowable runoff
- B) Soil moisture levels
- C) Foundation age
- D) Neighbor complaints

**35. What can be used on slopes to divert rainwater?**

- A) A swale
- B) A trench drain
- C) A roof overhang
- D) Sandbags

**36. Where should swales be located?**

- A) On the same property as the building
- B) Across property lines
- C) On public sidewalks
- D) Behind retaining walls

**37. What site area needs inspection for low spots that collect water?**

- A) Rooftop patios
- B) Under porches or pier-supported areas
- C) Closet floors
- D) Garage rafters

**38. Where should downspouts discharge on hillside buildings?**

- A) On the upper side
- B) Through gutters
- C) On the downhill side
- D) Through the attic

**39. What is the preferred system for downspout discharge in urban areas?**

- A) Flower beds
- B) Underground stormwater system
- C) Nearby parking areas
- D) Window wells

**40. What landscaping solution can help manage direct roof runoff?**

- A) Garden fencing
- B) Gravel bed or paved drainage way
- C) Plastic edging
- D) Raised planters

**41. What must be considered with sump pump discharge?**

- A) It must be covered
- B) It should drain uphill
- C) It should not worsen subsurface water
- D) It must be sealed

**42. What natural features should be examined during site inspection?**

- A) Springs, standing water, and high water tables
- B) Sunlight reflection
- C) Tree bark
- D) Bird nests

**43. What site area is especially sensitive for drainage inspection?**

- A) Attic vents
- B) Driveway edges
- C) Septic seepage pits or trenches
- D) Entryway overhangs

**44. What system collects water at high points on slopes?**

- A) Sump pump
- B) Swale
- C) Gutter
- D) Curtain drain

**45. What is a swale commonly referred to as?**

- A) A ditch
- B) A drainpipe
- C) A pump line
- D) A well

**46. What system is best in combination drainage approaches?**

- A) Leaching bed
- B) Mix of open and closed drainage
- C) Cisterns
- D) Dry creeks

**47. What might need landscaping adjustment if gutters are not present?**

- A) Add gravel or paved drainage way
- B) Use planters to redirect water
- C) Mulch heavily
- D) Plant trees closer to the roof

Questions 48 thru 72 can be referenced in the  
Section 1.2 : Site Improvements

**48. What is one reason well-maintained landscaping increases property value?**

- A) Improves attic ventilation
- B) Blocks sunlight from windows
- C) Reduces energy efficiency
- D) Enhances enjoyment and curb appeal

**49. When should a qualified expert be consulted about trees?**

- A) When trees are blooming
- B) When trees are over 5 years old
- C) When disease or infestation is observed
- D) When roots reach sidewalks

**50. What is a potential outcome of tree roots under a footing?**

- A) Stronger support
- B) Increased water table
- C) Foundation settling after root rot
- D) Faster plant growth

**51. What should be checked when inspecting a wood fence?**

- A) Paint color
- B) Proximity to trees
- C) Signs of rot or insect infestation
- D) Top rail height only

**52. Why should fence locations be verified?**

- A) To improve appearance
- B) To meet interior design standards
- C) To comply with HOA bylaws and property lines
- D) To avoid shade

**53. What is a sign that outdoor lighting may need updating?**

- A) The lights are warm-colored
- B) There are no timers
- C) Wiring is not UV- and moisture-resistant
- D) The fixture is white

**54. What kind of wire should be used for underground lighting?**

- A) NM cable
- B) Romex
- C) BX cable
- D) Type UF wire

**55. How thick should concrete repairs be in freezing climates?**

- A) 1 inch
- B) 2 inches
- C) 3 inches
- D) 5 inches

**56. What should be verified when replacing sidewalks and curb cuts?**

- A) If neighbors approve
- B) Local jurisdiction responsibility and property deed
- C) Contractor's hours
- D) Driveway width

**57. When must exterior stairs have a handrail?**

- A) Always
- B) If they have more than one step
- C) If they have more than three steps
- D) If located indoors

**58. What is the required handrail height per code?**

- A) 24-28 inches
- B) 34-38 inches
- C) 40-48 inches
- D) 18-22 inches

**59. What is the minimum guardrail height when stairs exceed 30 inches above grade?**

- A) 24 inches
- B) 30 inches
- C) 36 inches
- D) 48 inches

**60. What diameter sphere should guards prevent from passing through?**

- A) 2 inches
- B) 3 inches
- C) 4 inches
- D) 6 inches

**61. What condition should stair treads meet?**

- A) Slightly sloped
- B) As level as possible without holding water
- C) Hollow inside
- D) Decorated with tiles

**62. What indicates a deteriorating steel stair?**

- A) White paint
- B) Rust and poor attachment
- C) Missing screws
- D) Unpainted risers

**63. What common retaining wall failure is caused by water pressure?**

- A) Fading
- B) Bowing and cracking
- C) Discoloration
- D) Plant growth

**64. What material is placed behind retaining walls to allow drainage?**

- A) Clay
- B) Sand
- C) Gravel
- D) Mortar

**65. What is the purpose of weep holes in retaining walls?**

- A) Aesthetic design
- B) Relieve groundwater pressure
- C) Collect trash
- D) Anchor decorations

**66. What can lead to retaining wall sliding?**

- A) Paint failure
- B) Shrinking bricks
- C) Wet clay soil behind wall
- D) Tree shade

**67. What causes heaving in retaining walls during winter?**

- A) Sunlight
- B) Freezing water and poor drainage
- C) Concrete color
- D) Termites

**68. What is a buried oil tank identified by?**

- A) A white flag
- B) Strong odor
- C) Fill pipe and vent pipe
- D) Utility bill

**69. What is the environmental risk of an old buried oil tank?**

- A) Excess noise
- B) Excessive heating
- C) Soil contamination from leaking oil
- D) Radiation

**70. What should be done if an old oil tank is not leaking?**

- A) Remove it or fill with inert material
- B) Paint it
- C) Bury it deeper
- D) Use it for water storage

**71. What should be done before removing a buried oil tank?**

- A) Drill holes in it
- B) Pump out residual oil
- C) Freeze the soil
- D) Add gravel

**72. What must be assessed for aerial masts on site?**

- A) Color
- B) Structural stability, especially in wind
- C) Shape
- D) Transmission quality

Questions 73 thru 77 can be referenced in the Section 1.3 : Outbuildings

**73. What should be assessed when inspecting detached garages and sheds?**

- A) Only the paint color
- B) Only the roof height
- C) Overall condition similar to the main building
- D) Presence of insulation

**74. Why should the foundations of outbuildings be checked?**

- A) To ensure they have decorative trim
- B) To verify structural support
- C) To determine the material used
- D) To assess energy efficiency

**75. What two performance aspects should windows and doors in outbuildings provide?**

- A) Beauty and height
- B) Light and ventilation
- C) Weather protection and security
- D) Insulation and solar gain

**76. Why must small outbuildings be structurally sound?**

- A) For tax assessment
- B) To withstand wind and seismic forces
- C) To support solar panels
- D) To meet aesthetic goals

**77. What is a hazard posed by poorly secured outbuildings in high-wind regions?**

- A) Noise pollution
- B) Shade issues
- C) Becoming windborne debris
- D) Obstructing driveways

Questions 78 thru 84 can be referenced in the Section 1.4 : Yards and Courts

**78. What factor influences the amount of light entering a yard or court?**

- A) Type of window glass
- B) Presence of furniture
- C) Dimensions of the yard or court
- D) Roof insulation

**79. How does wall color affect light in a yard or court?**

- A) It increases humidity
- B) It determines temperature
- C) It influences the amount of reflected light
- D) It impacts foundation stability

**80. What should be checked in addition to physical dimensions and color of walls?**

- A) Zoning and code requirements
- B) Property taxes
- C) Roof pitch
- D) Floor material

**81. Which types of codes may apply to yards and courts?**

- A) Plumbing and electrical
- B) Fire and seismic
- C) Building, housing, and zoning
- D) Paint and finish

**82. Why is it important to understand yard and court regulations before altering property?**

- A) To improve fence design
- B) They may restrict reuse or renovation
- C) To install sprinkler systems
- D) To update color themes

**83. What is one implication of non-compliant yards or courts?**

- A) Increased insurance rates
- B) Limitations on future use or redevelopment
- C) Electrical system damage
- D) Water drainage issues

**84. Who sets the requirements for light and ventilation in shared outdoor spaces?**

- A) Insurance companies
- B) Local zoning and housing authorities
- C) Landscape designers
- D) Building contractors

Questions 85 thru 90 can be referenced in the Section 1.5 : Flood Regions

**85. What government agency works with the National Flood Insurance Program to define flood-risk zones?**

- A) EPA
- B) FEMA
- C) HUD
- D) OSHA

**86. What can improperly designed grading and drainage cause in lower flood-risk zones?**

- A) Poor ventilation
- B) High utility costs
- C) Increased runoff, erosion, and sedimentation
- D) Decreased noise levels

**87. What types of flood zones are considered lower-risk?**

- A) Zone V and Zone A
- B) Special Flood Hazard Areas only
- C) Interflood Zone and Non-Regulated Flood Plain
- D) None of the above

**88. What requirement applies to buildings in Zone A areas?**

- A) They must have fire-resistant walls
- B) They must have green roofs
- C) Their lowest floor must be elevated above base flood elevation
- D) They must be underground

**89. Why should you check with local building officials if a property is in a flood-risk zone?**

- A) To learn about landscaping tips
- B) Many communities adopt higher standards than federal ones
- C) To find street cleaning schedules
- D) To lower your insurance

**90. What is the highest flood-risk zone called?**

- A) Special Flood Hazard Area
- B) Coastal High Hazard Area (Velocity Zone, Zone V)
- C) Non-Velocity Coastal Flood Area
- D) Non-Regulated Flood Plain

