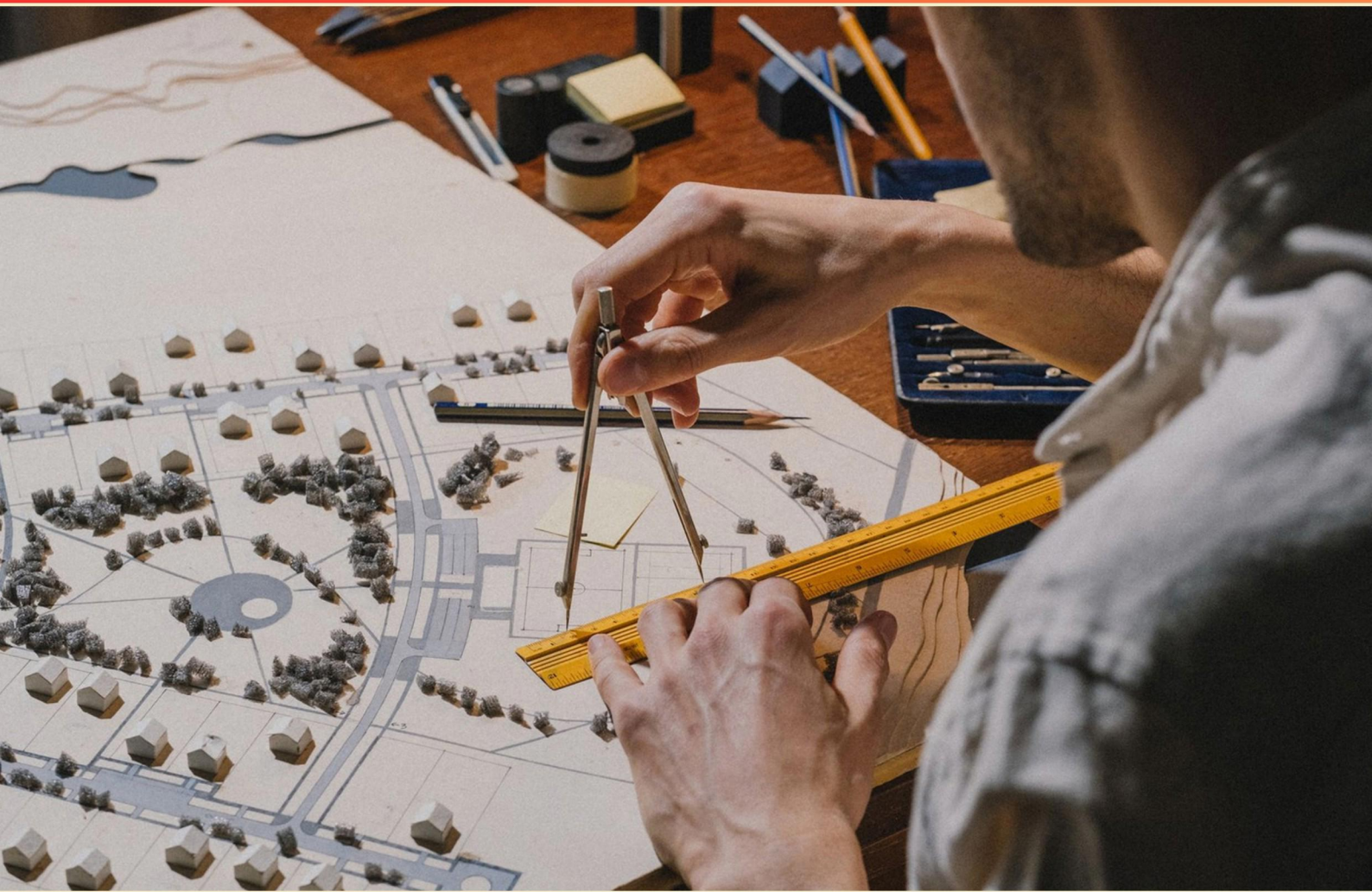


CSI CONSTRUCTION DOCUMENTS TECHNOLOGY (CDT) PRACTICE EXAM (SAMPLE) STUDY GUIDE



SAMPLE STUDY GUIDE WITH LIMITED QUESTIONS

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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.

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!

Questions

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- 1. Which team furnishes the materials and products for the facility to be constructed?**
 - A. Owner
 - B. AHJ
 - C. Supplier Team
 - D. Contractor Team

- 2. What is a primary purpose of liquidated damages in a construction contract?**
 - A. Deduction from final payment when substantial completion is not achieved on time
 - B. Bonus for early completion
 - C. Insurance premium
 - D. Administrative fee for changes

- 3. Facility programming considers which four aspects?**
 - A. Function, Form, Economy, and Time
 - B. Usage, Aesthetics, Cost, and Schedule
 - C. Performance, Cost, Materials, and Time
 - D. Form, Layout, Budget, and Duration

- 4. Termination by Owner for Cause results in what outcome?**
 - A. All work ceases and Contractor is not paid
 - B. Partial payment
 - C. Contractor continues with modified terms
 - D. Work continues with penalties

- 5. What two aspects constitute the dual nature of design?**
 - A. Aesthetic and Technical Design
 - B. Functional and Visual Design
 - C. Economic and Legal Design
 - D. Structural and Decorative Design

- 6. Which of the following is NOT listed as a pricing category?**
- A. Construction Cost
 - B. Contingency
 - C. Contractor Overhead
 - D. Payment Schedule
- 7. Which items are typically included in Soft Costs?**
- A. Due diligence, project design fees, commissioning, jurisdictional fees, relocation, terminating leases and rental agreements.
 - B. Concrete, steel, and masonry materials.
 - C. Site grading and drainage.
 - D. Warranty and maintenance costs post-occupancy.
- 8. During which phase may the Owner file claims for latent defects?**
- A. During Construction
 - B. During Design
 - C. Post-Final Completion
 - D. During Warranty period only
- 9. Which term describes a uniform classification system used to organize preliminary construction information by systems or assemblies?**
- A. UniFormat
 - B. MasterFormat
 - C. OmniClass
 - D. SectionFormat
- 10. Which party is responsible for paying taxes in the contract?**
- A. The Contractor
 - B. The Owner
 - C. The Architect
 - D. The Subcontractor

Answers

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

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Explanations

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1. Which team furnishes the materials and products for the facility to be constructed?

- A. Owner
- B. AHJ
- C. Supplier Team**
- D. Contractor Team

Furnishing materials and products for the facility is handled by the Supplier Team. This group is responsible for procuring the actual materials and equipment needed, obtaining them in the right quantities, ensuring they meet project specifications, coordinating lead times, and delivering them to the job site as scheduled. They manage substitutions and quality control to keep the construction timeline on track. The owner is typically responsible for financing and defining requirements, the AHJ (authority having jurisdiction) enforces codes and approvals, and the Contractor Team executes the construction work and coordinates with suppliers to obtain what is needed. While contractors may procure materials as part of their contract, the role specifically described as furnishing materials and products points to the Supplier Team.

2. What is a primary purpose of liquidated damages in a construction contract?

- A. Deduction from final payment when substantial completion is not achieved on time**
- B. Bonus for early completion
- C. Insurance premium
- D. Administrative fee for changes

Liquidated damages establish a pre-determined amount of money tied to delay, providing a fixed estimate of the owner's potential losses if the work isn't completed on time. This fixed figure is intended to compensate for the cost and disruption caused by late completion and is typically deducted from the final payment when substantial completion is not achieved by the agreed date. It creates certainty and discourages delays because the cost of being late is predictable. It's not a bonus for finishing early, not an insurance premium, and not an administrative fee for changes.

3. Facility programming considers which four aspects?

- A. Function, Form, Economy, and Time**
- B. Usage, Aesthetics, Cost, and Schedule
- C. Performance, Cost, Materials, and Time
- D. Form, Layout, Budget, and Duration

Facility programming focuses on determining essential requirements to deliver a facility that works for its users within budget and schedule constraints. The four aspects it considers are Function, Form, Economy, and Time. Function looks at what activities will take place and what spaces and relationships are needed to support them. Form translates those functions into the physical layout and configuration of spaces, ensuring efficient circulation, adjacency, and usability. Economy addresses cost and value, including budgeting, life-cycle costs, and ensuring the project is financially feasible. Time covers scheduling and phasing, determining when spaces are needed, how the project will be staged, and occupancy timelines. Together, these dimensions ensure the project meets user needs, is well organized spatially, remains affordable, and can be delivered on the required timeline.

4. Termination by Owner for Cause results in what outcome?

- A. All work ceases and Contractor is not paid
- B. Partial payment
- C. Contractor continues with modified terms
- D. Work continues with penalties

Termination for cause means the contract ends due to the contractor's default, so the work must stop immediately. Because the owner is terminating because of nonperformance, there isn't an obligation to continue paying for the remaining, unfinished work. The owner can withhold payments for the unfinished portion and may seek damages or hire another party to complete the project. In short, ongoing work stops and no further payments are due for the unfinished scope, which is why this outcome is described as all work ceases and the contractor is not paid.

5. What two aspects constitute the dual nature of design?

- A. Aesthetic and Technical Design
- B. Functional and Visual Design
- C. Economic and Legal Design
- D. Structural and Decorative Design

Design has two essential strands: how something looks and how it is built and works. The dual nature of design means balancing appearance with the technical aspects that enable it to be realized—form or aesthetic design alongside technical design. Aesthetic design shapes the visual language, style, proportions, and the overall look. Technical design covers the engineering decisions, construction methods, materials, detailing, performance criteria, and the documentation needed to actually construct and maintain the project. Together, they ensure not only a visually appealing result but one that is feasible, safe, and buildable within codes and budgets. That pairing is why Aesthetic and Technical Design is the best answer. The other options mix elements that don't fully capture both the appearance-focused side and the engineering/constructability side: functional and visual blends operation with appearance but doesn't explicitly foreground the technical, economic and legal constraints, or structural and decorative focuses on specific aspects without addressing the broader technical design and documentation required.

6. Which of the following is NOT listed as a pricing category?

- A. Construction Cost
- B. Contingency
- C. Contractor Overhead
- D. Payment Schedule

Pricing categories are the cost buckets used to estimate and track what the project will charge for. Construction Cost covers the direct costs of labor, materials, and equipment to build. Contingency funds are set aside to cover unforeseen conditions. Contractor Overhead includes the contractor's ongoing costs to manage and run the project, such as supervision, site facilities, insurance, and general administration. Payment Schedule, on the other hand, deals with when and how payments are made—it's about timing, milestones, and cash flow rather than a specific cost element. Because it represents payment timing rather than a price component, it's not a pricing category.

7. Which items are typically included in Soft Costs?

- A. Due diligence, project design fees, commissioning, jurisdictional fees, relocation, terminating leases and rental agreements.
- B. Concrete, steel, and masonry materials.
- C. Site grading and drainage.
- D. Warranty and maintenance costs post-occupancy.

Soft costs are the non-physical expenses that support getting a project built, not the actual construction work or materials. Items like due diligence and feasibility studies, project design fees, the commissioning process to verify systems, jurisdictional fees such as permits, and costs tied to relocating occupants or terminating leases are included because they enable the project but don't become part of the built structure. In contrast, concrete, steel, and masonry are concrete construction materials (hard costs). Site grading and drainage are site-work that adds to the construction itself (also hard costs). Warranty and maintenance costs after occupancy relate to post construction operations, not the construction or planning phases. So these listed items fit soft costs because they cover planning, approvals, and occupancy transitions rather than actual construction components.

8. During which phase may the Owner file claims for latent defects?

- A. During Construction
- B. During Design
- C. Post-Final Completion
- D. During Warranty period only

Latent defects are hidden flaws that aren't detectable during construction and only come to light after the project is completed. Because you can't identify them while work is ongoing, the owner's claim for a latent defect is tied to the time when the defect becomes discoverable, which is after final completion. Filing during construction or during the design phase wouldn't capture a defect that isn't yet visible, and while there may be a warranty period, it's a separate window that may not cover all latent defects or extend long enough for discovery. Therefore, the owner typically may file a claim after final completion, within any applicable statute of limitations and warranty terms.

9. Which term describes a uniform classification system used to organize preliminary construction information by systems or assemblies?

- A. UniFormat
- B. MasterFormat
- C. OmniClass
- D. SectionFormat

UniFormat is a uniform classification system designed to organize preliminary construction information by functional systems or assemblies, which makes it ideal for early design work, programming, and rough cost estimates. This approach groups data by how the building works (for example, structure, enclosure, mechanical/electrical, sitework) rather than by the final specifications or detailed components. MasterFormat, by contrast, organizes documents using divisions and sections for specifications and procurement, so it's not aimed at early-stage organization by systems. OmniClass covers a broader scope of data and lifecycle information, but the description points to the specific use of grouping by systems or assemblies for preliminary information, which UniFormat directly provides. SectionFormat isn't a classification system at all; it relates to the formatting of sections within documents.

10. Which party is responsible for paying taxes in the contract?

A. The Contractor

B. The Owner

C. The Architect

D. The Subcontractor

Taxes tied to performing the work are borne by the party delivering the work—the contractor. This includes payroll taxes for workers and any taxes on materials the contractor purchases to complete the project. The owner funds the project, but the tax obligations on the contractor's operations and on materials bought by the contractor are their responsibility. The architect and subcontractors aren't responsible for those contract-related taxes under standard practice, unless the contract specifically says otherwise.

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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://csicdt.examzify.com>

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

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