

# South Carolina Manufactured Homes (MH) Dealer Practice Test (Sample)

## Study Guide



Everything you need from our exam experts!

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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. Don't worry about getting everything right, 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, and take breaks to retain information better.

## 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.

## 7. Use Other Tools

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. What do claims against bonds typically cover?
  - A. Legal fees and damages
  - B. Loss of business income
  - C. Limited to actual damages
  - D. Future business profits
2. Does the Manufactured Homes Board intervene in disputes between employers and employees?
  - A. Yes, in all cases
  - B. No, they do not intervene
  - C. Yes, but only if the complaint is filed by the employee
  - D. Only for contractual disputes
3. Which organization is responsible for regulating installation standards for manufactured homes in South Carolina?
  - A. The South Carolina Department of Motor Vehicles
  - B. The South Carolina Department of Labor, Licensing and Regulation
  - C. The South Carolina Department of Consumer Affairs
  - D. The South Carolina Department of Commerce
4. In advertising, what is required if the annual percentage rate changes after the transaction?
  - A. It must not be mentioned
  - B. It does not need to be disclosed
  - C. It must be disclosed to the consumer
  - D. It should be simplified for consumers
5. What is the warranty period for repair work done under the one-year warranty?
  - A. 90 days or until the end of the one-year warranty
  - B. 6 months from the repair date
  - C. 1 year from the repair date
  - D. 30 days from the repair date

6. How does a dealer promote compliance with safety standards?
- A. By offering discounts on homes
  - B. By adhering to industry guidelines and conducting regular inspections
  - C. By allowing buyers to self-inspect before purchase
  - D. By relying solely on manufacturer certifications
7. What is the cooling-off period for retracting a manufactured home purchase offer in South Carolina?
- A. 24 hours
  - B. 48 hours
  - C. 72 hours
  - D. One week
8. Which of the following actions can lead to license revocation?
- A. Honest marketing practices
  - B. Commission of a felony related to moral character
  - C. Fulfilling warranty requirements
  - D. Having a physical office location
9. What information is NOT typically found on the data plate?
- A. Full serial number
  - B. Owner's name
  - C. Date of manufacture
  - D. Wind zones applicable
10. When did the Manufactured Home Construction and Safety Act go into effect?
- A. June 15, 1974
  - B. June 15, 1975
  - C. June 15, 1976
  - D. June 15, 1977



## Answers

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

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## Explanations

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## 1. What do claims against bonds typically cover?

- A. Legal fees and damages
- B. Loss of business income
- C. Limited to actual damages
- D. Future business profits

Claims against bonds typically cover actual damages incurred due to the principal's failure to fulfill contractual obligations or actions that lead to loss or harm. Bonds are designed to protect consumers and ensure that licensed dealers or contractors adhere to compliance and regulations. When a claim is made, it is based on the tangible loss or harm that has occurred, emphasizing the actual damages suffered rather than potential future losses or estimated income. The nature of bonding is to provide security against specific obligations, and thus, they do not cover hypothetical situations like loss of business income or future profits, as these are not actual damages incurred at the time of the claim. Therefore, focusing on actual damages ensures that the claims remain grounded in reality and are directly tied to the actions of the bonded entity.

## 2. Does the Manufactured Homes Board intervene in disputes between employers and employees?

- A. Yes, in all cases
- B. No, they do not intervene
- C. Yes, but only if the complaint is filed by the employee
- D. Only for contractual disputes

The reason for the answer being that the Manufactured Homes Board does not intervene in disputes between employers and employees is grounded in the specific role and jurisdiction of the Board. The Board's primary function is to oversee the licensing and regulation of manufactured home dealers, manufacturers, and installers, ensuring compliance with state laws and safety standards. It is important to note that while the Board's responsibilities are essential for maintaining industry standards and protecting consumer rights, it does not serve as a mediator or arbitrator for employment-related disputes. Such conflicts typically fall under the jurisdiction of labor relations or other specific employment entities, which are designed to handle issues like wage disputes, workplace grievances, or employment conditions. This clarifies why the other options do not apply: the Board does not engage in any capacity with employment disputes, whether regarding employee complaints, all cases, or just contractual matters. The Board's mandate is focused on the regulation and licensing of the manufactured housing industry rather than employment law.

3. Which organization is responsible for regulating installation standards for manufactured homes in South Carolina?

A. The South Carolina Department of Motor Vehicles

B. The South Carolina Department of Labor, Licensing and Regulation

C. The South Carolina Department of Consumer Affairs

D. The South Carolina Department of Commerce

The South Carolina Department of Labor, Licensing and Regulation is the organization tasked with overseeing installation standards for manufactured homes in the state. This department plays a crucial role in ensuring safety, compliance, and proper installation practices of manufactured homes, which are essential to protect consumers and maintain industry standards. Under its purview, the department establishes and enforces regulations that govern how manufactured homes should be installed to meet safety codes and guidelines. The responsibilities of this department include issuing licenses, conducting inspections, and ensuring that all professionals involved in the installation process meet the necessary qualifications and adhere to the regulations. This regulatory framework helps prevent potential hazards and ensures that manufactured homes are safely installed and suited for habitation.

4. In advertising, what is required if the annual percentage rate changes after the transaction?

A. It must not be mentioned

B. It does not need to be disclosed

C. It must be disclosed to the consumer

D. It should be simplified for consumers

The requirement to disclose changes in the annual percentage rate (APR) after a transaction is crucial for maintaining transparency and protecting consumer rights in advertising. When an APR changes, consumers need to be informed of how those changes impact their financial obligations and overall costs associated with a loan or financing option. This disclosure helps consumers make informed decisions and allows them to understand the full scope of their potential payments. In the context of advertising, clear and accurate communication is not just beneficial; it's often mandated by laws and regulations designed to protect consumers from misleading practices. Ensuring that any changes to the APR are disclosed enables consumers to compare offers accurately and understand the terms of their agreements. This is particularly important in cases where the changes could significantly affect the cost over time. A lack of disclosure would hinder consumer understanding and undermine the goals of fair lending practices, while oversimplification could obscure important details. Regulations typically demand that any alterations in terms be communicated straightforwardly, thereby reinforcing the duty of care that lenders and dealers owe to consumers.

5. What is the warranty period for repair work done under the one-year warranty?

A. 90 days or until the end of the one-year warranty

B. 6 months from the repair date

C. 1 year from the repair date

D. 30 days from the repair date

The correct choice indicates that the warranty for repair work done under the one-year warranty extends for 90 days or until the end of the one-year warranty. This means that if any repairs need to be made during the warranty period, they are covered for a duration of 90 days from the date the repair is completed. If the one-year warranty period ends before the 90 days are up, the warranty coverage for repairs would cease at the end of that one-year warranty. This policy is designed to ensure that any faults or issues that arise from the initial manufacturing or installation are addressed promptly within a reasonable timeframe. It balances the need for consumer protection with the manufacturer's responsibility, providing reassurance that repairs are backed during an appropriate period without extending the warranty indefinitely. The other options suggest fixed time frames that do not align with the general warranty structure typically utilized in manufactured homes. For example, a 6-month or 1-year timeframe on repairs could imply an extended responsibility that goes beyond the terms of an initial one-year warranty, which could lead to confusion about the coverage and the manufacturer's obligations. Similarly, a 30-day period might not adequately protect the consumer, as it may not cover potential delayed issues that arise after the repair within the one-year warranty.

6. How does a dealer promote compliance with safety standards?

A. By offering discounts on homes

B. By adhering to industry guidelines and conducting regular inspections

C. By allowing buyers to self-inspect before purchase

D. By relying solely on manufacturer certifications

Promoting compliance with safety standards is essential for dealers in the manufactured home industry to ensure that their homes are safe for residents and meet regulatory requirements. By adhering to industry guidelines and conducting regular inspections, dealers actively showcase their commitment to safety and quality. This practice involves following established protocols for design, construction, and inspections that are outlined by local, state, and federal regulations. Regular inspections ensure that the homes meet safety standards and that any potential issues are identified and remedied before the home is sold. This proactive approach not only helps protect buyers but also builds trust in the dealer's reputation and credibility within the community. The other options do not effectively address the need for compliance with safety standards. Offering discounts may attract customers but does not guarantee that safety protocols are being followed. Allowing buyers to self-inspect could lead to oversight of potential safety issues, as not all buyers may have the expertise needed to identify significant concerns. Relying solely on manufacturer certifications also presents risks, as it does not incorporate the dealer's own monitoring and inspection processes, which are crucial for ensuring ongoing compliance with safety standards.

7. What is the cooling-off period for retracting a manufactured home purchase offer in South Carolina?

- A. 24 hours
- B. 48 hours
- C. 72 hours
- D. One week

The cooling-off period for retracting a manufactured home purchase offer in South Carolina is set at 72 hours. This means that buyers have three days to change their minds after making an offer, providing them with a safeguard against impulse decisions. The rationale behind the 72-hour timeframe is to allow consumers to thoroughly consider their purchase and any potential repercussions. This period helps create a more balanced transaction by ensuring that buyers are confident in their decisions before finalizing a commitment to purchase a manufactured home. The specified duration reflects state regulations designed to protect consumers in real estate transactions, particularly in the manufactured housing market, where the stakes can become significant.

8. Which of the following actions can lead to license revocation?

- A. Honest marketing practices
- B. Commission of a felony related to moral character
- C. Fulfilling warranty requirements
- D. Having a physical office location

The action that can lead to license revocation is the commission of a felony related to moral character. In the context of South Carolina Manufactured Homes Dealer practices, state laws place significant emphasis on the moral character of licensees. If an individual is convicted of a felony that reflects poorly on their moral character, it can be grounds for revocation of their dealer license. Such felonies may include fraud, theft, or other serious crimes that undermine the trust necessary for conducting business in this industry. On the other hand, engaging in honest marketing practices, fulfilling warranty requirements, and maintaining a physical office location are all positive actions that support good business practices and compliance with regulations. These actions do not result in disciplinary action such as revocation of a license, as they demonstrate adherence to ethical standards and responsibilities expected of licensed dealers in South Carolina.

9. What information is NOT typically found on the data plate?

- A. Full serial number
- B. Owner's name
- C. Date of manufacture
- D. Wind zones applicable

The data plate of a manufactured home typically includes essential information needed for identification and compliance purposes. This includes the full serial number, which uniquely identifies the unit; the date of manufacture, which is crucial for determining compliance with building codes and regulations; and the applicable wind zones, which inform the owner of the home's resilience to wind and environmental conditions based on its location. Owner's name is not included on the data plate because the data plate serves as a universal identification tool that remains unchanged regardless of ownership. It is intended for regulatory and structural information pertinent to the home itself, rather than personal owner details. This distinction is important for both manufacturers and dealers to maintain standardization and ease of reference among homes, irrespective of changes in ownership.

10. When did the Manufactured Home Construction and Safety Act go into effect?

- A. June 15, 1974
- B. June 15, 1975
- C. June 15, 1976
- D. June 15, 1977

The Manufactured Home Construction and Safety Act established a set of federal standards for the construction and safety of manufactured homes. It was designed to improve the quality of manufactured homes and ensure that they are safe and built to a suitable standard. This important legislation took effect on June 15, 1976, marking a significant step in regulating the manufactured housing industry. Understanding this date is crucial for anyone involved in the manufactured home industry, as it lays the foundation for current regulations and standards that must be followed. The Act set a precedent for the necessary oversight and has influenced various laws and standards governing manufactured homes in subsequent years.



## 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](mailto:hello@examzify.com).

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

<https://scmhdealer.examzify.com>

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

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