

SOUTH CAROLINA RESIDENTIAL BUILDER 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. Within which temperature range should adhesives be applied for gypsum boards?**
 - A. 50°F - 110°F
 - B. 50°F - 100°F
 - C. 50°F - 60°F
 - D. 60°F - 105°F
- 2. What is the maximum span for a No. 2 Southern Pine, 2 x 10 wood floor joist in a kitchen with a dead load of 20 psf, spaced 19.2" on center?**
 - A. 11'8"
 - B. 10'10"
 - C. 12'10"
 - D. 12'6"
- 3. Which type of mortar is recommended for masonry that will be below grade?**
 - A. M
 - B. S
 - C. O
 - D. N
- 4. Which type of structural clay tile is specified for a high degree of mechanical perfection?**
 - A. FTS Unglazed Clay Facing Tile
 - B. Ground Edge Glazed Clay Facing Tile
 - C. Select Glazed Clay Facing Tile
 - D. FTX Unglazed Clay Facing Tile
- 5. What are the critical tasks during the post-construction phase?**
 - A. Final inspections, completing punch lists, and obtaining the Certificate of Occupancy
 - B. Planning the next project and marketing
 - C. Only cleaning the site
 - D. Ignoring local regulations

- 6. Whenever electrical wiring is installed through the floor, it must be protected from damage by a compliant cover and shall not extend less than how many inches above the floor?**
- A. 4"
 - B. 12"
 - C. 9"
 - D. 6"
- 7. When must floor systems and truss design drawings be approved by the building official?**
- A. After installation is completed
 - B. Prior to installation
 - C. Unless produced by a truss manufacturer
 - D. None of the above
- 8. What safety measure should be taken when conducting work with concrete forms?**
- A. Using tell tales to monitor deflection
 - B. Maintaining a clean work area
 - C. Ensuring all workers wear helmets
 - D. Paraphrasing safety rules
- 9. What is the minimum width and depth for concrete and masonry footings for a 3 story plus basement dwelling where the soil load bearing value is 1500 psf?**
- A. 25 x 8
 - B. 30 x 10
 - C. 31 x 12
 - D. 14 x 6
- 10. Which aspect is NOT typically covered by HOA regulations?**
- A. Restrictions on property appearance
 - B. Guidelines for community events
 - C. Site selection for public facilities
 - D. Rules regarding common area maintenance

Answers

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

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Explanations

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1. Within which temperature range should adhesives be applied for gypsum boards?

- A. 50°F - 110°F
- B. 50°F - 100°F**
- C. 50°F - 60°F
- D. 60°F - 105°F

Adhesives for gypsum boards should typically be applied within a temperature range of 50°F to 100°F. This range is crucial because lower temperatures could cause the adhesive to become too viscous, compromising its ability to bond properly, while higher temperatures may cause the adhesive to cure too quickly, leading to weak bonds. Applying the adhesive within this appropriate range ensures that it adheres effectively to both the gypsum board and the underlying surface, allowing for a secure installation. This range is informed by the properties of the adhesives themselves, as well as the potential effects of environmental conditions on the adhesion process. In areas outside of this range, performance can be compromised, leading to issues such as failed bonds or poor finishes. Therefore, understanding the optimal temperature range for adhesive application is key to successful gypsum board installation.

2. What is the maximum span for a No. 2 Southern Pine, 2 x 10 wood floor joist in a kitchen with a dead load of 20 psf, spaced 19.2" on center?

- A. 11'8"**
- B. 10'10"
- C. 12'10"
- D. 12'6"

The scenario involves determining the maximum allowable span for a No. 2 Southern Pine 2 x 10 wood floor joist under specific loading conditions. For a dead load of 20 pounds per square foot and joists spaced at 19.2 inches on center, it is crucial to reference acceptable span tables that relate to the capabilities of the material being used. When assessing the span for floor joists, the lumber grade and dimensions, as well as the applied load, are key factors. No. 2 Southern Pine is commonly used in construction due to its adequate strength and availability. Based on standard span tables for this material, a No. 2 x 10 joist, under a dead load condition of 20 psf and spaced 19.2 inches on center, can safely span up to approximately 11 feet and 8 inches. This span ensures that the joists will provide structural integrity without excessive deflection or failure under the specified load. Thus, considering these parameters and typical construction practices, the maximum span of 11'8" is appropriate and aligns with building standards, making it the correct choice for this scenario.

3. Which type of mortar is recommended for masonry that will be below grade?

- A. M**
- B. S
- C. O
- D. N

The recommended type of mortar for masonry that will be below grade is Type M mortar. This classification is particularly suited for areas that require high compressive strength and resistance to moisture, which is crucial for below-grade applications such as foundations and retaining walls. Type M mortar boasts a high compressive strength of 2,500 psi, which provides excellent stability when dealing with heavy loads, typical in below-grade structures. Additionally, its lower water absorption characteristics help mitigate potential moisture-related issues, making it ideal for use in environments where water exposure is a concern. While other mortar types may be suitable for different applications, they do not offer the same level of compressive strength or water resistance. For example, Type S mortar has moderate compressive strength and is used for exposed locations but is not as effective as Type M for below-grade use. Type N is suitable for above-grade applications with low load-bearing requirements, and Type O is typically reserved for non-load-bearing or interior walls. Using Type M mortar for below-grade masonry ensures durability and longevity, protecting the structure from the challenges associated with moisture and soil pressure.

4. Which type of structural clay tile is specified for a high degree of mechanical perfection?

- A. FTS Unglazed Clay Facing Tile
- B. Ground Edge Glazed Clay Facing Tile
- C. Select Glazed Clay Facing Tile
- D. FTX Unglazed Clay Facing Tile**

The type of structural clay tile specified for a high degree of mechanical perfection is the FTX Unglazed Clay Facing Tile. This type of tile is known for its rigorous manufacturing standards, which ensure consistent dimensions and tight tolerances. This mechanical perfection is crucial in applications where precise fit and structural integrity are paramount. FTX Unglazed Clay Facing Tile is often used in load-bearing walls and other structural applications where strength and durability are necessary. Its lack of glazing means that it is not only functional but also allows for good bonding with mortar, which is an important aspect of structural systems. The unglazed surface can be advantageous in certain applications, as it provides a better key for the adhering materials. In contrast, other types like the Select Glazed Clay Facing Tile and Ground Edge Glazed Clay Facing Tile are generally viewed as more aesthetically pleasing but may prioritize appearance over strict mechanical precision. While these tiles can be used effectively in various architectural applications, they do not emphasize the same level of mechanical perfection as the FTX option. This distinction makes FTX the clear choice when mechanical perfection is the principal requirement.

5. What are the critical tasks during the post-construction phase?

- A. Final inspections, completing punch lists, and obtaining the Certificate of Occupancy**
- B. Planning the next project and marketing
- C. Only cleaning the site
- D. Ignoring local regulations

The correct choice highlights essential activities that take place after construction is completed. Final inspections are crucial because they ensure that all building codes and regulations have been met, confirming the safety and compliance of the structure. Completing punch lists is also a fundamental task during this phase, as it involves addressing any minor repairs or touch-ups that are necessary before the project can be considered fully complete. Obtaining the Certificate of Occupancy is the final legal step that signifies the building is ready for use and meets all regulatory requirements. These tasks are vital for ensuring that the building is safe and ready for occupancy. They also reflect good project management practices, as they signify the completion of the construction phase and the transition to occupation and use. In contrast, tasks such as planning the next project and marketing, site cleaning only, or ignoring regulations are not relevant during the post-construction phase and do not contribute to ensuring that the completed building is functional and compliant.

6. Whenever electrical wiring is installed through the floor, it must be protected from damage by a compliant cover and shall not extend less than how many inches above the floor?

- A. 4"
- B. 12"
- C. 9"
- D. 6"**

When electrical wiring is installed through the floor, it is crucial to ensure that it is adequately protected to prevent damage and to adhere to safety regulations. The requirement that electrical wiring must extend at least 6 inches above the floor is set to minimize the risk of accidental contact or damage from foot traffic or objects being placed on the floor. The 6-inch height helps to ensure that the wiring is sufficiently elevated, reducing the likelihood of being disturbed or compromised. This regulation is part of the broader electrical code standards that govern the safety of installations, ensuring that the wiring remains functional and safe throughout its use. In contrast, taller height requirements like 9, 12, or 4 inches are not as commonly used in standard electrical installation guidelines, thereby making the 6-inch minimum the correct choice for this particular situation.

7. When must floor systems and truss design drawings be approved by the building official?

- A. After installation is completed
- B. Prior to installation**
- C. Unless produced by a truss manufacturer
- D. None of the above

The requirement for floor systems and truss design drawings to be approved by the building official prior to installation is crucial for ensuring that the structure adheres to safety regulations and building codes. This process helps to verify that the designs meet the necessary structural integrity and performance standards, which is essential for the overall safety of the building. By obtaining approval before installation, builders can prevent costly modifications or repairs that might arise if issues are discovered after the construction process has begun. This step not only helps in maintaining compliance with local guidelines but also protects future occupants by ensuring the building's stability and reliability. The option referencing approval after installation would not align with the standards of building practices, as it negates the proactive approach to safety and compliance. Additionally, while some designs might come from truss manufacturers, that doesn't exempt all designs from needing pre-approval. Therefore, having an established approval process before installation reinforces the importance of quality control in residential construction.

8. What safety measure should be taken when conducting work with concrete forms?

- A. Using tell tales to monitor deflection**
- B. Maintaining a clean work area
- C. Ensuring all workers wear helmets
- D. Paraphrasing safety rules

Using tell tales to monitor deflection is a critical safety measure when working with concrete forms because it ensures the structural integrity of the formwork during the curing process. Tell tales are devices or indicators that help monitor any movement or deflection of the forms that can occur due to the weight of the concrete or environmental factors. By keeping an eye on these indicators, workers can identify potential failures or unsafe conditions early, thereby preventing accidents or failures that could result from upraised or unstable forms. Maintaining a clean work area, ensuring all workers wear helmets, and paraphrasing safety rules, while important safety practices overall, do not specifically address the unique challenges associated with concrete forms and the potential hazards they pose during the concrete setting process. Therefore, the focus on monitoring deflection directly correlates to maintaining safety related to the specific task at hand. Ensuring stability through precise monitoring helps create a safer working environment and reduces the risk of accidents caused by form failure.

9. What is the minimum width and depth for concrete and masonry footings for a 3 story plus basement dwelling where the soil load bearing value is 1500 psf?

- A. 25 x 8
- B. 30 x 10
- C. 31 x 12**
- D. 14 x 6

For a three-story dwelling with a basement, the requirements for footings are crucial due to the increased load that such structures impose on the soil beneath them. When determining the minimum dimensions for concrete and masonry footings, several factors are taken into account, including the load-bearing capacity of the soil, which in this case is 1500 psf. The correct choice, with dimensions of 31 inches in width and 12 inches in depth, provides a suitable balance between adequate support and the foundation requirements dictated by building codes and structural engineering principles. The width of the footing helps ensure that the load of the building is distributed sufficiently to prevent excessive settlement or shifting in the soil. The depth is also important as it provides the necessary resistance against lateral soil pressure and frost heave, ensuring stability for a taller structure like a three-story building. Footings that are too narrow or shallow could result in inadequate support, leading to cracking or failure of the foundation over time. In this scenario, the size of 31 x 12 is considered appropriate for a structure with significant vertical loads, conforming to best practices in residential construction. Other options would likely fall short in meeting the structural requirements necessary for such a large dwelling and may not offer sufficient area to properly distribute

10. Which aspect is NOT typically covered by HOA regulations?

- A. Restrictions on property appearance
- B. Guidelines for community events
- C. Site selection for public facilities**
- D. Rules regarding common area maintenance

Homeowners' Associations (HOAs) are typically established to manage community standards and maintain property values within a neighborhood. This often involves imposing regulations that govern various aspects of community living. Among the responsibilities of an HOA, you will find restrictions related to property appearance, which can include guidelines on paint colors, landscaping, and architectural design. Additionally, HOAs may provide rules about common area maintenance to ensure that shared spaces like parks or pools are kept clean and well maintained. They may also establish guidelines for community events, supporting social interactions and a sense of belonging within the community. However, site selection for public facilities is generally outside the scope of HOA regulations. Such decisions typically fall under the jurisdiction of local government or city planning departments, which take into account broader community needs and impacts rather than the specific interests of a single neighborhood or HOA. Therefore, while HOAs play a crucial role in managing many aspects of community living, the selection of sites for public facilities is not one of their typical responsibilities.

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:

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

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