# RECA RESIDENTIAL PRACTICE EXAM (SAMPLE)

## STUDY GUIDE



## SAMPLE STUDY GUIDE WITH LIMITED QUESTIONS

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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.

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# 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!

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# Questions

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**1. What is bridging/blocking used for in floor construction?**

A. To improve aesthetic appeal

B. To reduce load carrying capabilities

C. To enhance load carrying capabilities and reduce movement

D. To insulate the floor against cold

**2. What does the plumbing system in a residential setup include?**

A. Only fresh water systems

B. Fresh water, hot water, and waste water

C. Only waste water systems

D. Air conditioning systems

**3. How often must real estate professionals renew their licenses?**

A. Every year

B. Every 5 years

C. Every 2 years

D. Every 3 years

**4. What is required for a real estate professional to maintain their license in Alberta?**

A. Passing a personal development course annually

B. Completing mandatory continuing education requirements

C. Purchasing professional insurance

D. Participating in community service activities

**5. Define the term "purchase money mortgage."**

A. A mortgage taken out for home renovations

B. A mortgage given by the seller to the buyer

C. A loan for buying investment properties

D. A mortgage acquired from a bank

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**6. What action can a property owner take to prevent soil loss according to the soil conservation act?**

A. Pursue legal action against neighbors

B. Ignore local regulations

C. Implement appropriate soil conservation measures

D. Only grow grass on the property

**7. Which legislation specifically regulates home inspection businesses?**

A. Energy Efficiency Act

B. Fair Trading Act

C. Safety Codes Act

D. Environmental Protection Act

**8. What is the guideline for including areas with a 5 ft ceiling height in RMS measurements?**

A. They may be included provided some area is 7 ft high

B. They must be excluded due to height restrictions

C. They are always included for accurate measurements

D. They are considered as basement space

**9. What is the role of a mortgage broker in a real estate transaction?**

A. To manage the closing process

B. To assist buyers in finding the best mortgage options available

C. To serve as a legal representative

D. To increase buyer competition for properties

**10. What is required for a Power of Attorney document to be valid?**

A. It must be notarized

B. It must be signed, dated, and witnessed

C. It must be registered with the government

D. It must be published publicly

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# Answers

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

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# Explanations

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## 1. What is bridging/blocking used for in floor construction?

A. To improve aesthetic appeal

B. To reduce load carrying capabilities

C. To enhance load carrying capabilities and reduce movement

D. To insulate the floor against cold

*Bridging, or blocking, is an important technique utilized in floor construction primarily to enhance load carrying capabilities and reduce movement. This structural reinforcement is achieved by installing additional framing members, such as diagonal braces, between floor joists. These members help to distribute loads more evenly across the joists, preventing them from sagging or bouncing under weight. By minimizing movement, bridging creates a more stable floor that can better support heavy loads, reducing the risk of structural issues over time. This is particularly important in residential settings, where floors must be able to withstand the dynamic loads of occupants, furniture, and appliances without compromising safety or comfort. Overall, the use of bridging/blocking contributes significantly to the durability and performance of the floor structure.*

## 2. What does the plumbing system in a residential setup include?

A. Only fresh water systems

B. Fresh water, hot water, and waste water

C. Only waste water systems

D. Air conditioning systems

*The plumbing system in a residential setup includes fresh water systems, hot water systems, and waste water systems. This comprehensive approach ensures that the home can supply potable water for drinking and cooking, distribute hot water for heating and sanitation, and effectively remove waste water from baths, sinks, and toilets. Fresh water systems are essential for providing clean, safe water for everyday use. Hot water systems then take this functionality further by offering immediate access to heated water, which is vital for tasks such as washing dishes and bathing. Waste water systems play a critical role in sanitation by ensuring that used water is properly drained away from the home. In contrast, options that refer only to fresh water or waste water systems fail to encompass the essential components of hot water distribution. Additionally, air conditioning systems are part of HVAC (heating, ventilation, and air conditioning) systems and do not relate to plumbing, further clarifying the unique roles of each system in a home.*

## 3. How often must real estate professionals renew their licenses?

A. Every year

B. Every 5 years

C. Every 2 years

D. Every 3 years

*Real estate professionals are typically required to renew their licenses every 2 years. This timeframe is common across many jurisdictions and helps ensure that professionals stay up-to-date with the latest laws, regulations, and industry practices. Regular renewal cycles also provide opportunities for real estate agents to engage in continuing education, which may include courses on ethics, fair housing, and changes in local or federal real estate law. By mandating a renewal process every 2 years, the industry helps maintain a standard of knowledge and competency among practitioners, ultimately benefiting consumers and the integrity of the real estate market.*

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**4. What is required for a real estate professional to maintain their license in Alberta?**

A. Passing a personal development course annually

B. Completing mandatory continuing education requirements

C. Purchasing professional insurance

D. Participating in community service activities

*In Alberta, for a real estate professional to maintain their license, it is essential to complete mandatory continuing education requirements. This is a regulatory measure designed to ensure that real estate professionals stay informed about current laws, industry trends, and best practices. Continuing education helps to uphold the competency and professionalism of licensees, ensuring they provide informed and effective services to their clients. By requiring ongoing education, the regulatory body ensures that all professionals in the industry are equipped with the latest knowledge and skills necessary for their work. This ongoing learning process contributes to the overall integrity of the real estate profession in Alberta. While other options, such as personal development courses or professional insurance, may be beneficial for real estate professionals, they do not fulfill the specific regulatory requirement necessary for maintaining a license.*

**5. Define the term "purchase money mortgage."**

A. A mortgage taken out for home renovations

B. A mortgage given by the seller to the buyer

C. A loan for buying investment properties

D. A mortgage acquired from a bank

*A purchase money mortgage refers specifically to a mortgage that is provided by the seller to the buyer as part of the transaction to purchase a property. This type of mortgage allows the buyer to finance a portion of the purchase price directly through the seller, often making it easier for buyers who may struggle to obtain financing through traditional means, such as banks. In situations where buyers may have difficulty securing a loan from lenders or where quick transactions are advantageous, a purchase money mortgage can facilitate the sale. This arrangement usually includes special terms regarding interest rates and repayment, set by the seller and accepted by the buyer. This definition distinguishes a purchase money mortgage from other types of mortgages, such as those taken out for renovations or investment properties, or loans obtained from banks, all of which have different purposes and structures.*

**6. What action can a property owner take to prevent soil loss according to the soil conservation act?**

A. Pursue legal action against neighbors

B. Ignore local regulations

C. Implement appropriate soil conservation measures

D. Only grow grass on the property

*The action a property owner can take to prevent soil loss, as outlined by the soil conservation act, is to implement appropriate soil conservation measures. These measures are designed to maintain the integrity of the soil and prevent erosion, which can be detrimental to both the property and the surrounding environment. Such measures might include practices like contour plowing, planting cover crops, establishing windbreaks, and using proper drainage systems, all of which help to manage water flow and reduce the risk of soil displacement. Implementing conservation practices is essential for sustaining healthy soil, which is vital for agriculture, landscaping, and overall ecosystem health. Additionally, taking proactive steps aligns with environmental regulations and contributes to broader community efforts in soil and water conservation.*

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## 7. Which legislation specifically regulates home inspection businesses?

A. Energy Efficiency Act

B. Fair Trading Act

C. Safety Codes Act

D. Environmental Protection Act

*The Fair Trading Act specifically regulates home inspection businesses as it provides statutory guidelines to ensure fair and ethical practices within various trades, including home inspections. This legislation exists to protect consumers from misleading and deceptive practices, promoting transparency in transactions related to residential properties. Home inspectors are required to adhere to certain standards outlined in the Fair Trading Act, which may include licensing requirements, disclosure of qualifications, and the use of standardized reporting practices. Overall, the Fair Trading Act ensures that home inspection services are conducted professionally and honestly, fostering trust between inspectors and their clients. In contrast, while the Energy Efficiency Act, Safety Codes Act, and Environmental Protection Act address significant issues related to efficiency, safety, and environmental impact, they do not specifically focus on the regulation of home inspection businesses and therefore are not the primary legislation governing that industry.*

## 8. What is the guideline for including areas with a 5 ft ceiling height in RMS measurements?

A. They may be included provided some area is 7 ft high

B. They must be excluded due to height restrictions

C. They are always included for accurate measurements

D. They are considered as basement space

*The guideline for including areas with a 5 ft ceiling height in RMS measurements indicates that such areas may be included as long as there is some portion of the space that has a minimum height of 7 feet. This stipulation is in place to ensure that livable space within a residential property is represented accurately since ceiling height is directly related to usability and comfort in a home. This approach recognizes that while areas with lower ceilings may not provide the same level of utility or livability as those with higher ceilings, they can still contribute to the overall usable square footage of a home if there is a sufficient amount of space meeting the higher ceiling requirement. Consequently, including lower-height areas only when there is an adequate higher-height space reflects a balance between practical usability and comprehensive measurement of a property's space. Areas that are entirely below the 7 ft threshold would fail to meet the criteria for livable space, hence they would be excluded from the gross measurements in RMS calculations.*

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## 9. What is the role of a mortgage broker in a real estate transaction?

A. To manage the closing process

B. To assist buyers in finding the best mortgage options available

C. To serve as a legal representative

D. To increase buyer competition for properties

*The role of a mortgage broker in a real estate transaction is to assist buyers in finding the best mortgage options available. This involves evaluating the client's financial situation and understanding their needs to recommend suitable loan products from various lenders. Mortgage brokers have access to a wide array of mortgage products and can compare terms, interest rates, and other factors to identify the most advantageous options for their clients. They facilitate communication between the buyer and the lender, helping to ensure that the transaction runs smoothly and meets the buyer's financial objectives. While managing the closing process, serving as a legal representative, and increasing buyer competition are all important aspects of real estate, they do not fall under the primary duties of a mortgage broker. The focus of a mortgage broker is specifically on financing, making them invaluable in guiding buyers through the complexities of obtaining a mortgage. This specialized knowledge and access to lending options can significantly affect the buyer's ability to finance their home purchase effectively.*

## 10. What is required for a Power of Attorney document to be valid?

A. It must be notarized

B. It must be signed, dated, and witnessed

C. It must be registered with the government

D. It must be published publicly

*For a Power of Attorney (POA) document to be valid, it generally must be signed, dated, and witnessed. This ensures that the principal (the person granting the authority) has clearly indicated their intent to grant power to the attorney-in-fact (the person receiving the authority) and that they have done so in a legally acceptable manner. Signature and dating are crucial because they confirm the principal's consent and establish the timeline of the document. Witnesses are required to verify that the principal is of sound mind and not acting under duress or undue influence when signing the document. This step helps prevent any future disputes regarding the validity of the POA, as the witnesses can attest to the circumstances under which the POA was executed. While notarization can add an extra layer of authenticity to the document, it is not universally required in all jurisdictions. Similarly, registering a POA with the government or publishing it publicly is not a standard requirement for validity, although such steps may be necessary in specific situations or for specific documents, such as those dealing with real estate transactions. However, the fundamental requirements of signature, date, and witness presence are what primarily underlie the validity of a Power of Attorney.*

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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://recaresidential.examzify.com

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

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