

Real Estate Principles

Chapter 18 Quiz

1. In a conventionally-constructed house, the highest structural member in the frame is the:
 - A. top plate
 - B. ridge board
 - C. corner bracing
 - D. sill plate
2. With an air conditioning unit, the higher the energy-efficiency ratio (EER), the:
 - A. more efficient the unit
 - B. less efficient the unit
 - C. greater the cooling power
 - D. more energy used
3. Which of the following architectural styles is a one-story house?
 - A. Ranch house
 - B. Cape Cod
 - C. Colonial
 - D. Split-level
4. Which of the following is a common design deficiency?
 - A. More bathrooms than bedrooms
 - B. Kitchen too close to garage
 - C. Bedrooms not visible from living room
 - D. Front door opens directly into living room
5. Disclosure of what potentially harmful substance is important, since it tends to grow out of sight in damp, enclosed spaces?
 - A. Radon
 - B. Mold
 - C. Urea formaldehyde
 - D. Asbestos
6. A concrete pad that is part of a foundation that transmits the weight of the structure over a larger soil surface area is a:
 - A. footing
 - B. sill plate
 - C. sole plate
 - D. truss
7. The parallel members that support the weight of the floor and ceiling are called:
 - A. joists
 - B. rafters
 - C. studs
 - D. sub-flooring

8. Which of the following styles of houses is most likely to feature a tile roof?
- A. Cape Cod
 - B. Contemporary
 - C. Southern colonial
 - D. Spanish-style
9. Which of the following is not a desirable characteristic in a neighborhood?
- A. High level of owner-occupancy
 - B. High level of vacancies
 - C. High level of conformity
 - D. Gently rolling topography
10. In a residential area, most of the homes are owner-occupied. This indicates:
- A. high rents
 - B. low occupant turnover
 - C. low rental vacancies
 - D. stable property values
11. R-value is a concern when evaluating the quality of a house's:
- A. plumbing
 - B. electrical system
 - C. air conditioning
 - D. insulation
12. Which of the following will a standard homeowners' hazard insurance policy not cover?
- A. Earthquake
 - B. Fire
 - C. Vandalism
 - D. Freezing of plumbing
13. The sheet metal used on a roof to prevent water seepage is called:
- A. gutter
 - B. lath
 - C. insulation
 - D. flashing
14. In residential construction, a footing is:
- A. a beam running under the floor boards near the bearing wall
 - B. a board attached with bolts to the foundation wall
 - C. a concrete block located under a floor joist
 - D. the wider part of the base of the foundation wall
15. In a new building, conduit would be installed by the:
- A. roofer
 - B. electrician
 - C. plumber
 - D. carpenter