

Chapter 21 Questions: Environmental Issues & the Real Estate Transaction

1. Individuals have suffered all of these health problems due to exposure to formaldehyde *EXCEPT*
 - a. asthma.
 - b. eye irritations.
 - c. mold infections.
 - d. a burning sensation in the throat.
2. Lead is commonly found in all of these *EXCEPT*
 - a. soldered water pipes.
 - b. alkyd oil-based paint.
 - c. soil around industrial sites.
 - d. insulating material.
3. A seller accepts an offer on her home, which was built in 1892. Which of these statements about lead-based paint is *FALSE*?
 - a. The seller must attach a lead-based paint disclosure statement to the sales contract.
 - b. If the seller is aware of any lead-based paint on the premises, she must disclose that fact to the buyer.
 - c. If the buyer requests a lead-based paint inspection, the seller has ten days in which to obtain one at her own expense.
 - d. The buyer is entitled to receive a pamphlet that describes the hazards posed by lead-based paint.
4. Where in the United States does radon occur?
 - a. Mostly in the western states
 - b. Mostly in the warm southern and southwestern regions
 - c. In every state in the United States
 - d. Only in large urban areas
5. Which of these has been proven to pose a health hazard?
 - a. Asbestos
 - b. Lead-based paint
 - c. Radon
 - d. All of these
6. Harry stores toxic chemical waste in a large steel tank that has only 15% of its volume underground. Jena lives in the wilderness and has her own gas pump connected to a 1,500-gallon tank of gasoline buried ten feet underground near her garage. Lars keeps three large tanks filled with formaldehyde and battery acid in his basement. Which of these people are covered by federal regulations regarding USTs?
 - a. Harry and Lars
 - b. Harry and Jena only
 - c. Lars only
 - d. Jena only
7. Which of these is responsible for administering the Superfund?
 - a. EPA

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- b. PRP
 - c. CERCLA
 - d. HUD
8. Which of these would disqualify someone from claiming innocent landowner immunity under the Superfund Amendments and Reauthorization Act (SARA)?
- a. The pollution was caused by a third party.
 - b. A landowner exercised due care when the property was purchased.
 - c. A landowner had only constructive knowledge of the damage.
 - d. A landowner took reasonable precautions in the exercise of ownership rights.
9. If a potentially responsible party (PRP) refuses to pay the expenses of cleaning up a toxic site, the EPA may
- a. bring a criminal action and have the PRP jailed for up to ten years.
 - b. bring a civil action and be awarded three times the actual cost of the cleanup.
 - c. bring an administrative action and be awarded the actual cost of the cleanup, plus court costs.
 - d. have no legal recourse.
10. Sealing off asbestos instead of removing it is called
- a. encapsulation.
 - b. capping.
 - c. irresponsible remediation.
 - d. extended liability.
11. Lead-based paint is found in about 75% of all private housing built before
- a. 1978.
 - b. 1985.
 - c. 1992.
 - d. 1996.
12. Which of these is the byproduct of fuel combustion that may result in death if such equipment is not properly vented?
- a. Radon
 - b. Lead
 - c. Urea-formaldehyde foam insulation
 - d. Carbon monoxide
13. At least how much of a tank must be underground for it to be considered an underground storage tank?
- a. 10%
 - b. 15%
 - c. 25%
 - d. 35%
14. How can property owners help avoid carbon monoxide exposure?
- a. Have fuel-burning heating systems checked and maintained annually
 - b. Have their basements tested for carbon monoxide seeping in from the soil
 - c. Encapsulate sources of carbon monoxide emissions
 - d. Install attic vents

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15. Which of these is a source of polychlorinated biphenyls (PCBs)?
 - a. Plywood and particle board
 - b. Small home appliances, such as hair dryers or food processors
 - c. Caulking compounds
 - d. Computers
16. Why is mold a serious environmental problem in buildings?
 - a. It causes stains and a fuzzy growth on walls.
 - b. It destroys material it grows on and causes health problems for occupants.
 - c. It has an unpleasant odor.
 - d. It produces spores that can spoil food.
17. What is the purpose of the Brownfields Law enacted in 2002?
 - a. It restores wilderness and agricultural areas damaged by toxic waste.
 - b. It is specifically dedicated to cleaning up PCB spills and dumps.
 - c. It establishes incinerators to destroy UFFI, DDT, and other persistent chemicals.
 - d. It distributes funds to clean up polluted industrial sites so they can be restored to productive use.
18. What causes mold problems in buildings?
 - a. Insects
 - b. Chronic moisture problems
 - c. Fiberglass building materials
 - d. Air pollution

Chapter 6 Questions: Land Description

1. All of these systems are used to express a legal description *EXCEPT*
 - a. lot and block.
 - b. metes and bounds.
 - c. rectangular survey.
 - d. benchmarks.
2. Air lots, condominium descriptions, and other vertical measurements may be computed from the U.S. Geological Survey
 - a. datum.
 - b. benchmark.
 - c. principal meridian.
 - d. base line.
3. A man sells 6 acres of prime undeveloped property to a woman for \$2.25 per square foot. How much did the woman pay?
 - a. \$466,560
 - b. \$588,060
 - c. \$612,360
 - d. \$733,860
4. Which township section number is directly north of Section 7?
 - a. Section 1

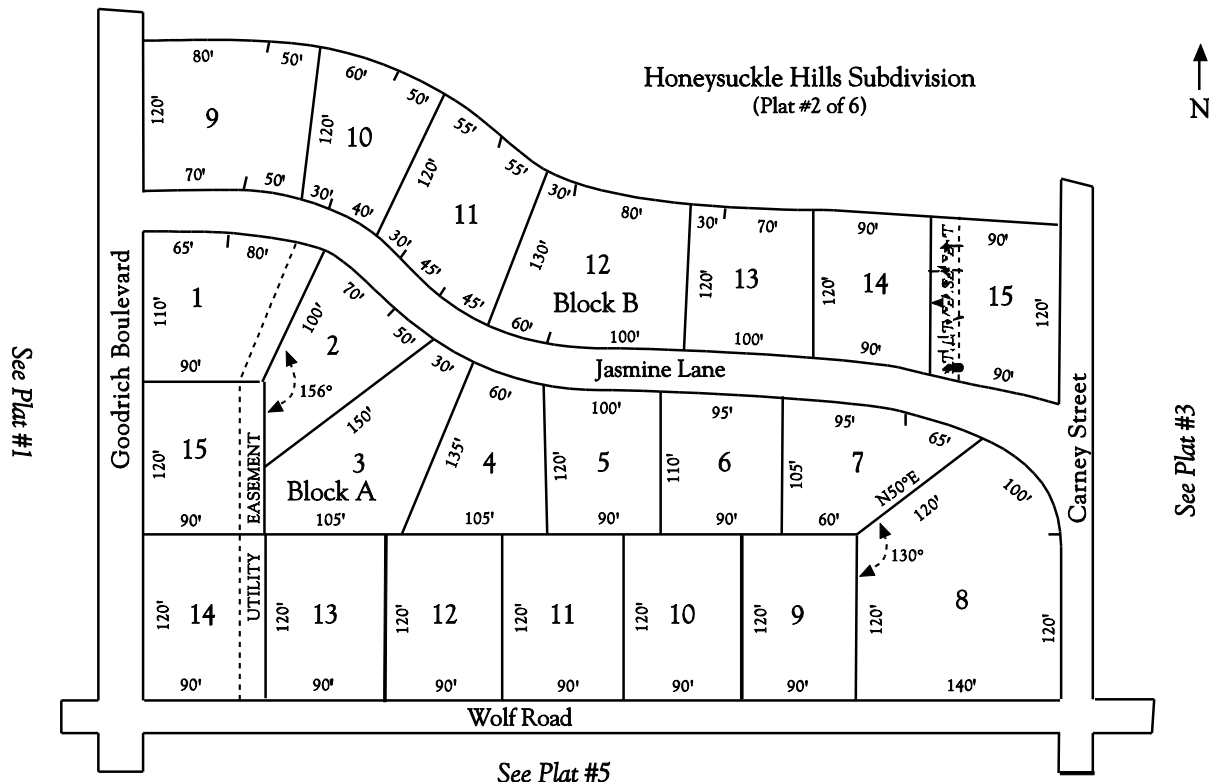
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- b. Section 5
 - c. Section 6
 - d. Section 8
5. Which of these *MOST* accurately describes the dimensions of a quarter-section?
- a. $\frac{1}{4}$ mile by $\frac{1}{4}$ mile
 - b. $\frac{1}{2}$ mile by $\frac{1}{2}$ mile
 - c. $\frac{1}{2}$ mile by 1 mile
 - d. $\frac{1}{8}$ mile by $\frac{1}{8}$ mile
6. A man is willing to pay \$1,200 per acre. He is planning to buy the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 11. How much will he pay for the land?
- a. \$3,000
 - b. \$6,000
 - c. \$12,000
 - d. \$24,000
7. In the past, a farm was typically a quarter section, or
- a. 20 acres.
 - b. 80 acres.
 - c. 160 acres.
 - d. 320 acres.
8. How many acres are contained in a parcel described as follows: The NE $\frac{1}{4}$ of the NW $\frac{1}{4}$; the N $\frac{1}{2}$ of the NW $\frac{1}{4}$, NE $\frac{1}{4}$, of Section 10?
- a. 40 acres
 - b. 60 acres
 - c. 70 acres
 - d. 74 acres
9. The basic units of the rectangular survey system are the
- a. base lines.
 - b. principal meridians.
 - c. ranges.
 - d. township squares.
10. A metes-and-bounds description is *NOT* required in rectangular survey system descriptions when
- a. a tract is too large to be described by quarter sections.
 - b. describing an irregular tract.
 - c. a tract is too small to be described by quarter-sections.
 - d. a tract does not follow the lot or block lines of a recorded subdivision or section.
11. What is the square footage for this property described by the metes-and-bounds method?
- Beginning at a point on the southerly side of Smith Street, 200 feet easterly from the corner formed by the intersection of the southerly side of Smith Street and the easterly side of Johnson Street; then east 200 feet; then south 100 feet; then west 200 feet; then north 100 feet to the POB.
- a. 5,000 square feet
 - b. 10,000 square feet
 - c. 15,000 square feet
 - d. 20,000 square feet

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12. The end of a metes-and-bounds land description is always a
 - a. monument.
 - b. benchmark.
 - c. point of beginning.
 - d. base line.
13. The lot-and-block system starts with the preparation of
 - a. a subdivision plat.
 - b. a range map.
 - c. a survey.
 - d. an air lot.

Refer to the example plat for Honeysuckle Hills Subdivision when answering Questions 14 through 20.



14. Which lot in Block A has the *MOST* frontage on Jasmine Lane?
 - a. 1
 - b. 2
 - c. 7
 - d. 11
15. How many lots have easements?
 - a. 1
 - b. 3
 - c. 4

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- d. 6
16. Which road or roads run east and west?
- a. Wolf and Jasmine
 - b. Carney and Goodrich
 - c. Wolf only
 - d. Goodrich only
17. Which of these lots has the *LEAST* street exposure?
- a. Lot 3, Block A
 - b. Lot 15, Block B
 - c. Lot 9, Block A
 - d. Lot 10, Block B
18. Beginning at the intersection of the west line of Carney Street and the north line of Wolf Road, running west 140 feet, then north 120 feet, then north 50 degrees east 120 feet, then following the southeasterly curvature of the south line of Jasmine Lane for 100 feet, then south 120 feet to POB.
- To which lot does this description refer?
- a. Lot 15, Block B
 - b. Lot 8, Block A
 - c. Lot 7, 8, and 9, Block A
 - d. Lot 8 and 9, Block A
19. If lot 13 and lot 14, Block A were combined into one parcel, how many square feet would it contain?
- a. 1,020
 - b. 19,800
 - c. 21,600
 - d. 22,800
20. If a woman is willing to pay \$3 per square foot for lot 10, Block A, how much would she pay for the land?
- a. \$20,600
 - b. \$24,000
 - c. \$28,000
 - d. \$32,400