

Circle *True* or *False* as the better answer.

1. URAR can be a good checklist for the building inspection.
True False
2. The building inspection should be geared to the client's intended use of the report and the appraisal purpose.
True False
3. The marketability and appeal of a house should be rated by the demands and tastes of potential buyers.
True False
4. Quality of construction is rated on an absolute scale.
True False
5. The effective age of a structure is defined as its relative age considering its condition and marketability.
True False
6. The living area of condominium units for appraisal purposes includes the thickness of all exterior walls and finish.
True False
7. Construction classification refers to the type of occupancy of a structure.
True False
8. The building materials selected for a structure depend in part upon their availability, durability, and the climate of the location.
True False
9. Good architectural design is independent of functional utility.
True False
10. Colonial styling includes several types of early American architectural styles.
True False

Multiple Choice Questions. Indicate the best answer.

1. The data required during the building inspection depends upon
 - a. The purpose and scope of the appraisal
 - b. The intended use of the report
 - c. The value approaches to be emphasized
 - d. All of the above
2. Rating the house for its marketability and appeal involves a judgment of
 - a. The demands of the market
 - b. The quality of construction
 - c. The condition and livability
 - d. All of the above
3. Construction quality is usually rated as either
 - a. Excellent, good, or average
 - b. Good, average, fair, or poor
 - c. Superior or inferior
 - d. None of the above
4. “Effective” age most nearly means
 - a. Relative condition and marketability for age
 - b. Original age
 - c. The difference between original and average age
 - d. Average age
5. According to FNMA guidelines, the gross living area (square footage) of detached homes should normally include
 - a. The square footage of all finished areas
 - b. The sum of all exterior measurements
 - c. Only those living areas that are above grade
 - d. Everything under the roof
6. Construction classification refers to the
 - a. Type of use or occupancy
 - b. Type of basic frame, wall, floor and roof construction
 - c. The quality of construction
 - d. Number of stories in a building
7. Class “D” construction can be best identified by its
 - a. Fireproof frame
 - b. Wood frame
 - c. Wood exterior
 - d. Masonry frame

8. Adobe walls were chosen by early builders in the West because of
- a. Climate
 - b. Availability of materials
 - c. Both a and b
 - d. None of the above
9. Good architecture should be most concerned with
- a. Pure style
 - b. Exterior looks, but not floor plan
 - c. Functional utility
 - d. Use of expensive materials
10. In income properties, functional utility in a structure is measured by design features
- a. In demand by tenants
 - b. That maximize investment return
 - c. Both of the above
 - d. None of the above
11. Which style features a half-timbered exterior as part of its design?
- a. California-Monterey
 - b. Victorian
 - c. French Provincial
 - d. English
12. What is the square foot living area of the house shown below?
- a. 1,360
 - b. 1,200
 - c. 1,720
 - d. 1,500

