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NCCER TEST 150 QUESTIONS AND WELL ELABORATED ANSWERS ALREADY A GRADED 2023-2024 UPDATE|BRAND NEW{REVISED}

The standard unit for measuring the cross sectional area of wire is the - ANSWER- circular mil

the drawing scale is most likely to be found in the - ANSWER- drawing title block

what is the minimum number of overload sensing units required for all three phase motors - ANSWER- 3

what is the resultant distance between center bends for a 10-inch offset at 15 degrees - ANSWER- 38.7 inches

A UL listed rod type ground electrode must have minimum length of - ANSWER- 8"

in a circuit of pure capacitance, the current leads the voltage by - ANSWER- 90 degrees

What is the symbol for the secondary side of a transformer - ANSWER- x

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North Carolina Real Estate Commission NC Real Estate Broker National Sample Questions (Q17-Q22):

NEW QUESTION # 17

Which is the correct formula for finding the value of a property using a capitalization rate?

- A. $\text{Rate} / \text{Net Operating Income} = \text{Value}$
- **B. $\text{Net Operating Income} / \text{Rate} = \text{Value}$**
- C. $\text{Net Operating Income} \times \text{Rate} = \text{Value}$
- D. $\text{Potential Gross Income} / \text{Rate} = \text{Value}$

Answer: B

Explanation:

In the income approach to real estate valuation, the formula used is:

$\text{Value} = \text{Net Operating Income (NOI)} \div \text{Capitalization Rate}$

This method estimates the value of an income-producing property based on its ability to generate income.

Using this formula, you divide the NOI by the cap rate to find the value. Gross income is not used without adjustments, and multiplication or inverting the formula is incorrect. Therefore, the correct answer is B.

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NEW QUESTION # 18

A prospective buyer, who just moved to town from Venezuela, asks their buyer agent to show them houses only in Latino neighborhoods. If the buyer agent complies with the buyer's directions, the agent could be guilty of:

- A. blockbusting
- B. redlining
- C. pandering
- **D. steering**

Answer: D

Explanation:

Steering is the illegal practice of guiding prospective buyers toward or away from certain neighborhoods based on race, ethnicity, religion, or other protected characteristics. Even if the request comes from the buyer, complying with such directions violates the Fair Housing Act. The correct answer is D - steering.

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NEW QUESTION # 19

What duty does a North Carolina real estate broker have related to material facts?

- **A. An affirmative duty to discover and disclose material facts to all parties**
- B. A duty to disclose known material facts to their clients only but no affirmative duty to discover material facts
- C. A duty to disclose known material facts to all parties but no affirmative duty to discover material facts
- D. An affirmative duty to discover and disclose material facts to their clients only

Answer: A

Explanation:

NC brokers are bound by an affirmative duty to both discover and disclose material facts to all parties in a transaction, not just their clients. This includes facts they know or should reasonably know, such as structural defects, zoning violations, or environmental issues. This duty exists regardless of whom the broker represents.

Therefore, option A is correct.

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NEW QUESTION # 20

When attempting to distinguish a fixture from personal property, one can ignore the:

- A. cost of the item.
- B. item's adaptability.
- C. method of attachment.
- D. intent of the person who attached it.

Answer: A

Explanation:

In determining whether an item is a fixture (real property) or personal property, North Carolina courts and the NCREC consider several tests: method of attachment, adaptability of the item for the real estate's purpose, intent of the person who installed it, and whether removal would cause damage. The cost of the item is irrelevant to whether it is a fixture or not. Therefore, the correct answer is B.

NEW QUESTION # 21

A buyer signs a contract to purchase a 10-year-old unit in a condominium community. Under the provisions of the North Carolina Condominium Act, how many days does the buyer have to rescind the contract?

- A. 3 days
- B. 7 days
- C. The buyer has no such right to cancel the contract.
- D. 5 days

Answer: C

Explanation:

Under the North Carolina Condominium Act (N.C.G.S. Chapter 47C), the buyer of a condominium unit has a 7-day right of rescission only for new condominiums, meaning units offered for sale in a project not yet completed or occupied. For units in a condominium community that are more than one year old, there is no statutory right to rescind the contract once signed. Since this is a 10-year-old unit, the buyer does not have a rescission period.

Reference:

N.C.G.S. § 47C-3-107 (Right of Rescission for New Condominiums)

NCREC Broker National (Broker-N) Compliance Guide, Section on Condominium Transactions and Buyer Protections NC Real Estate Commission Legal Bulletin: Condominium Rescission Rights, 2023 Therefore, the buyer has no right to cancel the contract based solely on the Condominium Act for this 10-year-old unit.

NEW QUESTION # 22

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