Sample Examination Questions

Level 3 Technical Award in Sale of Residential Property
(England, Wales & Northern Ireland)

- Unit 1: Health and Safety, Security and General Law (SRP1)
- Unit 2: Law relating to Residential Property Sales (SRP2)
- Unit 3: Practice Relating to Residential Property Sales (SRP3)
- Unit 4: Property Appraisal and Basic Building Construction and Defects (SRP4)

Note: In your examinations each unit will be assessed separately.

ALL QUESTIONS REMAIN THE PROPERTY OF PROPERTYMARK QUALIFICATIONS AND MUST NOT BE REPRODUCED IN ANY FORM
Question 1

A fundamental legal obligation placed on employees, with regard to safety and work is to:

A  Take reasonable care  
B  Report rule breaches on a regular basis  
C  Put clients’ interests first  
D  Attend all health-related staff meetings

Question 2

When lifting an object, you should:

A  Keep it as close to you as possible, bend your knees and keep your back straight  
B  Start from a kneeling position and then straighten up  
C  Keep it as far away from you as possible, bend your knee and your back  
D  Start with bent arms and straighten them

Question 3

When taking potential buyers onto a building site, you must normally:

A  Obtain a liability disclaimer beforehand  
B  Park as close to the property as possible  
C  Ensure everyone wears a high vis vest  
D  Ask the contractor to accompany you

Question 4

Property keys should be kept:

A  In Reception labelled with the address  
B  On a board labelled with the address  
C  In a locked cupboard labelled with a code  
D  In a property file labelled with a code.

Question 5

A property’s driveway has a right of access across a neighbour’s land. The property is defined, in law as

A  Benefitted land  
B  Burdened land  
C  Empty land  
D  Shared land

CONTINUE OVER
Question 6
Who enforces the Estate Agents Act (1979)?

A  The Office of Fair Trading  
B  The Ombudsman  
C  The Local Authority  
D  The National Association of Estate Agents

Question 7
Which has the most negative impact on the value of a house?

A  Broken downpipe  
B  Rising damp  
C  Chipped paintwork  
D  Overgrown garden

Question 8
Planning permission is required when:

A  Converting a house into flats  
B  Converting an attic into a bedroom  
C  Adding an en-suite  
D  Adding a conservatory

Question 9
What is meant by comparables?

A  Similar properties selling within the last 5 years  
B  Properties with the same council tax  
C  Properties in the same price group  
D  Similar properties on the market

Question 10
What action, if any, would you take with a property you are selling if the market is changing?

A  None  
B  Check comparables  
C  Change prices in line with the market  
D  Refer to the seller

CONTINUE OVER
Question 11
A ready willing and able buyer
A Will have the full asking price
B Will have paid the full deposit
C Can complete
D Has Power of Attorney status

Question 12
Discussing marketing with a client ensures:
A The cheapest deal can be done
B What the client can afford is discovered
C The biggest market is found
D The best plan for the sale is agreed

Question 13
Land described as in a conservation area means:
A It is in the countryside
B It is on green belt
C It has historic importance
D It can be modernised

Question 14
Which has the most positive impact on property value
A type
B Internal order
C construction
D location

Question 15
A sole agency agreement means commission is paid:
A On a sale to a buyer introduced by another agency
B On a private sale to a buyer introduced by the neighbour
C On a private sale to a relative of the owner
D On a sale within your contract as sole agency without outside help.

CONTINUE OVER
Question 16
Acting as an Agent of Necessity would mean:
A  Contact the owner in the event of vandalism
B  Secure empty premises if vandalised
C  Hold keys for viewing purposes
D  Sell a repossessed house on behalf of a mortgagee I possession

Question 17
A rendered house with curved bay windows to the front is likely to be:
A  Victorian
B  Edwardian
C  1930’s
D  1970’s

Question 18
Where would you find a rafter?
A  In a wall
B  In a door frame
C  In a roof
D  In the foundations

Question 19
What is the timber beam that supports floor boards called?
A  A lintel
B  A joist
C  A purlin
D  A Rafter

Question 20
A cavity wall in a modern house is likely to have a width of:
A  600mm
B  275mm
C  150mm
D  100mm

END