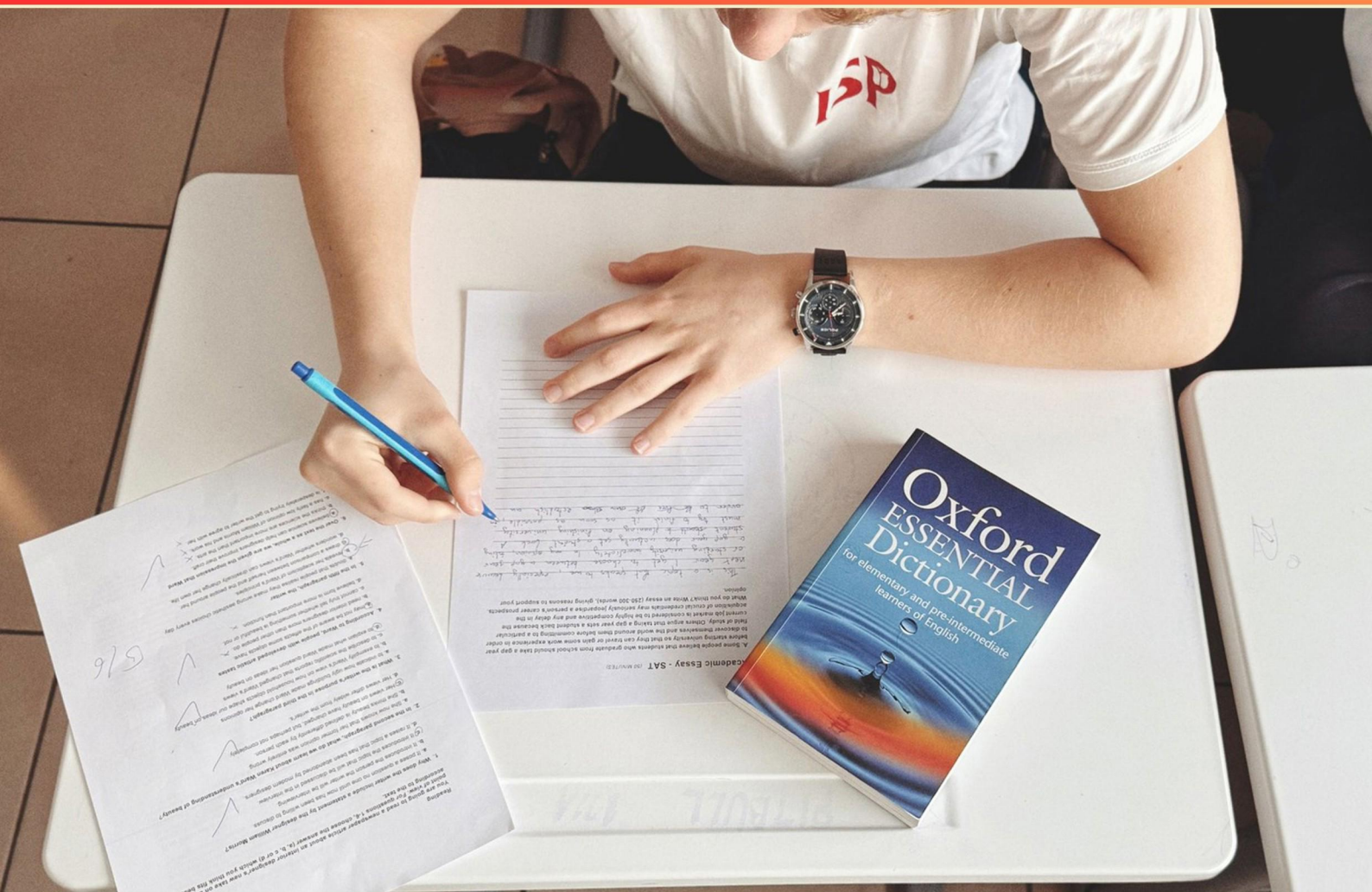


NCEES PS PRACTICE EXAM (SAMPLE)

STUDY GUIDE



SAMPLE STUDY GUIDE WITH LIMITED QUESTIONS

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Introduction

Preparing for a certification exam can feel overwhelming, but with the right tools, it becomes an opportunity to build confidence, sharpen your skills, and move one step closer to your goals. At Examzify, we believe that effective exam preparation isn't just about memorization, it's about understanding the material, identifying knowledge gaps, and building the test-taking strategies that lead to success.

This guide was designed to help you do exactly that.

Whether you're preparing for a licensing exam, professional certification, or entry-level qualification, this book offers structured practice to reinforce key concepts. You'll find a wide range of multiple-choice questions, each followed by clear explanations to help you understand not just the right answer, but why it's correct.

The content in this guide is based on real-world exam objectives and aligned with the types of questions and topics commonly found on official tests. It's ideal for learners who want to:

- Practice answering questions under realistic conditions,
- Improve accuracy and speed,
- Review explanations to strengthen weak areas, and
- Approach the exam with greater confidence.

We recommend using this book not as a stand-alone study tool, but alongside other resources like flashcards, textbooks, or hands-on training. For best results, we recommend working through each question, reflecting on the explanation provided, and revisiting the topics that challenge you most.

Remember: successful test preparation isn't about getting every question right the first time, it's about learning from your mistakes and improving over time. Stay focused, trust the process, and know that every page you turn brings you closer to success.

Let's begin.

How to Use This Guide

This guide is designed to help you study more effectively and approach your exam with confidence. Whether you're reviewing for the first time or doing a final refresh, here's how to get the most out of your Examzify study guide:

1. Start with a Diagnostic Review

Skim through the questions to get a sense of what you know and what you need to focus on. Your goal is to identify knowledge gaps early.

2. Study in Short, Focused Sessions

Break your study time into manageable blocks (e.g. 30 – 45 minutes). Review a handful of questions, reflect on the explanations.

3. Learn from the Explanations

After answering a question, always read the explanation, even if you got it right. It reinforces key points, corrects misunderstandings, and teaches subtle distinctions between similar answers.

4. Track Your Progress

Use bookmarks or notes (if reading digitally) to mark difficult questions. Revisit these regularly and track improvements over time.

5. Simulate the Real Exam

Once you're comfortable, try taking a full set of questions without pausing. Set a timer and simulate test-day conditions to build confidence and time management skills.

6. Repeat and Review

Don't just study once, repetition builds retention. Re-attempt questions after a few days and revisit explanations to reinforce learning. Pair this guide with other Examzify tools like flashcards, and digital practice tests to strengthen your preparation across formats.

There's no single right way to study, but consistent, thoughtful effort always wins. Use this guide flexibly, adapt the tips above to fit your pace and learning style. You've got this!

Questions

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1. In the phrase 'to Jones for the life of Brown and then to Smith in fee simple', which estate is created for Jones?
 - A. Life Estates
 - B. Estate per Autrie Vie
 - C. Fee
 - D. Simple
2. A key objective in seismic design is to:
 - A. Maximize structural stiffness to resist all movement
 - B. Limit earthquake-induced forces and ensure energy dissipation to protect occupants
 - C. Prevent any deformation
 - D. Eliminate the need for a foundation
3. Under the Torrens Title System, ownership is evidenced by registration with which body?
 - A. County recorder
 - B. Land court
 - C. Tax assessor
 - D. Clerk of court
4. For a simply supported beam with a center point load P , what is the maximum bending moment?
 - A. $P \cdot L/4$
 - B. $P \cdot L/2$
 - C. $P \cdot L$
 - D. 0
5. Which option is NOT a recognized code for structural material design?
 - A. ACI
 - B. AISC
 - C. NDS
 - D. OSHA

- 6. Which of the following is described as a non-possessory right that benefits one parcel of land and burdens another?**
- A. A non-possessory right that benefits one parcel of land and burdens another
 - B. A right to exclusive possession of land
 - C. A temporary license to use land
 - D. An ownership interest in the servient parcel
- 7. Which term denotes an estate with no time limit that can continue forever?**
- A. Absolute
 - B. Life Estates
 - C. Defeasible fee simple estate
 - D. Real property
- 8. Closing Corner concept is defined as what?**
- A. A corner established where a survey line intersects a previously fixed boundary at a point between corners
 - B. The corner of a township
 - C. A corner formed by natural features
 - D. A temporary corner used during surveying
- 9. Which concept requires delivery of possession to transfer real property?**
- A. Feoffment
 - B. Livery Seisin
 - C. Deed
 - D. Metes Descriptions
- 10. Which statement best describes static loads?**
- A. They vary with time
 - B. They are time-invariant
 - C. They produce inertia effects
 - D. They are only horizontal

Answers

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1. B
2. B
3. B
4. A
5. D
6. A
7. A
8. A
9. A
10. B

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Explanations

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1. In the phrase 'to Jones for the life of Brown and then to Smith in fee simple', which estate is created for Jones?

- A. Life Estates
- B. Estate per Autrie Vie**
- C. Fee
- D. Simple

The main idea here is a life estate measured by another person's life. When you say "to Jones for the life of Brown," Jones holds a life estate, but its duration is Brown's life, not Jones's. Because the measuring life is Brown, this is a life estate pur autre vie—Jones's ownership lasts only until Brown dies, even if Jones lives longer. The clause that follows, "and then to Smith in fee simple," creates a future interest for Smith that takes effect after Brown's death, but it doesn't change the nature of Jones's present estate. So Jones has a life estate pur autre vie.

2. A key objective in seismic design is to:

- A. Maximize structural stiffness to resist all movement
- B. Limit earthquake-induced forces and ensure energy dissipation to protect occupants**
- C. Prevent any deformation
- D. Eliminate the need for a foundation

In seismic design, the aim is to limit the forces that an earthquake transmission can impose on a structure and to provide mechanisms for dissipating that energy through controlled, ductile deformation. The goal is not to stop all movement or stay perfectly rigid, but to allow movement in a way that reduces peak demands and prevents collapse. When a structure can yield and absorb energy safely, occupants remain protected and the building can endure shaking without catastrophic failure. Excessive stiffness tends to transfer large forces and can lead to brittle damage, while trying to prevent any deformation is unrealistic—some movement is necessary to absorb energy. Eliminating the foundation ignores the fundamental role foundations play in loading and energy transfer. By focusing on limiting earthquake-induced forces and ensuring energy dissipation, designers achieve safer performance and life-safety outcomes under seismic events.

3. Under the Torrens Title System, ownership is evidenced by registration with which body?

- A. County recorder
- B. Land court**
- C. Tax assessor
- D. Clerk of court

In the Torrens title system, ownership is proved by a government land register. When the title is registered with the Land Court, a certificate of title is issued that serves as definitive evidence of who owns the property. This concept, known as indefeasibility of title, means the registered owner is protected from challenges based on prior deeds, aside from limited exceptions like fraud. Transfers occur by updating the registration, not by tracing a chain of deeds. The other bodies mentioned don't provide this definitive title evidence in Torrens systems, so the body that records and confirms ownership is the Land Court.

4. For a simply supported beam with a center point load P , what is the maximum bending moment?

- A. $P \cdot L / 4$
- B. $P \cdot L / 2$
- C. $P \cdot L$
- D. 0

When a simply supported beam carries a single point load at midspan, the supports share the load equally, so each reaction is $P/2$. Between the left support and the center, the shear is constant at $P/2$, so the bending moment increases linearly from zero at the left end. The moment at a distance x from the left support is $M(x) = (P/2) \cdot x$. At the center, where $x = L/2$, the maximum moment is $M_{\max} = (P/2) \cdot (L/2) = P \cdot L / 4$. The moment then decreases symmetrically to zero at the right support. Thus, the maximum bending moment is $P \cdot L / 4$.

5. Which option is NOT a recognized code for structural material design?

- A. ACI
- B. AISC
- C. NDS
- D. OSHA

Understanding structural design codes involves recognizing which organizations publish rules for material behavior and member sizing. ACI provides the concrete design code used to ensure safe concrete structures. AISC offers the steel design provisions for steel members and connections. NDS gives the wood design specification for timber. OSHA, however, sets safety and health regulations for workplaces, not the design rules governing structural materials. So OSHA is not a recognized code for structural material design.

6. Which of the following is described as a non-possessory right that benefits one parcel of land and burdens another?

- A. A non-possessory right that benefits one parcel of land and burdens another
- B. A right to exclusive possession of land
- C. A temporary license to use land
- D. An ownership interest in the servient parcel

An easement appurtenant is a non-possessory interest in land that benefits one parcel (the dominant estate) and burdens another (the servient estate). It lets the owner of the dominant parcel use a portion of the servient parcel for a specific purpose—such as a right of way—without giving up ownership or possession of either parcel. Because it's attached to the land, the right runs with the property and passes to future owners of the dominant parcel. It's different from a license, which is merely permission to use land and can typically be revoked; it's also distinct from any ownership interest in the servient parcel, since the easement is the burden on the servient land and a right attached to the dominant land, not ownership of the servient land itself. A clear example is a neighbor's right to cross a portion of a property to reach a road. That cross-use creates a non-possessory, appurtenant easement that benefits one parcel and burdens the other.

7. Which term denotes an estate with no time limit that can continue forever?

- A. Absolute**
- B. Life Estates
- C. Defeasible fee simple estate
- D. Real property

Ownership in real estate that lasts indefinitely is called a fee simple absolute, often described simply as absolute ownership. This type has no time limit and no conditions that could end the ownership, so it can continue forever and pass to heirs, be transferred, or be encumbered just like any other property interest, within the bounds of law. By contrast, a life estate lasts only for the life of a person, so it ends when that person dies. A defeasible fee simple estate can be subject to certain conditions that, if triggered, could cause ownership to revert or be limited. Real property is the land and buildings themselves, not the duration or nature of the ownership.

8. Closing Corner concept is defined as what?

- A. A corner established where a survey line intersects a previously fixed boundary at a point between corners**
- B. The corner of a township
- C. A corner formed by natural features
- D. A temporary corner used during surveying

The idea behind a closing corner is the point where your survey line intersects a boundary that has already been fixed between two known corners. When a traverse reaches that boundary, you establish a corner at the intersection on that boundary, thus "closing" the line and tying your new survey to the established boundary. This isn't a township corner, nor one formed by natural features, and it isn't just a temporary setup; it's a defined corner on an already fixed boundary used to complete the boundary and bring the survey into alignment with known lines.

9. Which concept requires delivery of possession to transfer real property?

- A. Feoffment**
- B. Livery Seisin
- C. Deed
- D. Metes Descriptions

Delivery of possession is essential to transferring real property in traditional land transfer. Feoffment is the mechanism that accomplishes this by grant—the land is bestowed on the grantee, and the estate vests in them. In the feudal system, passing the seisin, or actual possession of the land, is tied to the act of feoffment, so the transfer isn't complete without that delivery of possession. The ceremony of delivering possession, known as livery of seisin, is the practical step that accompanies feoffment to effect the transfer. The other terms describe what records or defines the property rather than how possession is conveyed. A deed is the instrument that documents the transfer, but the transfer of possession itself relies on the feoffment process (and the accompanying livery of seisin). Metes and bounds describes the boundaries of the property, not how ownership and possession are transferred.

10. Which statement best describes static loads?

- A. They vary with time
- B. They are time-invariant**
- C. They produce inertia effects
- D. They are only horizontal

Static loads are forces that do not change with time, making the analysis time-invariant. Because their magnitude and direction stay constant during the analysis, the structure's response is treated as quasi-static, with no acceleration considered. Inertia effects come from mass times acceleration, so they aren't produced by static loads in the usual static-analysis framework; if the loads varied with time, dynamic effects would need to be included. Static loads can be vertical or horizontal, as long as they remain constant for the period of interest. Therefore, the best description is that they are time-invariant.

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Next Steps

Congratulations on reaching the final section of this guide. You've taken a meaningful step toward passing your certification exam and advancing your career.

As you continue preparing, remember that consistent practice, review, and self-reflection are key to success. Make time to revisit difficult topics, simulate exam conditions, and track your progress along the way.

If you need help, have suggestions, or want to share feedback, we'd love to hear from you. Reach out to our team at hello@examzify.com.

Or visit your dedicated course page for more study tools and resources:

<https://nceesps.examzify.com>

We wish you the very best on your exam journey. You've got this!

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