



GEORGIA REAL ESTATE EXAM GLOSSARY

Environmental hazard

An environmental hazard is a condition or substance that can threaten health, safety, use, or value, such as radon, asbestos, lead, mold, contaminated soil, leaking tanks, or hazardous waste.

OFFICIAL AREA

Property Disclosures

KNOWLEDGE CLUSTER

Environmental disclosure

LEARNING SYSTEM

Define, distinguish, apply, retrieve

SOURCE STANDARD

Official exam outline plus authoritative Georgia or federal references where the topic has a controlling rule. Independent educational resource, not affiliated with GREC or PSI.

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01 / COMPLETE LESSON

Build the complete exam definition

Learn the rule, separate it from the nearest distractor, then apply it to a Georgia fact pattern.

CORE DEFINITION

What does Environmental hazard mean?

An environmental hazard is a condition or substance that can threaten health, safety, use, or value, such as radon, asbestos, lead, mold, contaminated soil, leaking tanks, or hazardous waste.

CLOSEST DISTINCTION

How do you separate the nearest exam answer?

A hazard is the condition or substance. A disclosure duty, inspection standard, remediation duty, and allocation of liability are separate legal questions.

GEORGIA APPLICATION

What changes or stays the same in Georgia?

Georgia properties can present both federal and state issues. The exam usually asks candidates to identify the hazard, avoid unsupported assurances, recommend qualified evaluation, and follow applicable disclosure law.

WORKED EXAMPLE

A former service station has an underground tank and evidence of soil contamination, so environmental assessment is needed before the buyer relies on ordinary property inspection.

EXAM TRAP

A licensee should not diagnose safety or promise remediation outside the licensee's expertise.

Memory cue: A licensee should not diagnose safety or promise remediation outside the licensee's expertise.



02 / PRACTICE AND MASTERY

Retrieve the rule under exam conditions

Answer before reading the explanation. Then explain why every distractor belongs to a different term.

ORIGINAL PRACTICE CHECK

Which statement correctly explains Environmental hazard?

- A** An environmental hazard is a condition or substance that can threaten health, safety, use, or value, such as radon, asbestos, lead, mold, contaminated soil, leaking tanks, or hazardous waste.
- B** Federal lead-based paint disclosure rules generally require sellers and landlords of most pre-1978 housing to provide the EPA information pamphlet, disclose known lead information and records, include the required warning language, and give buyers the prescribed inspection opportunity unless properly changed by agreement.
- C** A material defect is a problem with the property or its improvements that would significantly affect value, safety, intended use, or a reasonable buyer's decision.
- D** A latent defect is a property defect that is hidden or not readily discoverable through a reasonable ordinary observation or inspection of the type described in the question.

CORRECT ANSWER: A

Environmental hazard is correct. An environmental hazard is a condition or substance that can threaten health, safety, use, or value, such as radon, asbestos, lead, mold, contaminated soil, leaking tanks, or hazardous waste. A hazard is the condition or substance. A disclosure duty, inspection standard, remediation duty, and allocation of liability are separate legal questions. Georgia properties can present both federal and state issues. The exam usually asks candidates to identify the hazard, avoid unsupported assurances, recommend qualified evaluation, and follow applicable disclosure law.

MASTERY TRACKER

Mark each box only when you can perform the skill without looking.

- ☐ I can define the term in one precise sentence.
- ☐ I can separate it from the closest look-alike.
- ☐ I can explain the Georgia rule or confirm that the national rule applies.
- ☐ I can answer the practice check and explain every option.



03 / CONNECTIONS AND AUTHORITY

Connect the term to the wider exam

Use these relationships to move from isolated recall to a connected exam model.

RELATED TERM

Lead-based paint disclosure

Federal lead-based paint disclosure rules generally require sellers and landlords of most pre-1978 housing to provide the EPA information pamphlet, disclose known lead information and records, include the required warning language, and give buyers the prescribed inspection opportunity unless properly changed by agreement.

<https://www.passgeorgiarealestate.com/glossary/lead-based-paint-disclosure>

RELATED TERM

Material defect

A material defect is a problem with the property or its improvements that would significantly affect value, safety, intended use, or a reasonable buyer's decision.

<https://www.passgeorgiarealestate.com/glossary/material-defect>

RELATED TERM

Latent defect

A latent defect is a property defect that is hidden or not readily discoverable through a reasonable ordinary observation or inspection of the type described in the question.

<https://www.passgeorgiarealestate.com/glossary/latent-defect>

RELATED TERM

Due-diligence period

A due-diligence period is a negotiated contract window during which a buyer may investigate the property and exercise the termination rights stated in the agreement, often for any reason when the contract grants that broad right.

<https://www.passgeorgiarealestate.com/glossary/due-diligence-period>

RECOMMENDED NEXT COMPLETE LESSON

Property Disclosures complete lesson

<https://www.passgeorgiarealestate.com/study-guide/property-disclosures/environmental-disclosures>

EXAM SOURCES AND AUTHORITY NOTES

1. PSI Georgia Candidate Information Bulletin, 7/1/2026

Official exam administration and content-outline source.

<https://test-takers.psiexams.com/api/content/bulletin/4672>

2. U.S. Environmental Protection Agency, Real Estate Disclosure Rule

Federal source for pre-1978 lead-based-paint disclosure duties.

<https://www.epa.gov/lead/real-estate-disclosures-about-potential-lead-hazards>

3. Georgia Brokerage Relationships in Real Estate Transactions Act

GREC's official law portal links to Title 10, Chapter 6A, the Georgia agency statute.

<https://grec.state.ga.us/information-research/license-law/>