



GEORGIA REAL ESTATE EXAM GLOSSARY

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.

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 Lead-based paint disclosure mean?

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.

CLOSEST DISTINCTION

How do you separate the nearest exam answer?

The rule requires disclosure of known information and an opportunity to evaluate. It does not require every seller to remove lead paint or guarantee that no lead exists.

GEORGIA APPLICATION

What changes or stays the same in Georgia?

The federal rule applies to covered Georgia housing. Real estate agents have their own duties to ensure the seller or landlord complies with the disclosure process.

WORKED EXAMPLE

Before a buyer becomes obligated on a 1965 home, the seller supplies known reports, the federal pamphlet, the contract warning statement, and the buyer's inspection opportunity.

EXAM TRAP

The construction year is the first trigger. A recently renovated home can still be covered if it was built before 1978.

Memory cue: The construction year is the first trigger.



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 Lead-based paint disclosure?

- 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** 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.
- C** A material fact is information a reasonable party would consider important when deciding whether or on what terms to enter a real estate transaction.
- D** 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.

CORRECT ANSWER: D

Lead-based paint disclosure is correct. 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. The rule requires disclosure of known information and an opportunity to evaluate. It does not require every seller to remove lead paint or guarantee that no lead exists. The federal rule applies to covered Georgia housing. Real estate agents have their own duties to ensure the seller or landlord complies with the disclosure process.

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

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.

<https://www.passgeorgiarealestate.com/glossary/environmental-hazard>

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

Material fact

A material fact is information a reasonable party would consider important when deciding whether or on what terms to enter a real estate transaction.

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

RELATED TERM

Fair Housing Act

The federal Fair Housing Act prohibits discrimination in covered housing sales, rentals, advertising, financing, brokerage, and related services because of race, color, religion, sex, familial status, national origin, or disability.

<https://www.passgeorgiarealestate.com/glossary/fair-housing-act>

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>