GEORGIA REAL ESTATE EXAM GLOSSARY

Patent defect

A patent defect is a property defect that is open, observable, or discoverable through the reasonable level of observation or inspection described in the transaction.

OFFICIAL AREA	KNOWLEDGE CLUSTER	LEARNING SYSTEM
Property Disclosures	Property facts and disclosure	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.

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 Patent defect mean?

A patent defect is a property defect that is open, observable, or discoverable through the reasonable level of observation or inspection described in the transaction.

CLOSEST DISTINCTION

How do you separate the nearest exam answer?

Patent concerns discoverability. Latent means hidden. Either type may be material or immaterial depending on significance.

GEORGIA APPLICATION

What changes or stays the same in Georgia?

The classification does not automatically eliminate every disclosure duty, representation issue, or contract obligation. Georgia questions still require analysis of actual knowledge and statements made.

WORKED EXAMPLE

A large foundation crack is plainly visible in an unfinished basement during the buyer's inspection.

EXAM TRAP

Visible to an expert with special equipment is not always the same as patent to an ordinary buyer in the stem.

Memory cue: Visible to an expert with special equipment is not always the same as patent to an ordinary buyer in the stem.

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 Patent defect?

- **A** 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.
- **B** A patent defect is a property defect that is open, observable, or discoverable through the reasonable level of observation or inspection described in the transaction.
- **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** An adverse material fact is significant information that is unfavorable to a party's interests, such as an actually known condition materially affecting the property's physical condition or title as described by Georgia law.

CORRECT ANSWER: B

Patent defect is correct. A patent defect is a property defect that is open, observable, or discoverable through the reasonable level of observation or inspection described in the transaction. Patent concerns discoverability. Latent means hidden. Either type may be material or immaterial depending on significance. The classification does not automatically eliminate every disclosure duty, representation issue, or contract obligation. Georgia questions still require analysis of actual knowledge and statements made.

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

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 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

Adverse material fact

An adverse material fact is significant information that is unfavorable to a party's interests, such as an actually known condition materially affecting the property's physical condition or title as described by Georgia law.

https://www.passgeorgiarealestate.com/glossary/adverse-material-fact

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/material-facts-and-defects

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. 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/