**Unit 3 Quiz**

1. Under the Pennsylvania Sewage Facilities Act, if a property is not serviced by a public sewage system and no community sewage system is available,
2. no home may be constructed on the site.
3. a permit for an individual system must be obtained.
4. nothing larger than a single-family home may be constructed on the site.
5. the property is a major public concern.
6. Which of the following is included in the regulations of the Superfund, which was established to clean up uncontrolled hazardous waste sites?
7. Release of owner liability if not responsible for contamination
8. Provisions for retroactive liability
9. Exemptions to responsibility for neighboring properties
10. No provisions for recovery reimbursement for cleanup costs
11. What environmental hazard is particularly dangerous for children younger than six?
12. Asbestos
13. Radon
14. Formaldehyde
15. Lead-based paint
16. The process of laying two to four feet of soil over the top of a waste disposal site and then planting grass to prevent erosion is called
17. encapsulation.
18. capping.
19. crowning.
20. landfilling.
21. A property that is stigmatized because it is suspected of containing toxic waste is called
22. a protected land site.
23. a brownfield.
24. an abandoned waste site.
25. a landfill.
26. Which sellers are required by Pennsylvania state law to disclose environmental hazards?
27. Sellers of agricultural properties
28. All sellers of real property
29. Sellers of one- to four-family dwelling units
30. Sellers of raw land
31. Which of the following are required to be registered and regulated?
32. Gas station underground tanks
33. Tanks that hold less than 110 gallons
34. Tanks that store heating oil burned on the premises
35. Tanks that are stored in the basement
36. The buyers are planning to buy a newly constructed house in a rural area. For what should they definitely test?
37. The well water
38. For the presence of lead-based paint
39. For the presence of carbon monoxide
40. Asbestos
41. When attempting to discover environmental hazards in real estate transactions, licensees can do several things to minimize their professional liability. Which of the following is *NOT* advisable?
42. Using licensed environmental inspectors
43. Using environmental inspectors
44. Conducting their own environmental inspections
45. Encouraging buyers to have professional inspections conducted
46. What does the Residential Lead-Based Paint Hazard Reduction Act require?
    1. The seller or the seller’s agent must distribute a federal lead hazard pamphlet.
    2. The seller must remove any known lead paint.
    3. The buyer must purchase the property after inspections are performed.
    4. A lead warning statement must be included in a listing agreement.
47. What law created the innocent land owner immunity clause?
48. Superfund Amendments and Reauthorization Act (SARA)
49. Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)
50. Small Business Liability Relief and Brownfields Revitalization Act
51. Uniform Environmental Covenants Act (UECA)
52. What was the purpose of the Superfund that was created in 1980?
53. Cleanup uncontrolled hazardous waste sites and to respond to spills
54. Relieved potentially responsible parties from further liability
55. Grant innocent landowners immunity from environmental cleanup costs
56. Reimburse property owners who saw the value of their homes decrease when a Superfund site was determined
57. The criteria by which a current owner of contaminated property may claim the innocent landowner immunity clause requires that
58. the property was acquired after the contamination was made.
59. the current owner had been told of the contamination.
60. no special testing or examination had been done prior to acquisition.
61. the pollution was disclosed prior to acquisition.
62. At what level of radon, if any, does the EPA suggest that action be taken?
63. 4 pCi/L
64. 10 pCi/L
65. 20 pCi/L
66. Any level
67. What environmental hazard can cause death very quickly?
68. Carbon monoxide
69. Radon
70. Lead-based paint
71. Formaldehyde
72. Who has established guidelines for Phase I and Phase II environmental assessments?
73. No one
74. The EPA
75. Local ordinances
76. Environmental engineers
77. Which of the following is NOT true about asbestos?
78. It was commonly used as insulation.
79. Removal can cause further contamination of a building.
80. The Department of Housing and Urban Development (HUD) requires all asbestos-containing materials to be removed from residential buildings.
81. It is most dangerous when airborne.
82. In regulations regarding lead-based paints, HUD requires that
83. homeowners test for presence.
84. paint be removed from surfaces before selling.
85. known paint hazards be disclosed.
86. only licensed contractors deal with removal.
87. What environmental hazard is often fatal?
88. Carbon monoxide
89. Radon
90. Lead-based paint
91. Formaldehyde
92. Electromagnetic fields
93. cause serious health problems.
94. are produced by appliances.
95. are suspected of causing cancer and other health problems.
96. are a major public concern.