

Chapter 21 Questions

Environmental Issues and the Real Estate Transaction

1. A method of sealing off disintegrating asbestos is called
 - a. capping.
 - b. encapsulation.
 - c. containment.
 - d. contamination closure.

2. *Capping* is the method of
 - a. piling waste into a hill at surface level and covering with clay.
 - b. compacting waste and sealing it in a container.
 - c. laying soil over the surface of a landfill and planting vegetation.
 - d. burying waste and covering with soil.

3. All of the following are true about asbestos EXCEPT
 - a. It was commonly used as insulation.
 - b. Removal can cause further contamination of a building.
 - c. HUD requires all residential buildings be tested for asbestos-containing materials
 - d. It is most dangerous when airborne.

4. The most common source of harmful lead in older residential property is in
 - a. asbestos.
 - b. basements.
 - c. appliances.
 - d. alkyd oil-based paint.

5. Urea formaldehyde is found in residential properties in
 - a. lead-based paints.
 - b. insulating foam.
 - c. home appliances.
 - d. electromagnetic fields.

6. In regulations regarding lead-based paints HUD requires that
 - a. homeowners test for its presence.
 - b. paint must be removed from surfaces before selling.
 - c. known paint hazards must be disclosed.
 - d. only licensed contractors may deal with its removal.

7. Radon is
 - a. only found in the eastern United States.
 - b. easy to detect because of its odor.
 - c. a known human carcinogen.
 - d. not found in older homes.

8. All of the following are true about radon EXCEPT
 - a. It is colorless, odorless, and tasteless.
 - b. Radon levels will vary in certain weather conditions.
 - c. Levels can be reduced by installing ventilation systems.
 - d. Modern home construction reduces the potential for radon gas accumulation.

9. Carbon monoxide is not
 - a. easy to detect.
 - b. a result of incomplete combustion.
 - c. quickly absorbed in the body.
 - d. a natural result of combustion.

10. Contamination from underground storage tanks is
 - a. found only in petroleum stations.
 - b. addressed by EPA regulations.
 - c. only caused by tanks currently in use.
 - d. easily detected and eliminated.

11. Electromagnetic fields
 - a. have been proven to cause serious health problems in humans and animals.
 - b. are produced only by large electrical appliances.
 - c. from high power transmission lines are suspected of causing cancer and other health problems.
 - d. are a major national public health concern.

12. All of the following are true about underground water contamination EXCEPT
 - a. It is a minor problem in the United States.
 - b. Any contamination of underground water can threaten the supply of pure, clean water from private wells and from public water systems.
 - c. Protective state and federal laws concerning water supply have been enacted.
 - d. Real estate licensees need to be aware of potential contamination sources.

13. CERCLA regulations for administration of the *Superfund*, which helps pay for cleanup of uncontrolled hazardous waste sites,
 - a. exempt from responsibility sites that contaminate neighboring properties.
 - b. release from liability owners of contaminated property who did not actually cause the contamination.
 - c. make no provision for recovering Superfund expenses incurred in cleanup operations.
 - d. impose strict, joint and several, and retroactive liability on potentially responsible parties.