

Modern Real Estate Practice in Illinois, 6th Edition
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Chapter 22 Review Quiz

1. Prior to 1978, asbestos was a component of more than 3,000 types of building materials and is currently present in what percentage of commercial and public buildings in the United States?
 - A. 10 percent
 - B. 12 percent
 - C. 20 percent
 - D. 33 percent

2. Lead is commonly found in all of the following, *EXCEPT*
 - A. water pipes.
 - B. alkyd oil-based paint.
 - C. automobile exhaust.
 - D. insulating material.

3. All of the following have been proven to pose a health hazard, *EXCEPT*
 - A. asbestos.
 - B. electromagnetic fields.
 - C. lead-based paint.
 - D. radon.

4. Henry stores toxic chemical waste in a large steel tank that has only 15 percent of its volume underground. Jana lives far out in the wilderness and has her own gas pump connected to a 1,000-gallon tank of gasoline buried ten feet underground near her garage. Lou keeps three large tanks filled with formaldehyde and battery acid in his basement. Which of these people are *NOT* exempt from federal regulations regarding USTs?
 - A. Henry, Jana and Lou
 - B. Lou only
 - C. Jana and Lou only
 - D. Henry only

5. Which of the following is responsible for administering Superfund?
- A. CERCLA
 - B. EPA
 - C. PRP
 - D. HUD
6. *Capping* is the method of
- A. piling waste into a hill at surface level and covering it 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 it with soil.
7. In 1982, the PKL Chemical Company owned Graylake and used both the lake and surrounding woodland as a dumping ground for millions of gallons of toxic waste chemicals. In 1989, PKL sold the property to Darren, its vice president, who built the Graylake Office Park. In 2001, Darren sold the development to Hannah, who tore down the offices and built the Waterland Fun Park. Hannah borrowed half of the \$500,000 purchase price from Big Bank. In 2004, the EPA informed Hannah that the Fun Park was built on a toxic dump and that the lake was a bubbling stew of deadly chemicals. Clean-up costs would be nearly \$1 billion. Based on these facts, who is responsible for clean-up under SARA?
- A. PKL, Darren and Hannah only; lenders are immune under SARA.
 - B. Hannah only; retroactivity does not apply under these facts.
 - C. PKL, Darren, Hannah and Big Bank are jointly, severally and retroactively liable, although Hannah and Big Bank may have innocent landowner immunity.
 - D. PKL, Darren, Hannah and Big Bank are jointly, severally and retroactively liable, and the strict liability imposed by CERCLA prohibits any immunities under SARA.
8. If a PRP refuses to pay the expenses of cleaning up a toxic site, the EPA
- A. may bring a criminal action and have the PRP jailed for up to ten years.
 - B. may bring a civil action and be awarded three times the cost of the clean-up.
 - C. may bring an administrative action and be awarded the actual cost of the clean-up, plus court costs.
 - D. has no legal recourse.

9. In 2000, the EPA required that water suppliers report any health risk situation
- A. immediately.
 - B. within 24 hours.
 - C. within 2 business days.
 - D. within 15 days.

IN ILLINOIS . . .

10. Anyone who performs lead abatement or mitigation activities in Illinois without a license is guilty of
- A. a felony, punishable by fine and imprisonment.
 - B. a Class A misdemeanor.
 - C. an administrative offense.
 - D. no violation.
11. The agency primarily responsible for protecting Illinois' natural resources against pollution and other hazards is the
- A. PCB.
 - B. IDEA.
 - C. IEPA.
 - D. IDER.
12. The Illinois Radon Awareness act requires
- A. licensees to provide buyers with a Radon Hazard Form and pamphlet on Radon Testing Guidelines.
 - B. sellers to test their homes for radon levels.
 - C. sellers to disclose to buyers the radon levels in their homes.
 - D. sellers to provide buyers with a Radon Hazard Form and pamphlet on Radon Testing Guidelines.