

Should I Have a Radon Test Performed?

Since some people don't know about this subject, the following general information about radon is provided to you as a complimentary service of:

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Information About Radon Gas In Homes:

- Radon is a cancer causing, radioactive gas – you can't see, smell or taste it. It is the result of the decay of uranium deep in the ground, and it seeps up into a home as it makes it way up through the soils beneath a home from its origin in the bedrock and gets into the air you breathe. Radon can be present outdoors and in any type of building, but you're likely to get the most exposure to radon in your own home.
- Radon gas exists everywhere in our atmosphere however, because homes are like domes or bowls over the ground, and are being built tighter and tighter in an effort to reduce the amount of energy used to heat and cool; radon gas tends to get trapped inside homes, and does not always easily escape to the outside of the structure.
- Testing is the only way to determine the radon level in a home.¹ The **U.S. Environmental Protection Agency (EPA)** and the **Surgeon General** both recommend testing homes for radon.
- Another consideration is that once you take ownership of the home, any potential radon problem will now likely be yours rather than the seller of the property.

Even if you do not know about the problem or don't wish to fix a known problem, radon testing may be performed in the future when you are ready to sell the home. The expense and inconvenience of correcting any radon problem will then be yours if real estate law remains the same at that point in time.²

- Testing will also establish a baseline of information for future reference about the radon level found in the home.
- For further information about radon gas and about radon testing in homes you can contact this EPA website: <http://www.epa.gov/radon/pubs/hmbyguid.html>

This website contains the **EPA publication Home Buyer's and Seller's Guide to Radon**, and is useful in helping you decide about having us perform a radon screening test for the home.

¹ A radon test for the purpose of a real estate transaction takes three (3) days to run.

² The cost of mitigating (correcting) a radon problem in a home is currently running at about \$1900 to \$2500.