

What Your Clients Should Know About Radon.

- Radon is a radioactive gas that has been found in homes all over the United States. It comes from the natural breakdown of uranium in soil, rock, and water and gets into the air you breathe. Radon typically moves up through the ground to the air above and into your home through cracks and other holes in the foundation. Radon can also enter your home through well water.
- Any home can have elevated levels of radon, whether or not you have a basement and regardless of if your home is old or new.
- Elevated levels of indoor radon have been found in homes in every county of Ohio. Every year approximately 50% of all homes tested in Ohio have elevated levels of radon.
- Radon gas is colorless and odorless. It is impossible to know how much radon enters your home without getting a test.
- The EPA lists radon as the second leading cause of lung cancer and the number one cause of lung cancer among non-smokers, estimating it is responsible for about 20,000 lung cancer deaths every year.
- Ohio has no law requiring owners to test and mitigate homes for radon prior to sale or rental of a property. However, sellers must disclose on the Residential Property Disclosure Form the previous or current presence of radon.
- Both the state of Ohio and the EPA recommend that a home or residence be tested for radon before a real estate transaction is carried out.
- According to the EPA's "Home Buyer's and Seller's Guide to Radon", if the results of a 48 hour short term active radon test are 4pCi/L or greater, have the home fixed.
- 48 hour minimum radon test by Ohio licensed radon professional are affordable. Tests can vary in price from \$125-\$250 depending on the home. Mitigation systems are also very affordable and can be implemented fairly quickly to reduce the radon levels in all homes. Mitigation systems vary in price from \$750-\$2000 depending on the home.
- Just because a radon mitigation system exists and appears to be installed and running correctly, you should still have a radon test done before purchasing a home.

Schedule a radon test today! - www.radonwrecker.com