

RADON GAS



We recommend you consider radon testing before purchasing your new home. Radon is the #1 Cause of Lung Cancer for Non-Smokers in the U.S and is responsible for an estimated 21,000 deaths per year.

Radon gas is a byproduct of the natural breakdown of uranium. This lazy gas travels up from the soil and into your home through small cracks and holes in your foundation. It then decays into radioactive particles that may become trapped in your lungs and cause tissue damage over time. Radon gas is odorless, so the only way to assess the risk is to have the home tested.

An estimated 1 in every 15 homes has elevated radon levels. **The EPA and the Surgeon General recommend all homes and schools be tested.** There are long-term and short-term testing methods that measure the picocuries of radon per liter of air “pCi/L.” The EPA recommends you fix your home if your reading is above 4 pCi/L.

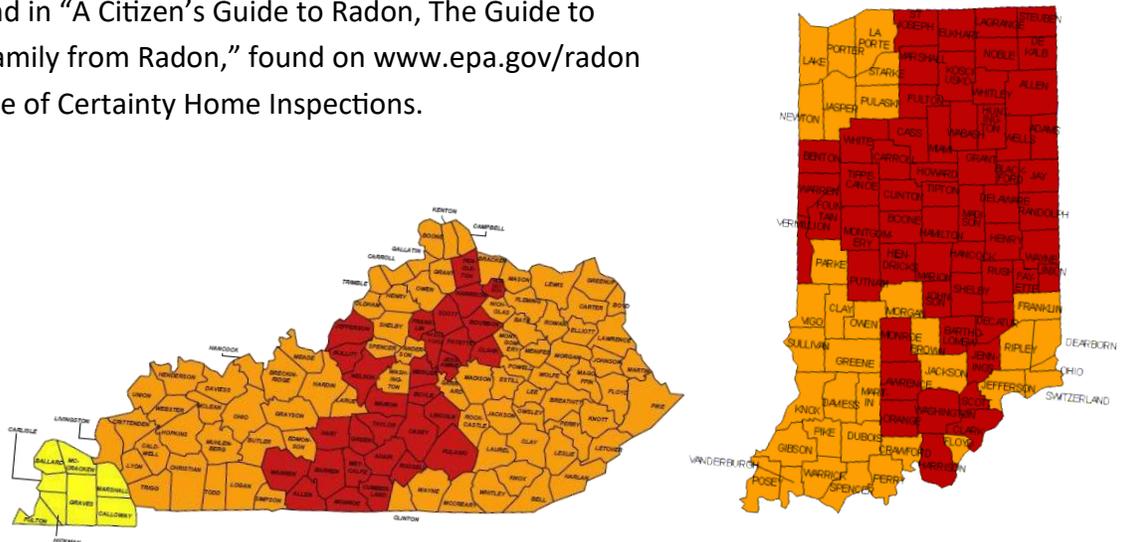
The diagrams below represent the Radon Zones for Kentucky and Indiana Counties. Red is the Highest Potential with an average reading greater than 4pCi/L. Moderate Potential is orange and has levels between 2 and 4pCi/L. Not a single county in our local area qualifies as Low Potential (Yellow).

Consumers need to know that **a neighbor’s radon test is not a good indicator of the radon levels in your home. Radon can affect any type of home, including new construction and slabs.** A slab home in Charlestown, IN tested at 258 pCi/L in 2010! It is not expensive or difficult to mitigate radon gas. Read other important myths and truths of radon on the back of this sheet.

HERE’S THE MOST IMPORTANT POINT!

Whether you believe in radon gas or not, right now, as the buyer, radon is someone else’s responsibility. If you buy this home without testing, and in a few years decide to sell, your potential buyers may test for radon. If they do, and you have elevated levels, now you may be responsible for fixing the problem or losing the sale.

All information above was found in “A Citizen’s Guide to Radon, The Guide to Protecting Yourself and Your Family from Radon,” found on www.epa.gov/radon or from the personal experience of Certainty Home Inspections.



MYTHS ABOUT RADON GAS

MYTH #1

Only Basement Homes Have Radon Gas.

Truth: All homes, no matter whether they are on a crawl space, finished or unfinished basement, or a slab, can have radon gas problems. Basement homes are more likely to test high because they are closer to the bedrock. Certainty's two highest readings came from slab homes.

MYTH #2

It's Expensive To Fix A Radon Gas Problem.

Truth: Radon gas can usually be fixed for less than \$1500.00. Radon is a lazy gas and is relatively easy to vent out of the home.

MYTH #3

None of My Neighbors Have Radon Gas, So Neither Do I.

Truth: Radon levels depend on the uranium directly beneath your home. Yours could be the only home in the neighborhood with high radon levels.

MYTH #4

Radon Gas Testing Levels Are Always The Same In The 48 Hour Testing.

Truth: Radon gas levels in the home fluctuate due to the laziness of the gas. For example, high wind, rain, or snow can drive radon back into the ground and cause higher levels in the home.

MYTH #5

This Home Already Has a Mitigation System. I Don't Need to Test.

Truth: There are two types of mitigation systems, active and passive. The passive system is often built into new homes in high radon areas. They do not have a fan to pull air out of the home. Even active systems which have a fan and appear to be working should be tested for two reasons. One, every system is supposed to be checked every three years. Two, even systems which appear operational may have hidden concerns. Certainty has found them. Just ask.



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