

# Radon in Real Estate Transactions

## EPA Recommendations for Real Estate Transactions

If you are buying, selling OR building a home, have it tested for radon.

### SELLING A HOME?

The EPA recommends that you test your home before putting it on the market and, if necessary, lower your radon levels.

- Save the test results and all information you have about steps that were taken to fix any radon problems.
- This can be a positive selling point.

### BUYING A HOME?

The EPA recommends that you know what the indoor radon level is in any home you consider buying.

- Ask the seller for their radon test results.
- If the home has a radon-reduction system, ask the seller for any information they have about the system.
- If the home has not yet been tested, **you should have the house tested.**

### BUILDING A HOME?

If you are having a new home built, there are features that can be incorporated into your home during construction to reduce radon levels.

## NEWLY REVISED HUD RECOMMENDATIONS

*HUD letter to FHA home mortgagees*

*HUD Home Inspection Form*

## THREE OPTIONS FOR REAL ESTATE TESTING

### 1. PASSIVE - SIMULTANEOUS

Take two short-term tests at the same time, in the same location, for at least 48 hours.

- ✓ Fix the home if the average of the two tests is 4 pCi/l or more.

### 2. PASSIVE - SEQUENTIAL

Take an initial short-term test for at least 48 hours.

Immediately upon completing the first test, do a second test using an identical device in the same location as the first test.

- ✓ Fix the home if the average of the two tests is 4 pCi/l or more.

### 3. ACTIVE

Hire a **certified radon measurement operator** and test the home with a continuous monitor for at least 48 hours.

- ✓ Fix the home if the average radon level is 4 pCi/l or more.

## Where can you Purchase Radon Test Kits?

### **The Alabama Cooperative**

**Extension offices** in Clay, Cleburne, Colbert, Franklin, Jackson, Jefferson, Lauderdale, Lawrence, Madison, Marshall, Morgan, Shelby and Talladega counties, offer short-term (2 to 4 day) radon test kits for **\$5.00 each**.

- Mail the tests to the lab using overnight service and request a rush report (by fax or phone). There may be an extra charge for this service.

## For more information:

- Alabama Radon Program Fact Sheet, **“Why Radon Should Not Be a Deal Breaker.”**
- EPA’s **“Home Buyer’s and Seller’s Guide to Radon”**

Radon in Alabama Web site  
[www.aces.edu/radon](http://www.aces.edu/radon)