

White Glove Building Inspections, Inc.

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Who We Are

- Licensed Radon Testing
- Certified Mold Inspectors
- Multiple Professional Inspectors
- Fully Insured, Bonded and Licensed
- 7 Days a Week
- ASHI Certified
- Affiliate Members: MOrE ~ WCR ~ NICAR
- Full Service: Residential & Commercial Inspections, Mold Testing, EIFS/Dryvit® Inspections Commercial Inspections

Need More Info?

The Environmental Protection Agency offers additional radon information on their web site:

www.epa.gov/radon/pubs/index.html

A Citizen's Guide to Radon 4th Edition
The Guide To Protecting Yourself And Your Family From Radon



Home Buyer's and Seller's Guide to Radon



The Division of Nuclear Safety Radon Program provides names of licensed radon mitigation professionals trained to reduce radon and offers a brochure titled

"Passive Radon Reduction Systems in New residential construction"

www.state.il.us/idns



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Professional License
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Radon Reporter

What You Should Know

*"Handling radon properly may **enhance** the real estate sale—rather than be a deal killer."*

- Ralph Holmen, Associate General Counsel, National Association of Realtors® (NAR)

Rely on experts licensed by the Illinois Emergency Management Agency (IEMA) —Division of Nuclear Safety to perform measurements and mitigations. Don't cast yourself off as a radon expert (unless you are one). **Don't** tell clients, "Radon isn't a problem in this area."

Equip yourself with information about radon and distribute it.

Beware of tampering and interference— it's illegal in Illinois to tamper or interfere with radon measurements and mitigations. Don't dictate test or mitigation strategies. Don't contradict a radon professional licensee's instructions regarding testing or mitigation.

Protect yourself and your client, **AVOID FRAUD.** Failure to disclose high levels of radon to the buyer is common law fraud.

Above excerpts from presentation given by Mr. Holmen during Conference for Radon Professionals in 1999 sponsored by the Illinois Association of Realtors, UICPH and IEMA-Division of Nuclear Safety.



THE SURGEON GENERAL HAS WARNED THAT RADON IS THE SECOND LEADING CAUSE OF LUNG CANCER IN THE U.S.

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How Radon Enters A House

Most radon enters a house because of air pressure and temperature differences between the home and the outside air.

When air is vented from a building by natural or powered ventilation, radon is drawn from the surrounding soil through openings between the house and the soil.

In addition, other soil gases and the moisture enter the home through these openings too.

KNOW THE TRUTH

Illinois Policy on Radon

- Radon is a Class A Known Human Carcinogen
- Radon testing is recommended throughout Illinois
- Radon mitigation is recommended if the radon level is 4.0 (pCi/L) or more

What Is Radon?

Radon is a colorless, tasteless, odorless radioactive gas. You can't see it, feel it, smell it or taste it. Radon comes from the radioactive decay of naturally occurring uranium in the soil.

Types of Short-Term Tests

Short-term tests may last between two and 90 days. Most last between two and seven days. Tests between seven and 90 days are usually impractical for real estate transactions, but are fine for homeowners assessing their own radon situation. Examples of short-term detectors include: activated charcoal canisters, charcoal liquid scintillation vials, electric chambers and continuous radon monitors.



This technically advanced **Continuous Radon Monitor** provides hourly readings and tilt sensors to determine if the monitor(s) has been tampered with. Currently, White Glove uses only Continuous Radon Monitors.

What Are Closed-House Conditions?

In order for a short-term test to be valid, the State of Illinois requires closed house conditions to be maintained for 12 hours prior to testing and throughout the entire testing process when the test period is less than (4) days. State of Illinois closed house conditions are:

- All external doors and windows must be kept closed. Doors may be used for normal entering and exiting the premises.
- External-internal air exchange systems (other than a furnace) must not be operated, (e.g., ex-haust fans, dryers or window air conditioners).
- Fireplaces must not be used and their damper must be closed.
- Unoccupied home shall be tested with the HVAC system set and operating throughout the measurement period in the normal range of 72°F +/- 5°F.

Controls will be in place during the test and the test results may be deemed invalid if these closed-house conditions are not followed during this process.

Testing Compliance Agreement

Radon and radon decay product concentrations in a dwelling fluctuate from hour to hour, from day to day and from season to season. The EPA developed standardized test conditions under which a short term radon test is to be performed in order to reduce the variation in radon levels in a dwelling. If the following test conditions are not adhered to, the test results may be deemed invalid.

- ~ Closed- House Conditions
- ~ The radon monitor(s) cannot be moved, covered or altered in any way.

Prior to testing, occupants are required to sign a compliance agreement that outlines the expected test conditions. **Realtors are encouraged to inform the seller(s) about these State Requirements prior to testing.**

MYTH: It is difficult to sell a home where high radon concentrations are present.

FACT: When radon has been mitigated, home sales have not been hindered. The added protection could be a good selling point and provides continuous protection.

Foot Print of the House REQUIRED

Testing protocol mandates testing the foot print of the home which is the lowest levels of a house suitable for occupancy

- Basement Only—**1 Monitor**
- Basement & Crawl—**2 Monitors**
- Basement, Crawl & Slab—**3 Monitors**
- Slab Only—**1 Monitor**
- Slab & Crawl—**2 Monitors**

The age of the home does not matter

** This may vary depending on the home configuration.*

Choosing A Radon Measurement Professional

When choosing a Radon Measurement Professional, confirm that he/she is licensed through IEMA and is currently in good standing. The same guideline applies to choosing a Radon Mitigation contractor.

The Adopted Rule, 32 Illinois Administrative Code, Par 422, **"Prohibits mitigation professionals from performing radon measurements at a residence where they have installed a mitigation system."**

A SELLER IS NOT REQUIRED BY STATE LAW TO PUT IN A MITIGATION SYSTEM PRIOR TO SELLING THEIR HOME. HOWEVER, IT MAY EXPEDITE THE SELLING PROCESS.

Test your home now and save your results. If you find high radon levels, fix your home before you decide to sell it.

Always perform a Post-Mitigation Test!

If part of a real estate transaction, post-mitigation tests are important evaluators of actual system function and should be performed no sooner than 24 hours after the installation of the mitigation system.

Professional post-mitigation measurements must be performed to the applicable IEMA Division of Nuclear Safety measurement protocols.

When to Mitigate?

If your radon level is **4.0** picocuries per liter (pCi/L) or higher mitigation is the recommended corrective action.

If your radon level is below 4.0 exposures in this range are considered average or slightly above average. Although exposures in this range do present some risk of lung cancer, a reduction below this level is difficult to attain.

If There is an existing Mitigation System

Questions You Should Ask

- Who installed the system?
- When was the system installed?
- Has it been tested since it was installed? Were corrective measures needed at that time?
- What type of system was installed? Passive or aggressive?

If the contract falls through and there was a Radon Test performed that indicated 4.0 or higher, the seller/realtor must disclose this information to any potential buyers thereafter.

Illinois Real Property Disclosure Act 1994

"Twenty-two thousand people die from lung cancer each year in the United States from exposure to indoor radon. Yet Americans could help prevent these deaths and protect their families by testing their homes for radon as soon as possible." Christine Todd Whitman, Former EPA Administrator

If you see a tamper seal.....



Tamper Seal