



SCHAEFER NEWS

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ACCORDING TO THE EPA, EVERYONE SHOULD TEST THERE HOUSE FOR RADON!



What is Radon? Radon is an odorless colorless radioactive gas which is produce from the natural breakdown of uranium in soil, rock, and water. Because radon is a gas it generally moves up through the ground and into the air we breath. Both inside and outside air contain some level of radon. Radon is measured in picocuries per liter of air (pCi/L). The average outside level of radon is 0.4pCi/L while the average inside level is estimated to be about 1.3pCi/L. The EPA recommended action level isf 4.0pCi/L or higher are found in a home.

Testing for radon has often been a controversial issue as a part of the home inspection. Scientific studies conducted have caused some confusion. Conclusions were drawn from studies on miners that spend much of their time underground and exposed to higher levels of radon than the average homeowner. To some who did not understand the science, this appeared to be a skewed way to determine the risk of residential exposure to radon. However, these studies and the manor the conclusions are drawn from them are still held as valid. In 2005 even more evidence was produced confirming the health risks of radon. Residential studies done in North America and Europe have not only confirmed the health risks, it has shown the risks are higher than once thought.

Because radon is a radioactive gas that produces radioactive particles as it decays, it can cause lung cancer when breathed for a long enough period of time at high enough levels. The EPA reports that radon is the second leading cause of lung cancer in the United States, and the first leading cause of lung cancer for non-smokers, responsible for up to 21,000 deaths per year. The EPA's recommendation of making corrections in a home with 4.0pCi/L or higher is not because this is the level they know is too dangerous and anything less is ok. It is based on practical economic technological means for reducing radon. It is understood that with the systems available today, a home's radon level can be brought down below 4.0pCi/L.

There are no Federal or Connecticut state laws governing radon. The EPA has a recommended protocol for testing for radon and its action level that has become widely accepted as the best way to deal with radon.

There are still reasons for having a house tested for radon as part of the home inspection. One day you may be selling the home you are now buying. The person buying your home may test. If they do and the results are high, you may be shelling out the money for a remediation system. If you test during your inspection you may be able to have some recourse with the seller for making the corrections needed.