

From the Home Inspector:

“ I HATE RADON,”

is a direct quote from one of the Co-Chairpersons of the REALTOR® / Home Inspector Committee at the last meeting. And for good reason!

I think we all agree that Radon presents a real health risk, and that the subject should be addressed with all our clients for their protection. But as usual, the devil is in the details. Your WSRAR Joint Committee has been studying the issue in light of the new test device location directions from the E.P.A. which we told you about last month.

The committee has continued to study the new instructions contained in the E.P.A. booklet, “Homebuyers and Sellers Guide to Radon”, in order to provide you with the best advice and resources possible. This is the booklet that most of us refer to for informing our clients. We told you last month about the significant test location changes and now our continued investigation has revealed a serious contradiction in the revised booklet - just 4 pages apart:

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“Make sure the test is done in the lowest level of the home suitable for occupancy. This means the lowest level that you are going to use as living space which is finished or does not require renovations prior to use.”

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“ EPA recommends that the test devices be placed in the lowest level of the home that could be used regularly, whether it is finished or unfinished. Conduct the test in any space that could be used by the buyer as a bedroom, play area, family room, den, exercise room, or workshop.”

The point of this and our reason for addressing this topic again is that we will be unable to get clear direction on what is the “right” place to test and must settle for the “agreed upon” place to test.

So in order to protect your clients (both buyers and sellers) and yourself, it is more important than ever to make sure they both are informed about Radon, and to make sure they agree on the radon test location – AT THE TIME THE OFFER TO PURCHASE AND CONTRACT ARE EXECUTED.

As illustrated in the above EPA quotes, if this agreement between parties does not exist prior to testing, you will find yourself in an impasse that cannot be settled to the satisfaction of both parties.

And remember that your Home Inspector / REALTOR® committee constantly works on issues such as this to keep you informed and protected. We are always interested in your thoughts and concerns, and in need of additional REALTOR members. Just contact Susan Jester at the Association office or at

sjester@wsrar.com

