

From the Home Inspector:



RADON TEST DEVICE PLACEMENT **NEW U.S. EPA TESTING RULES IMPLEMENTED (November 2006)**

The U.S. EPA has adopted a significant change in the recommended protocol of testing location for Real Estate transactions. The “Home Buyer’s and Seller’s Guide to Radon”, a publication provided by the EPA, was reprinted in November 2006.

The test location has always been the choice of the buyer based on their planned use of space within the home. The EPA does provide some guidance based on radon testing protocols provided to trained and listed radon professionals. The prior version of the guide (May 2005) recommended that the location of the test should be placed “in the lowest level of the home suitable for occupancy without renovations”. This meant the lowest level that you are going to use as living space which is finished or does not require renovation prior to use”. This indicates that if the space is “unfinished”, then testing should not be performed in that area and instead be performed on the floor above.

The November 2006 guide now recommends that the home be tested “on the lowest level of the home that could be used regularly, whether it is finished or not”. See page 12 (Radon Test Device Placement) of the “home Buyer’s and Seller’s Guide to Radon” at the following link:

<http://www.ncradon.org/docs/epahmbuygud.pdf>

There are still limitations, as pointed out in both versions, such as: “Do not test in a closet, hallway, crawl space or in an enclosed area of high humidity or high air velocity. An enclosed area may include a kitchen, bathroom, laundry room or furnace room”. Home inspectors conduct the majority of radon testing, and testing is typically performed during a real estate transaction. Inspectors are guided in the protocol by the U.S. EPA and are regularly asked by clients “where is the normal location of placement for radon tests.” Our advice on where the test device is placed is usually the ultimate wish of our client (buyers).

The test location should be discussed with buyers and sellers, and agreed upon early on in the negotiations to prevent any differing opinions on test results at the latter stages of the real estate transaction. Should you have any questions regarding the new protocol please feel free to contact me, Andy Hilton, Hilton Home Inspection (336) 961.6809 or Andy@PIATriad.com.

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Would you like to serve on a committee that seeks to improve communications between the REALTOR and Home Inspector communities? If you can commit to diligently attending one meeting a month and would like to be involved, please email Susan Jester, sjester@wsrar.com