

Dealing With Radon in Real Estate Transactions

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Radon

More and more, informed buyers are having radon tests performed when considering the purchase of a home or office building. Finding elevated concentrations of radon doesn't mean you should walk away from your dream home! Radon reduction technology has improved so much over the last few years that reducing radon is easy and affordable.



What is radon?

Radon is an invisible, radioactive gas created from natural deposits of uranium and radium in the soil.

Radon gas can be drawn into a building and accumulate to concentrations that can increase the potential for contracting lung cancer.



Why should I be concerned?

Once created in the underlying soil or geology, radon is easily drawn into a home through its foundation.

The solid decay products of radon are radioactive and can release alpha radiation while in your lungs, leading to an increased potential of lung cancer.



How do I find qualified radon measurement & mitigation contractors?

The State of Colorado recognizes qualified credentialing organizations that certify radon measurement and mitigation professionals.

Lists of these certified individuals can be found at www.coloradoradon.info



Do new homes have radon systems?

A considerable number of homebuilders routinely add features to new homes that can reduce radon. Some go so far as to install an active system with a fan. In most parts of Colorado, this is not a code requirement, but rather a value-added feature that a large number of homebuyers are requesting.



How common is radon in Colorado?

Surveys conducted by the Colorado Department of Public Health and Environment indicate that five out of 10 Colorado homes have the potential for radon concentrations exceeding the EPA guideline of 4.0 pCi/L. That is why the number of people testing their homes, schools and office buildings is continually increasing.



If I find a home with a radon problem, should I look for another home?

If a properly performed test indicates an elevated level of radon in the home you wish to purchase, it is likely other homes in the same area will have elevated radon. So, if you like the house, consider taking a reasoned approach that will confirm levels and reduce the radon. Perhaps the best news is that radon can be reduced, either before you buy, or after you buy and move in.



How do I treat radon?

Radon is mitigated by installing a system that will draw the radon-laden soil gas from beneath the foundation and exhaust it outside of the building, far enough away from windows and other openings that it will not re-enter.