## EPA Recommendations for Real Estate Transactions

**If you are buying, selling OR building a home, have it tested for radon.**

### SELLING A HOME?
- The EPA recommends that you test your home before putting it on the market and, if necessary, lower your radon levels.
  - Save the test results and all information you have about steps that were taken to fix any radon problems.
  - This can be a positive selling point.

### BUYING A HOME?
- The EPA recommends that you know what the indoor radon level is in any home you consider buying.
  - Ask the seller for their radon test results.
  - If the home has a radon-reduction system, ask the seller for any information they have about the system.
  - If the home has not yet been tested, you should have the house tested.

### BUILDING A HOME?
- If you are having a new home built, there are features that can be incorporated into your home during construction to reduce radon levels.

## NEWLY REVISED HUD RECOMMENDATIONS

**HUD letter to FHA home mortgagees**

**HUD Home Inspection Form**

### THREE OPTIONS FOR REAL ESTATE TESTING

1. **PASSIVE - SIMULTANEOUS**
   - Take two short-term tests at the same time, in the same location, for at least 48 hours.
   - Fix the home if the average of the two tests is 4 pCi/l or more.

2. **PASSIVE - SEQUENTIAL**
   - Take an initial short-term test for at least 48 hours.
   - Immediately upon completing the first test, do a second test using an identical device in the same location as the first test.
   - Fix the home if the average of the two tests is 4 pCi/l or more.

3. **ACTIVE**
   - Hire a certified radon measurement operator and test the home with a continuous monitor for at least 48 hours.
   - Fix the home if the average radon level is 4 pCi/l or more.

## Where can you Purchase Radon Test Kits?

- **The Alabama Cooperative Extension offices** in Clay, Cleburne, Colbert, Franklin, Jackson, Jefferson, Lauderdale, Lawrence, Madison, Marshall, Morgan, Shelby and Talladega counties, offer short-term (2 to 4 day) radon test kits for $5.00 each.
  - Mail the tests to the lab using overnight service and request a rush report (by fax or phone). There may be an extra charge for this service.

## For more information:
- Alabama Radon Program Fact Sheet, “Why Radon Should Not Be a Deal Breaker.”
- EPA’s “Home Buyer’s and Seller’s Guide to Radon”

## Radon in Alabama Web site
www.aces.edu/radon

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