



# The Real Estate Agent and RADON

All new homes, built to the State Building Code, will be required to install a radon



mitigation reduction system. These systems may not be completely effective at reducing the

radon levels and the remaining radon reduction can be accomplished by adding a fan to the radon reduction system.

With a weak real estate market having a radon mitigation system in an existing home could make



the house more marketable because it is just one less thing that could hold up the sale. Also, more and more

home inspection companies are offering radon testing as part of the home inspection.

“Radon can work for you and not against you”



With houses becoming more complex and the mortgage industry requiring more from potential buyers, the real estate agent has taken on more of a consulting roll. Since the State Building Code is now going to require that builders install

radon reduction systems there will be increasing awareness of radon and the homeowner will rely on the real estate agent to be knowledgeable of the effects of radon, how to reduce radon levels in home and how to work it into the purchase of a new home.

**MN DEPARTMENT OF HEALTH  
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## WHAT IS RADON?

Radon is a naturally occurring radioactive gas that enters buildings from the surrounding soil. It is colorless, odorless and tasteless. Radon is also the main source of ionizing radiation that most of us are exposed to. It is the second leading cause of lung cancer in the United States -- second only to smoking and is responsible for more than 20,000 deaths annually in the United States.

Radon is a preventable health threat to many Minnesotans. MDH estimates that one in three (1/3) existing Minnesota homes have radon levels that may pose a large health risk over many years of exposure. Fortunately, radon problems in existing homes can be fixed.

MN Department of Health

# REAL ESTATE GUIDE



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*Radon in Real Estate  
Transactions*

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## Radon Problems Can Be Fixed!!!

Standard Remediation measures are well known and effective at reducing radon levels below the EPA "action level." This is not a guarantee that all homes can be fixed the first try but it does mean that all homes can be fixed.

### RADON IN REAL ESTATE

#### Where can I find a Mitigation Contractor?

MDH website: <http://www.health.state.mn.us/divs/eh/indoorair/radon/mitigation.html>

#### Mitigation costs are reasonable.

The average radon mitigation system cost is about \$1500 in MN. While not inexpensive these costs can be written into a purchase agreement and wrapped into your mortgage.

#### Radon is easy to test.

Radon is inexpensive to test for allowing for a test before the transaction and after mitigation, if mitigation is needed.

#### Where can I find a non-biased Measurement Contractor?

MDH website: <http://www.health.state.mn.us/divs/eh/indoorair/radon/measure.html>

#### FHA Loans

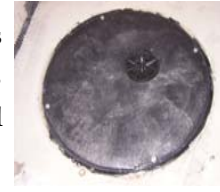
The Federal Housing Administration considers radon important enough to have it specifically listed on their home inspection disclosure form.

#### It may add value when you sell.

Potential buyers can be reassured that a home is built radon-resistant. Informed shoppers should view this as a positive feature in the Minnesota housing market, since 1 in 3 homes in MN have tested high for radon.

#### - What to look for in a mitigation system:

- ◇ A warning monitor and label.
- ◇ Verify the radon vent pipe is 3"-4" Schedule 40 pipe and that it exits through the roof.
- ◇ Verify that the sump basket is sealed. And any penetrations through the cover are caulked air tight.
- ◇ Verify the joint where the basement floor meets the foundation wall is sealed with caulk, if unfinished.



#### - What to look for in radon testing:

- ◇ **Who performed the test?**  
Third Party non-biased
- ◇ **Type of Test?**  
CRM, Short-term, Long-term
- ◇ **Area of home tested?**  
Lowest Living Level or Basement
- ◇ **When the test was done?**  
Winter or Summer
- ◇ **How the results were/are shared?**  
Both parties or just seller
- ◇ **Who will pay for testing?**  
Seller or Buyer
- ◇ **How the results will be used?**  
Will a level trigger mitigation?

### RADON IN NEW CONSTRUCTION SALES

#### How can radon resistant construction protect my family?

Radon-resistant construction combines common building techniques and sealing of soil gas entry points to help keep radon from entering the home and route it outdoors instead.

#### It may help control basement moisture.

One common source of basement moisture, the entry of water vapor through the slab, may also be reduced by radon-resistant techniques. Therefore, a radon-resistant home may have less basement moisture than if it had been built without these features.

#### Building Code Requirements

Homes built using radon-resistant construction techniques usually rely on "passive" radon control. These systems reduce soil gas entry points and provide a route to vent the gases to the outdoors. **A fan may need to be installed to further reduce the radon level.**