



Radon in Real Estate Transactions

Any home can have a radon problem. This means new and old homes, well-sealed and drafty homes, and homes with or without basements. In fact, you and your family are most likely to get your greatest radiation exposure at home. That is where you spend most of your time.

Radon has been found in elevated levels in many counties throughout North Carolina. Homes in the upper piedmont and mountain counties have the greatest likelihood of having elevated levels of radon. However, even two homes side by side could have very different radon levels. The only way to know if a home has an elevated radon level is to test.

If you are buying a home or selling a home, The Environmental Protection Agency (EPA) recommends that you have it tested for radon. If you are building or buying a new home, ask if radon-resistant construction features were used and if the home has been tested.

Radon testing during a home sale involves time pressures, a large financial investment and legal considerations. Because of these issues, there is a greater possibility of inaccurate results and testing device interference. Instead of waiting until the last minute, talk with your real estate professional as soon as possible to discuss radon issues - whether you are the buyer or the seller. Radon testing may be conducted along with other pre-purchase home inspections. Also recommended is the use of an independent radon service provider to conduct the testing for more un-biased results. Radon testing guidelines for real estate transactions have been developed by EPA to deal with these special issues.

Discuss [radon-resistant new home construction](#) methods with your contractor if you are building a new home, especially if the home will be located in a Radon Zone 1 or Zone 2 county of North Carolina.

An elevated radon level does not have to be a home sale "deal-breaker". It is a simple problem that can be corrected. EPA recommends that a home be fixed if the radon level is 4 picoCuries per liter (pCi/L) or higher. Radon levels less than 4 pCi/L still pose a risk, and in many cases may also be reduced.

For more detailed information, refer to the online EPA publication: ["Home Buyer's and Seller's Guide to Radon"](#). An Adobe Acrobat pdf version of the Guide is also available if you would like to print out the information. (1.789K file size).

If you have any questions, please contact the NC Radon Program (919) 751-4141 or talytha.moore@ncmail.net

