



## ***Have You Ordered Your Radon Test?***

Most people test for radon when buying a new home. *Radon is estimated to cause about 21,000 lung cancer deaths per year, according to [EPA's 2003 Assessment of Risks from Radon in Homes \(EPA 402-R-03-003\)](#).* Because it is difficult to determine what levels you've been exposed to in previous homes, testing now is more important than ever. New studies are indicating exposure to radon may also lead to Alzheimer's or Parkinson's Disease later in life.

### **Radon Causes Lung Cancer.**

#### ***Says Who?***

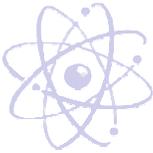
US Environmental Protection Agency  
World Health Organization  
National Academy of Sciences  
American Lung Association  
US Dept of Health and Human Services  
National Environmental Health Association  
among many others!

The US EPA has defined what they consider to be an acceptable level of radon, and Illinois has adopted the same standard. One out of every 3 homes in the Chicagoland area tests at or above the US EPA's Action Level for radon of 4.0picoCuries per liter (pCi/l). If radon levels are found to be at or above the Action Level of 4.0pCi/l, the levels should be lowered. Elevated levels of radon can always be fixed. A typical remediation system costs anywhere between \$800 and \$1,500 and takes less than one day to install. These systems work 24 hours a day to actively keep the radon levels low, over the seasons and throughout the years.

Your radon test can easily be completed within your 5-day inspection time period. Radon tests during real estate transactions are a minimum of 48 hours in length and are performed by licensed technicians using electronic continuous radon monitors. These monitors record exposure levels hourly and produce an overall average at the end of the testing period. Results are available immediately at the end of the test, and are faxed and/or emailed to you as you request.

***The bottom line is this: Don't purchase a home without testing for radon. It can cost you, both in terms of your health and your finances.***

For More Information ask your Home Inspector or visit these sites:  
[www.epa.gov/iaq/radon](http://www.epa.gov/iaq/radon) The US Environmental Protection Agency  
[www.lungusa.org](http://www.lungusa.org) The American Lung Association



## ***Have You Decided to Wait to Order a Test?***

You may have decided to wait to test until after you've purchased the property, but you may want to reconsider that decision. In Illinois, radon is a disclosure issue. That means that if the homeowner is made aware of radon levels at or above the action level of 4.0pCi/l, they will have to tell any future potential buyer. **If you have your radon test completed within your inspection time frame, and the levels are high, you can ask the sellers to fix the problem or give you a credit to fix it.** Since they will have to tell any other buyers about the radon level, chances are they will end up fixing the radon for someone...it might as well be you!

If you are purchasing a home already outfitted with a radon mitigation system, your 5-day inspection time period is the best time to check to make sure the system is working properly. From a maintenance standpoint, the Department of Nuclear Safety in Illinois recommends homes with mitigation systems be checked every two years.

### ***About the mitigation system indicator:***

The indicator only shows the amount of pressure in the tube - not the radon level!

A visual inspection can't determine if the home you are going to purchase has a radon problem. Radon is a colorless, odorless and tasteless gas. It is equally a problem in all types of homes, old or new, homes with basements or without, townhomes or grand estates...no city, town, or village is immune. The only way to know is to test.

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