

# Radon for Realtors

## Radon testing in real estate

EPA guidelines found in the "Home Buyer's and Seller's Guide to Radon" recommend three short-term testing options when long-term testing is not possible. Since time is of the essence in real estate transactions, these are your clients' options.

- Passive devices, such as charcoal canisters and E-perms, do not need power to function and are generally inexpensive. However, their results may not be as reliable as those derived from active tests, which do require power to operate. These tests, which include continuous radon and continuous working level monitors, may provide a report which may reveal unusual or abnormal fluctuations in the radon level during the test period.
- Two options are available with passive devices: side-by-side tests for a minimum of 48 hours, or two tests run consecutively, each for a minimum of 48 hours. In both cases, the results should be averaged.
- The third option involves the active testing device, also run for a minimum of 48 hours.

## Helpful hints

- DO NOT let your tester place any device in close proximity to a sump pump, water heater, etc. Instead, make sure all devices are located in the most central area of the level being tested.
- Testing devices should not be placed in kitchens, bath rooms, or laundry rooms.
- Placement will not always occur in a finished level. The lowest livable level may be an unfinished basement.
- Be aware that the structure of some homes, such as split levels, may require the placement of testing devices on more than one level.
- Results from passive testing devices must be averaged according to EPA protocols. Make sure your tester follows the appropriate guidelines and does not mislead your client by placing only one device and using only one reading to obtain a final result.

## Did you know...

The State of Maryland requires no EPA credentials to perform radon testing... that is ANYONE can test homes for radon in the air.

**YET**

Our neighboring states of Pennsylvania and Virginia both require each individual tester to pass the EPA proficiency exam.

## For further information

We feel it is important for you and your clients to be informed about radon, not intimidated by it. Should you have any questions or require testing please call.

### Qualified

Harford Radon and Real Estate Repair Services, Inc.

- EPA Trained at Rutgers University
- EPA Certified
- NEHA Certified
- Member of the National Radon Safety Board
- Radon mitigator since 1984
- In the building industry since 1970

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