

# The Importance of Radon Inspections



**HOLSTON**  
HOME INSPECTIONS

# Introduction



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My name is Joshua Grant, I am the Owner / Lead Home inspector for Holston Home Inspections LLC.

Today, we will discuss the importance of radon testing, the risks associated with radon gas, and how Holston Home Inspections can help protect your clients.



# Understanding radon gas




Radon gas is a colorless, odorless, and tasteless radioactive gas that occurs naturally from the decay of uranium in soil, rocks, and water.

Radon is found almost everywhere in the world, and in every state in the United States.


Radon is measured in pCi/L (pico curies per liter).

4.0 pCi/L is the EPA threshold for mitigation.


# Health Risks




Do you know why it's important to test your home for radon?



1 in 15 homes tests high for radon levels



Radon is the 2nd leading cause of lung cancer, causing 21,000 lung cancer deaths per year

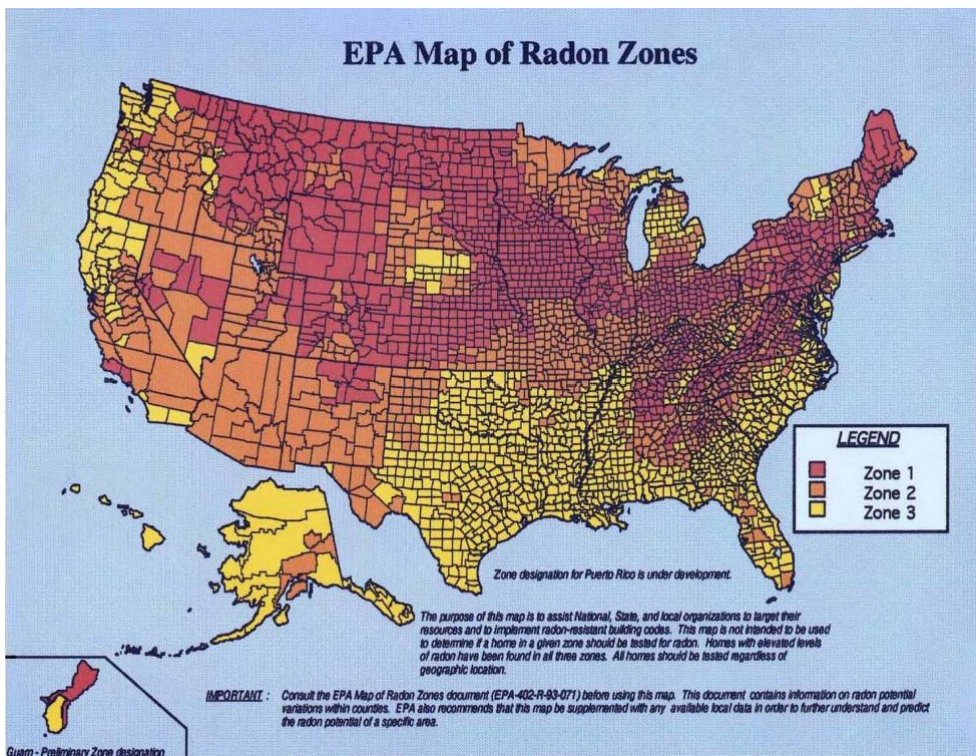


Among non-smokers, radon is the #1 cause of lung cancer

[www.epa.gov/radon](http://www.epa.gov/radon)

- Lung cancer caused by radon exposure can affect anyone, regardless of age or smoking history.

# Exposure Risk



In the United States, the Environmental Protection Agency (EPA) estimates that radon causes about 21,000 lung cancer deaths each year.

Radon Exposure risks vary throughout the country. NETN and SWVA fall into the highest risk zone.

# Importance of Radon Testing



Radon testing is crucial to identify potential radon hazards in homes and ensure a safe living environment.

Every home, regardless of its age or construction type, is at risk of radon infiltration.

The EPA Recommends testing every 2 years.

# Radon Testing Procedure

- Short Term Testing:
  - 2 days
  - Typical testing performed prior to closing on a home
  - Hourly measurements
  - Average taken over 48 hours
- Long term Testing:
  - 90 days
  - Often done after home owner has moved in
  - shows variability throughout the year





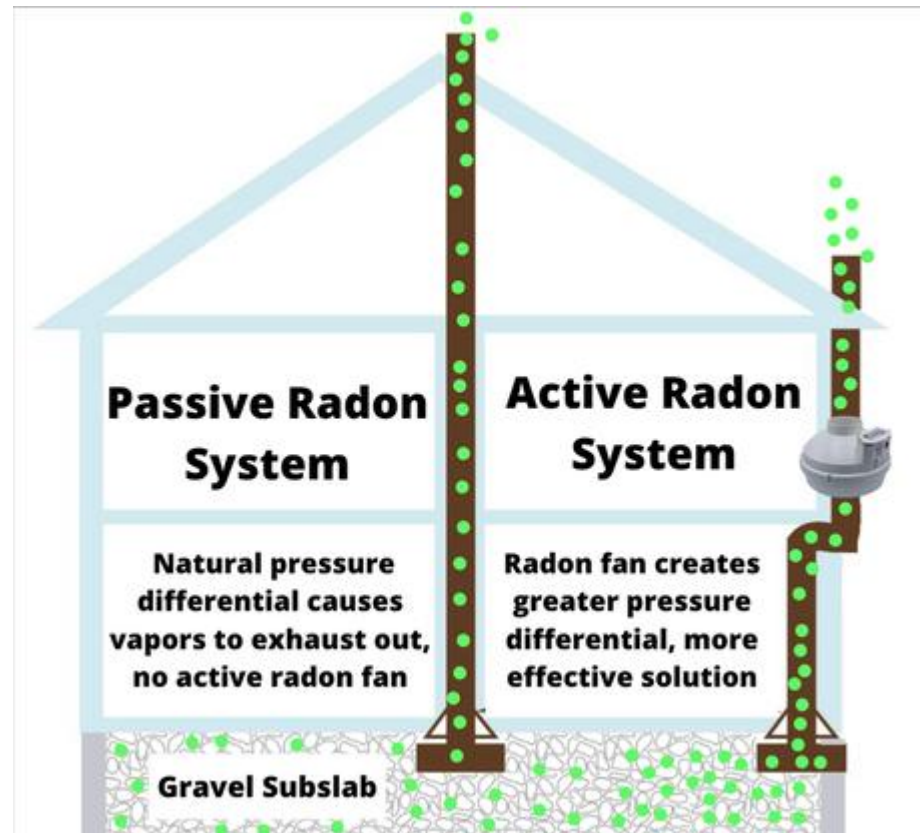
# Responsibilities of Realtors

- Tennessee does not require radon inspections or mitigation.
- However, arming your clients with valuable information on the risks of radon gas exposure can build their confidence / trust in you.
- Its good to remind clients that radon inspection and mitigation is relatively inexpensive compared to many home repairs (typically less than \$2,000).



# Radon Mitigation Techniques

- Sub-slab depressurization
  - Active
  - Passive
- Sealing cracks and gaps
- Ventilation
- Encapsulation



# Holston Home Inspections

- INTERNACHI Certified Radon Inspector
- 48 hour radon inspections
- Summer Promotion through September 1:

**\$50 off Radon  
Inspections**

**Discount Code: SummerSafety**



# Summary

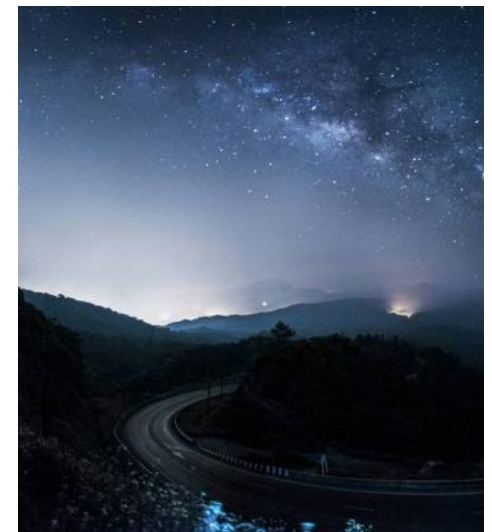
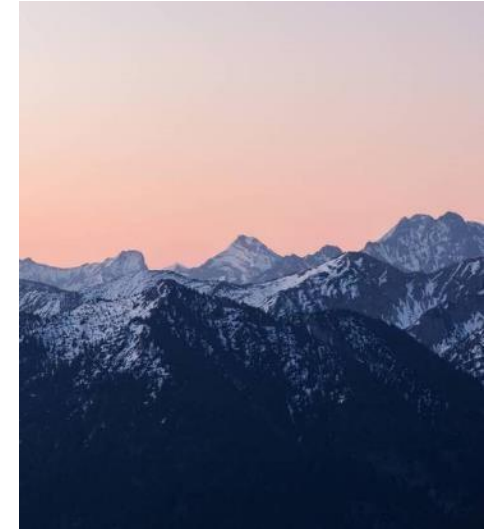
Radon is often too easily ignored. The risks associated with radon are significant, and scientifically proven. Testing for radon levels is an economical, and non invasive way of ensuring your clients will be safe in the homes you help them purchase.

Holston Home Inspections offers testing using equipment certified by the National Radon Safety Board. We are happy to help you and your clients!

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# Thank you!

