

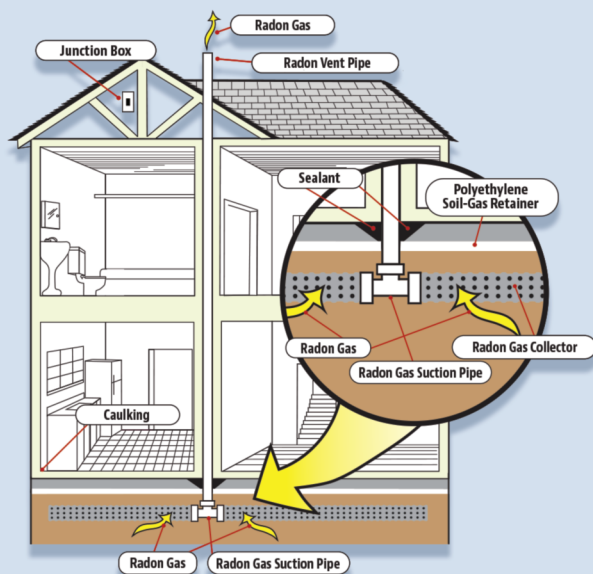
Radon should be the least of your worries when selling a house.

Converting Real Estate Transactions Into Saving Lives. Don't Let the Fear of Radon Ruin Your Sale. Know the Basics. Know the Experts. Disclose Early.

ALWAYS DISCLOSE

A disclosure statement about radon is required on Real Estate Documents [Section 404.056(5), Florida Statutes (F.S.)]: a notification shall be provided "at time of, or prior to, contract for sale and purchase of any building or execution of a rental agreement."





RADON FACTS

Radon is a naturally occurring, odorless, tasteless, radioactive gas that comes from soil, rock and earthen construction materials. It seeps into homes and once inside, can become trapped and build up to elevated levels. Long-term residential exposure to elevated radon levels can have serious health effects, radon is the second leading cause of lung cancer after smoking.

One in every five homes tested in Florida has elevated radon levels, these levels have been found in every county in Florida in multiple building structures.

FIXING A RADON PROBLEM

- Mitigation systems are available for all types of homes and can add value to the home.
- Mitigation does not have to hinder closing since money could be placed into escrow during a real estate transaction, which allows the buyer control over the mitigation.
- Mitigation cost varies depending on the size of the home, foundation type and type of system installed, and is usually equivalent to the cost of a home repair or home improvement project.
- A list of state certified radon mitigation professionals and radon testing professionals can be found on our website:
<http://radon.floridahealth.gov>.

Recommend adding radon-resistant new construction (RRNC) features, and testing for radon once the home is completed. It is less expensive than installing a mitigation system after construction.

TESTING IS QUICK AND EASY

The Florida Department of Health, and many other national and international organizations recommend testing for radon.

The only way to determine radon levels in a home is to test for it.

Do-it-yourself test kits are easy and affordable.

Clients may hire a state-certified radon measurement professional to test the property.

Testing protocols requires a minimum 48 hour period using either two side-by-side non-electronic measurement devices or a single continuous radon monitor that can provide hourly readings.

The Department of Health suggests that sellers consider testing their home prior to placing the property on the market.

When average radon levels are 4 pCi/l or greater, mitigation is recommended.

RADON EDUCATION IS IMPORTANT

Real estate professionals abide by a code of ethics that binds them to communicate known issues in a property to buyers.

Learn as much as you can about radon. Talk to and inform your client about radon and how to fix and control it.

Learn more. Contact the Radon Program at 800-543-8279.

