



# SCHAEFER NEWS

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## RADON

### DON'T LOOSE SALES OVER RADON TESTS!

#### Recent developments in radon testing in Connecticut may effect your sales transactions.

The solution to preventing loss of sales due to radon tests is found on the back side of this newsletter. Now let us tell you why this simple information has become much more critical for you to pass on to your listing clients before their home is inspected:



There are no national or state of Connecticut laws or regulations that require any type of certification to test for radon or how to test for radon. Some states do require certification, Connecticut is not one of them. The EPA has developed a radon testing protocol. For those states which require certification, this EPA protocol is the standard. It is also viewed as the standard by any responsible radon tester even in states like Connecticut that does not legally require adherence to it.

There are two national organizations that have come to be recognized as providers of radon certification. They are: the National Environmental Health Association (NEHA) and the National Radon Safety Board (NRSB). NEHA's certification comes under a program they call the National Radon Proficiency Program (NRPP). These certification providers maintain a list of certified radon testers on their web sites. By law, the Connecticut Dept. of Public Health - Radon Division also maintains a list of anyone certified by either organization on their web site. If you go to any of these web sites, you will notice that there is only handful of the over 500 Connecticut home inspection companies listed.

So what has changed that might lead to loss of sales due to radon testing? The DPH Radon Division has had a problem. They represent that they receive a significant volume of calls from the public wondering whether their radon test was done properly.

Up until now, the only response the DPH could give a caller is that they cannot validate the test if the tester is not on the certification lists. This does not mean the test was not done properly, it only means the DPH could not validate it or verify that it was done properly. By itself, this has lead to some difficulties in real estate transactions because many hear "cannot validate" as "not valid."

The DPH understood that because certification is not legally required and due to the costs involved in obtaining certifications, it was unlikely that the number of home inspectors that are certified was going to ever increase significantly. They would therefore have to go on saying they cannot validate many home inspector's tests results.

The solution: The DPH Radon Division developed a radon training class for home inspectors and it is being taught through a local chapter of the American Society of Home Inspectors (ASHI). This training is not to be considered a certification but it does accomplish the following: The DHP Radon Division will now list on their web site any home inspector who has taken this class, representing that they are adequately trained to do radon testing in Connecticut. The DPH will not have to say they cannot validate the test.

Here is the problem for real estate transactions: In the past, many home inspectors may have winked at inadvertent minor infractions of the protocol by the sellers. An inspector who has taken time and paid to take the class so they can be listed on the DPH web site will not want to be removed because they did not strictly adhere to the protocol. Therefore, there will be increased invalid tests due the seller's violation. This means retesting and the potential for buyers and sellers to argue over who will pay for it. Bad feelings and time delays mean greater possibility for the deal to fall apart. Please provide the form you find on the back side of this letter to your listing clients to reduce this risk.

*We have been visiting Real Estate Office meetings for 15 minute presentations to help realtors better understand how to educate both buyers and sellers about radon so it does not become a hold up in the sales process. We would be happy to visit your office.*



# RADON TEST

**A RADON TEST WILL BE PERFORMED IN YOUR HOME DURING THE HOME INSPECTION AT THE REQUEST OF THE PARTY PURCHASING YOUR HOME.**

Test location: \_\_\_\_\_

**YOUR COOPERATION IS NEEDED** to ensure the test results are valid. There is a testing protocol for the test environment (the house) that must be maintained. This protocol is listed below. If you do not follow the protocol, the radon test will be invalid and retesting will be required at your cost.

- Starting 12 hours before the test and during the whole test, I/we will keep the home closed as much as possible.
- I/we will keep all windows, outside vents, and outside doors closed. However, I/we may open a door to enter or leave the home but will close the door quickly.
- I/we will shut down any internal/external air exchange systems, such as an attic fan and window fans.
- I/we will not have to turn off furnace fans, air conditioners that recycle inside air, and permanent air to air heat exchangers.
- If the home already has a radon mitigation system installed, I/we will keep it operating at least 24 hours before and during the entire test. I/we will not interfere with the radon measurement device in any way. I/we will not move, cover, block, touch, or otherwise interfere with the device.
- I/we understand that if the tester has any evidence of interference, the test results will not be accepted.
- To the extent possible, I/we will ensure that all residents of this home follow these conditions.

Please sign below to confirm you were presented with these instructions and agree to abide by them.

Print Name \_\_\_\_\_ Signature \_\_\_\_\_ Date:  
\_\_\_\_/\_\_\_\_/\_\_\_\_

We would like to thank you for your cooperation in this matter. If you have any questions concerning the information above, please call our office at -

**PLEASE LEAVE THIS FORM IN VISIBLE AREA FOR THE HOME INSPECTOR TO COLLECT**