

Central Virginia Radon Disclosure / Waiver

- 1) Radon is a naturally occurring radioactive gas and is the second leading cause of lung cancer in the United States. It contributes to approximately 22,000 lung cancer deaths annually. *
- 2) Radon can be found in elevated levels in any home that is attached to the earth by a foundation, for example crawl space, slab, and basement. It does not matter if it is new construction or an existing home.
- 3) 20-25% of the homes tested in Central VA have elevated levels of Radon. **40-45%** of those homes are on **crawl spaces**, the remainder is split between basements and slabs. **
- 4) The only way to know if any particular home has Radon is to test.
- 5) Elevated Radon levels in a home are a function of the earth under a home. In 99% of cases, it has very little to do with the age of the home, style or its construction materials. New homes are as susceptible to elevated Radon levels as older homes.
- 6) The price for a Radon Test during a Real Estate transaction ranges typically between \$150 and \$250. There are some exceptions to this, for example homes with additions and tri-level homes may require multiple monitors.
- 7) Radon mitigation typically costs between \$1200 and \$2500 and can also address moisture, mold and mildew issues in addition to Radon.
- 8) Once elevated levels of Radon are discovered, it is considered a latent defect until it is corrected. Once it is corrected, it does not need to be disclosed.
- 9) The EPA, Surgeon General and the National Association of Realtors all recommend testing for Radon during a Real Estate Transaction.

I would like to test my prospective home for Radon

Name

Date

I do not wish to test my prospective home for Radon

Name

Date

* Source: EPA, Surgeon General, National Institute of Health, World Health Organization and most educated countries of the world). Smoking is the leading cause of lung cancer in the United States.

** Source: Air Chek www.radon.com and Radon-Ease, Inc www.radonease.com