



Canadian Association of Radon Scientists and Technologists
Association Canadienne des Scientifiques et Technologues de Radon

CARST Position Statement on real estate transactions:

High radon levels are known to occur randomly in homes throughout all provinces. We believe that all real estate agents and brokers should encourage home buyers to conduct a radon test using an approved device deployed by a C-NRPP Certified Radon Measurement Professional. The test should be conducted during their purchase if a recent certified radon test has not already been conducted by the seller and it should be conducted using Health Canada or US EPA recommendations.

Radon is a radioactive gas which has been classified as a Group 1 Carcinogen which according to Health Canada is the cause of approximately 3,200 lung cancer deaths per year in Canada. Radon occurs naturally outdoors at low concentrations and in that environment does not pose a serious health risk as it is diluted to very low levels. However, radon concentrations can reach high levels inside homes which can potentially put the health of the occupants at great risk.

Elevated radon concentrations in homes can be caused by a number of reasons such as the underlying geology, construction design, activities undertaken by the occupants, mechanical equipment installed and/or the natural stack effect within the house.

It is prudent for the buyer to understand the environment of the home they are buying or renting. There is currently no legislation at this time in Canada requiring radon testing at the time of home sales or rental. However, CARST believes that this will change and strongly recommends that purchasers or renters ask the owner(s) if their home has been tested for radon. CARST also encourages all sellers to pro-actively pursue having certified radon tests, as described above, conducted before listing their home for sale or rent.

If high levels of radon are identified during testing, this should not be considered a barrier to the sale of a property. Regardless of the building type or radon levels found, all homes can be readily fixed in most cases in under 1 day by a Certified Radon Mitigation Professional.

To find a C-NRPP measurement and/or mitigation professional, visit <http://c-nrpp.ca> . You can learn more about radon and the professionals who are here to help you at www.carst.ca .

March 2014