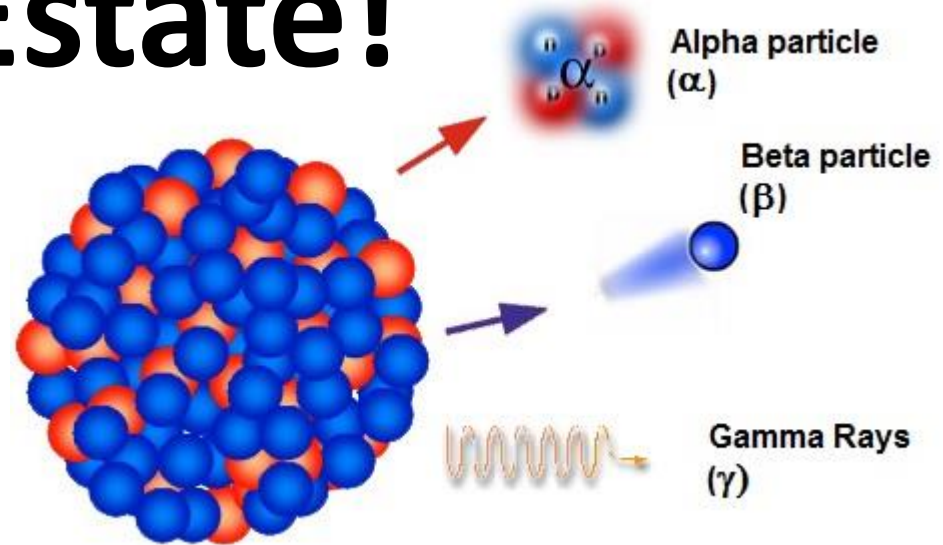
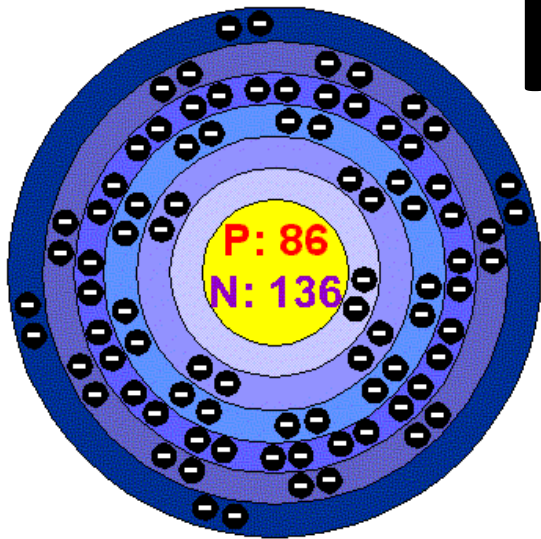


Radon and Home Inspections

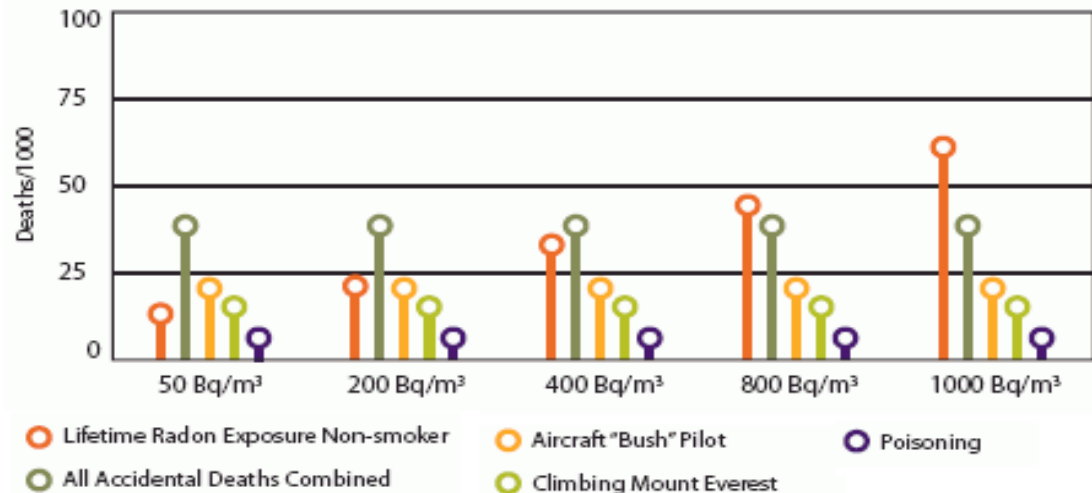
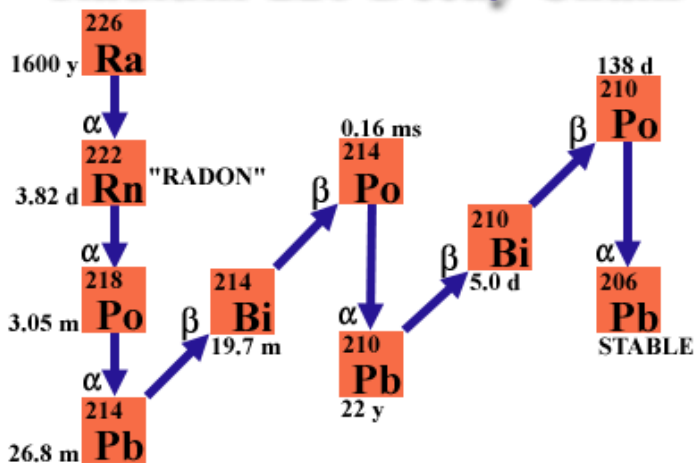
Agenda:

1. Radon is confusing in Real Estate
2. Time Constraints
3. Radon Test “Authorization Agreement”
4. “Closed House Conditions”
5. Health Canada’s ‘guideline’

Radon is confusing in Real Estate!



Radium-226 Decay Chain



Educate and Simplify!

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ARTICLES BY THIS AUTHOR:

Author Articles

Understanding radon (*November 28, 2015*)

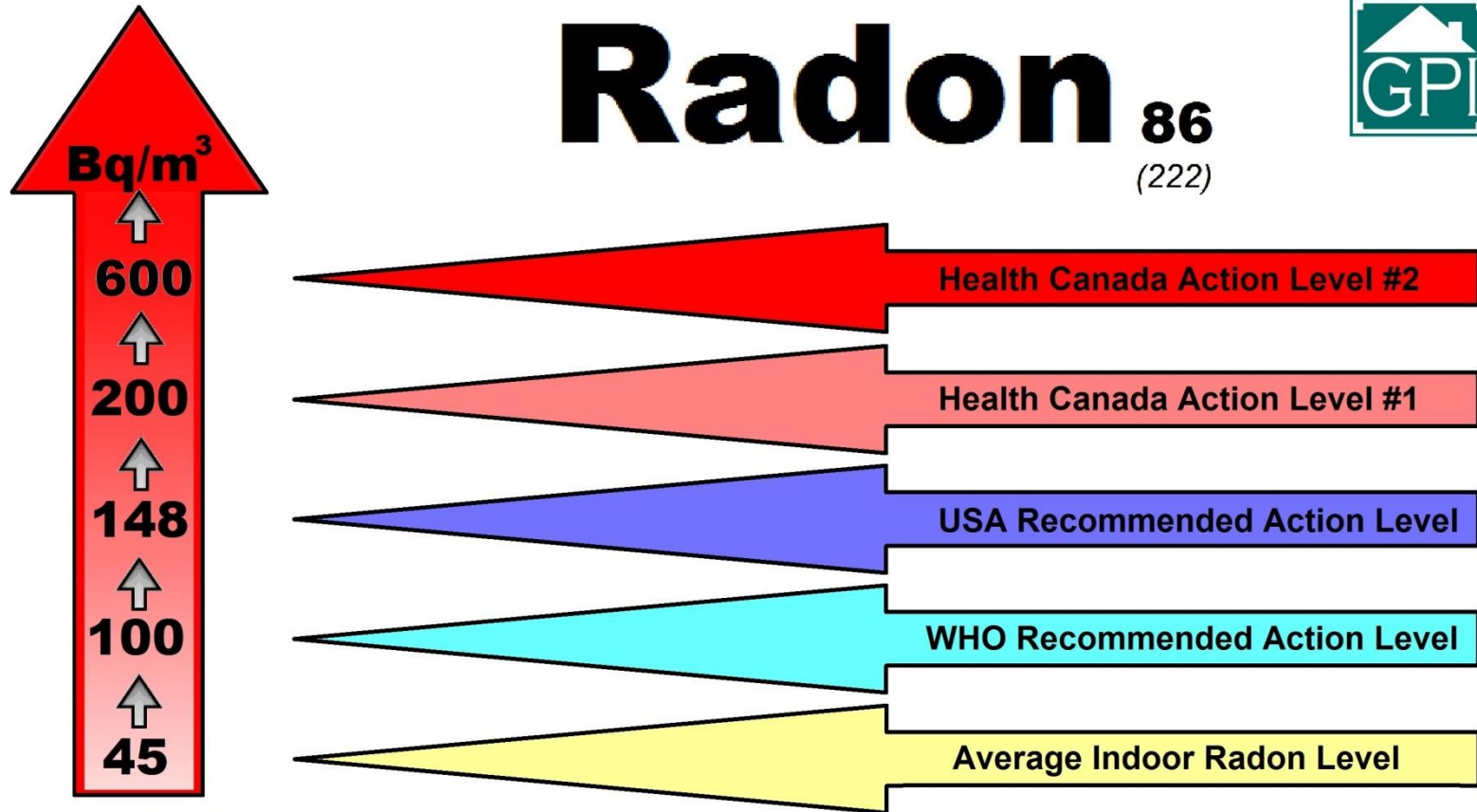
<http://thechronicleherald.ca/homesnews/1324591-understanding-radon>

Lower your radon level (*December 18, 2015*)

<http://thechronicleherald.ca/homesnews/1328317-lower-your-radon-level>

Educate and Simplify!

Radon ⁸⁶ (222)



Radon Level
Becquerels per
cubic meter (Bq/m³)

	Radon Concentration	Recommended Remedial Action Time
Health Canada Guidelines	#2 Greater than 600 Bq/m ³	In less than 1 year
	#1 Greater than 200 Bq/m ³ , but less than 600 Bq/m ³	In less than 2 years
	Less than 200 Bq/m ³	No Action Required

Time Constraints

1. Agreement of Purchase and Sale
2. Conditional on Title Search, Insurance, Inspection and Finance (*10-12 days*)
3. Home Inspection may also require:
 1. WETT Inspection (wood burning)
 2. Infrared Inspection
 3. Well & Septic Inspection, etc.
 4. Radon Measurement
 1. **“Closed House Conditions”**

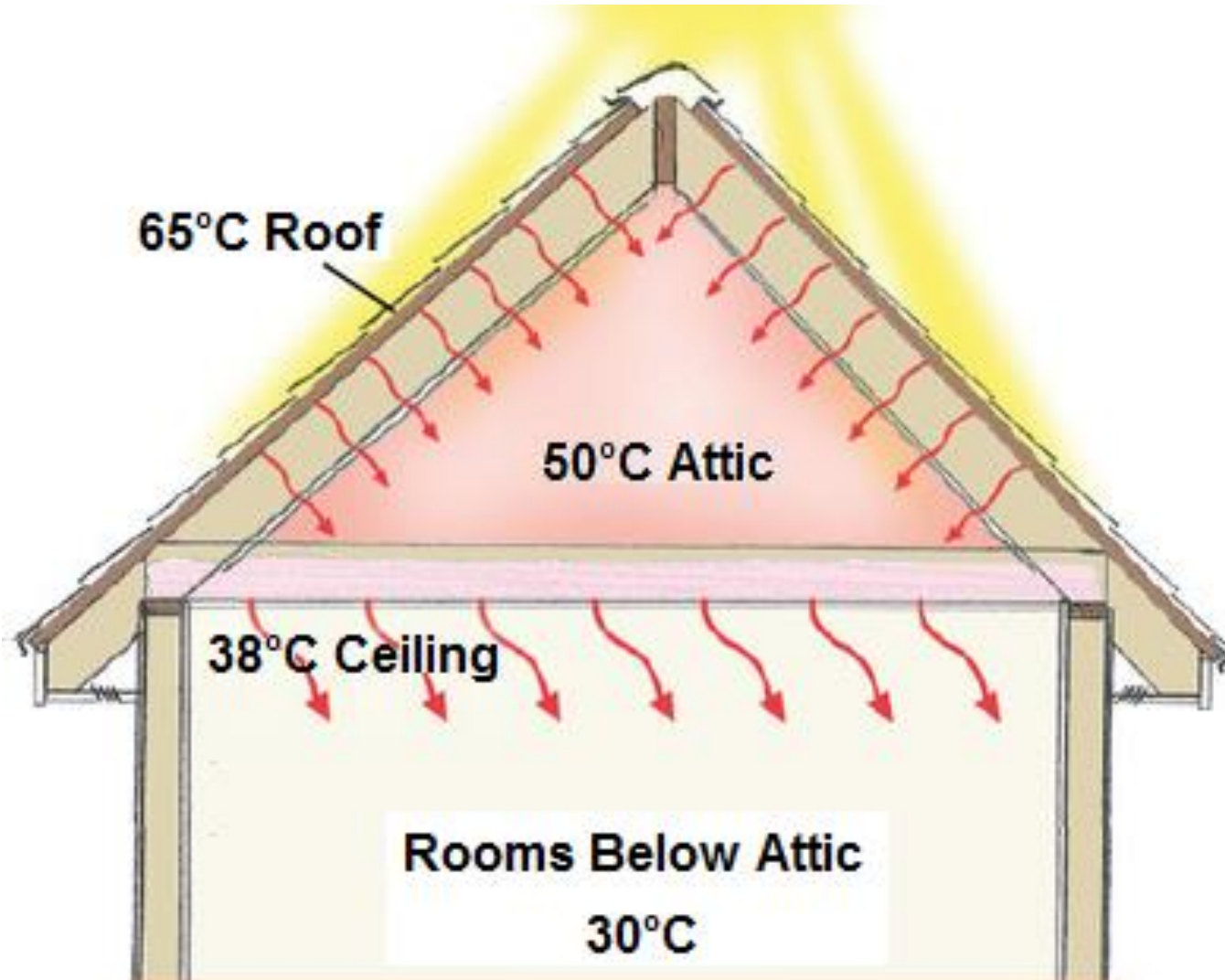
Authorization Agreement

The following conditions must be maintained in order to achieve a valid test:

1. All exterior windows must be kept closed.
2. Exterior doors must be kept closed except for momentary entry and exit.
3. The “**closed house conditions**” described above must have been maintained for 12 hours prior to the beginning of the test and sustained all during the test.
4. The testing devices cannot be moved, covered, or tampered with in any way.
5. High volume, whole-house, and window fans shall not be operated.
6. Fireplaces or wood stoves shall not be operated unless they are a primary heat source.
7. Bathroom exhaust fans, clothes dryer and stove top exhaust fan (*if exhausting to the outside*) shall not be used.
8. Heating and air conditioning (*including heat recovery ventilators*) should operate normally. Window unit air conditioners shall operate only in the re-circulation mode.

At his/her discretion, the tester may nullify the test result if it appears that, in their professional judgment, the results are unreliable due to the suspicion of tampering. **In that event, the Seller may incur the cost of a retest.**

'Closed House Conditions'



Addendum to Agreement of Purchase and Sale

Radon Testing. Sellers agrees to allow buyers to engage the services of a professional that conducts testing for radon, and comply with instructions to conduct testing outlined as "closed home" conditions. This testing falls concurrently with the date outlined in Clause 2 of Part 2, is at the expense of the buyer, and shall be deemed satisfied unless written notice to the contrary is provided to Sellers representative by the date outlined in Part 2 Clause 2. If notice to the contrary is provided on or before the date outlined, the Buyers deposit shall be returned in full and without penalty.

Testing for radon

Canadian consumers are becoming more aware of the health risks associated with high levels of radon gas exposure, and Health Canada is planning public awareness campaigns that could lead to a heightened concern among the home buying public.

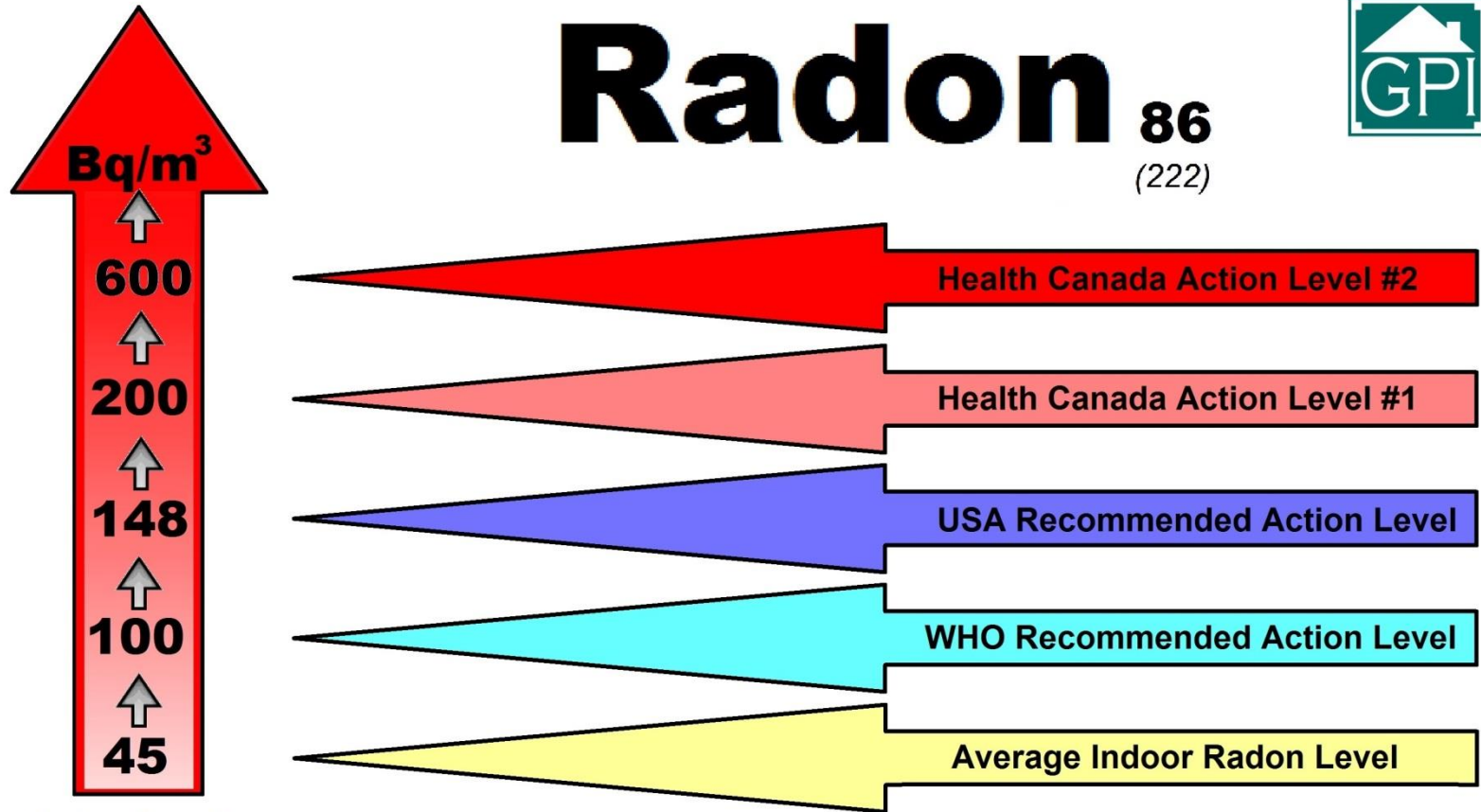
- Home buyers and renters may ask REALTORS® about radon gas levels in a home during the purchase or rental application process. It is also possible that some potential buyers will add radon clauses to contracts.
- The new Health Canada guidelines are not mandatory, and under current laws no one is obligated to test for radon in their homes, or to keep their home's radon concentration below 200 Bq/m³. The intent of the guidelines is to encourage people to do all they reasonably can to get their radon levels as low as practical, as quickly as possible. The new regulations recognize that homeowners usually do a much better job of both testing their homes and mitigating any radon problems when they do so to benefit their own health.
- The guidelines set down a model for any new regulations provincial or municipal governments may create, especially with regard to new building codes or standards. Some jurisdictions, like Port Hope, Ontario, have already implemented strict radon regulations for some time. REALTORS® have an obligation to be aware of local bylaws and provincial regulations in the areas where they do business.

Health Canada had considered making radon testing a mandatory part of real estate transactions but has abandoned this approach at the present time due to concerns raised by industry groups, including CREA.

Reference: Radon Exposure and Canadian Homes
The Canadian Real Estate Association (Sept 2007)

Health Canada's Guideline!

Radon ⁸⁶ (222)



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Becquerels per
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