Sell Homes that are Safe and Healthy.

A home should be a safe haven. Home buyers want a home that will stand up to storms. They look for healthy and safe neighborhoods. But a hidden hazard, radon, is found. One in every five homes tested in Florida has elevated radon levels, these levels have been found in every area in Florida in all building types.

Radon is a naturally occurring, odorless, tasteless, radioactive gas that comes from soil, rock and earthen construction materials. It mixes with indoor air and can build up to elevated levels. Residential exposure to elevated radon levels can have serious health effects, radon is the second leading cause of lung cancer after smoking.

Radon related lung cancer claims the lives of 21,000 Americans each year. Florida Department of Health data indicates that each year there has been enough preventable radiation exposure from indoor radon to induce 1800 future preventable lung cancer deaths.

ALWAYS DISCLOSE
A disclosure statement about radon is required on Real Estate Documents [Section 404.0565(S), 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.”
TESTING IS QUICK AND EASY

- The Florida Department of Health, along with national and international health organizations recommend testing for radon.
- The only way to determine radon levels in a home is to test for it.
- Sellers should test their home prior to placing the property on the market. A seller can hire a state-certified radon measurement professional or purchase a do-it-yourself test kit. This allows time for follow up if elevated radon levels are found.
- Buyers should hire a state-certified radon measurement professional to test the property.
- Real estate testing protocols require a minimum of 48 hour period using either two side-by-side passive measurement devices or a single continuous radon monitor that can provide hourly readings.
- When average radon levels are 4 pCi/L or greater, mitigation should be performed.
- When it is between 3 and 4 pCi/L, mitigation may be considered.

RADON EDUCATION IS IMPORTANT

Article 2 of the National Association of Realtors Code of Ethics states realtors shall avoid exaggeration, misrepresentation, or concealment of pertinent facts relating to the property or the transaction.

Learn as much as you can about radon. The department offers a free video training about radon that is catered to real estate professionals. Talk to your client about the importance of radon in real estate transactions.

Learn more. 1.800.543.8279 or visit http://radon.floridahealth.gov

FIXING A RADON PROBLEM

Radon control systems are available for all types of homes. Having a radon control system installed in a home can be a selling point and make the home healthier.

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, the cost is usually equivalent to that of a modest 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.

When assisting with new home purchases, look for home with radon-resistant new construction (RRNC) features. It is less expensive than installing a mitigation system and offers better radon control.