



Radon

Nearly 1 out of every 15 homes in the U.S. is estimated to have elevated radon levels. Elevated levels of radon gas have been found in homes in your state. Contact your [state radon office](#) for general information about radon in your area. While radon problems may be more common in some areas, any home may have a problem. The only way to know about your home is to test.

Radon is a radioactive gas. It comes from the natural decay of uranium that is found in nearly all soils. It typically moves up through the ground to the air above and into your home through cracks and other holes in the foundation. Your home traps radon inside, where it can build up. Any home may have a radon problem. This means new and old homes, well-sealed and drafty homes, and homes with or without basements.

Radon and Home Sales

More and more, home buyers and renters are asking about radon levels before they buy or rent a home. Because real estate sales happen quickly, there is often little time to deal with radon and other issues. The best thing to do is to test for radon NOW and save the results in case the buyer is interested in them. Fix a problem if it exists so it won't complicate your home sale. If you are planning to move, read EPA's pamphlet "[Home Buyer's and Seller's Guide to Radon](#)," which addresses some common questions (see also [Radon in Real Estate](#)). www.epa.gov/radon/pubs/hmbyguid.html

During home sales:

Buyers often ask if a home has been tested, and if elevated levels were reduced.

- Buyers frequently want tests made by someone who is not involved in the home sale. Your [state radon office](#) can assist you in identifying a [qualified tester](#).
- Buyers might want to know the radon levels in areas of the home (like a basement they plan to finish) that the seller might not otherwise test.

Today many homes are built to prevent radon from coming in. Building codes in your state or local area may require these radon-resistant construction features. If you are buying or renting a new home, ask the owner or builder if it has radon-resistant features. The EPA recommends building new homes with radon-resistant features in high radon potential (Zone 1) areas. Even if built radon-resistant, every new home should be tested for radon after occupancy. If you have a test result of 4 pCi/L or more, consult a [qualified mitigator](#) to estimate the cost of upgrading to an active system by adding a vent fan to reduce the radon level. In an **existing home**, the cost to install a radon mitigation system is about the same as for other common home repairs. For more information, refer to [EPA's Map of Radon Zones](#) and other useful EPA documents on radon-resistant new construction (see [publications](#)). See also EPA's [Indoor airPLUS new homes certification program](#).

Source: www.epa.gov/radon

For additional information, or to schedule an inspection, please call Jeff @ (608) 434-0790

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