



# RADON TESTING AND MITIGATION



## WHAT YOU CAN'T SEE, CAN HURT YOU

When radon is present in the home or workplace, the harmful gas and its decay products are taken into the lungs without any obvious initial effect. Despite this initial subtlety, radon is known to be a harmful carcinogen.

The first step to protect yourself, your family and visitors from radon is to have your home tested to find out if you're being exposed to elevated levels. If elevated levels are found, a mitigation system can be installed to minimize exposure to radon.



## CERTIFIED RADON TESTING

We are capable of conducting radon measurement procedures in as little as 48 hours. We will deploy the monitoring device and return to pick up the device at the completion of the measurement period. The data will be interpreted and a report generated for our client. If the average radon level during the testing period is at or above 4.0 pCi/L, the EPA recommends the installation of a radon mitigation system. Our technicians will inspect the home and design a customized solution to reduce the radon concentration in the home.

## RADON FAST FACTS

- Radon is a colorless, odorless gas that forms from the radioactive decay of uranium in rock, soil and water.
- In an indoor environment, radon can build up to high concentrations that are considered unsafe by the EPA.
- Radon is known to be a harmful carcinogen, and is the second leading cause of lung cancer in the United States.



*Mitigation system installed next to downspout.*



OUR COMMITMENT: **Service, Integrity, Safety.**

## RADON MITIGATION SYSTEMS

The main principal in a radon mitigation system is to reverse the air pressure relationship between the indoor air and the soil beneath the home. The most common method used to reduce radon concentrations is the installation of an exhaust fan and vent pipe system, which pulls radon from beneath the house and vents it to the outside. Generally, indoor radon can be mitigated by sub-slab depressurization and exhausting radon-laden air to the outdoors, away from windows and other building openings. A typical radon mitigation system involves a radon exhaust fan and vent pipe outside the building connected to a soil suction point in the basement with PVC piping.



*Indoor piping of a radon system is usually installed in a basement utility room or an unfinished corner of the house.*

## FREQUENTLY ASKED QUESTIONS

### **Q) Where will the mitigation system be installed?**

A) The system needs to be installed where it will be effective in reducing radon levels below the EPA threshold. We will look for a practical and discreet location, such as installing inside piping in a utility room or in an unfinished corner of the house. Outside piping will usually be installed on the back or side of a home.

### **Q) How much noise will the fan make? Do the pipes rattle?**

A) When properly installed and secured to the home, the fan should make less noise than a refrigerator. Typically you won't hear anything unless you are right next to the vent pipe.

### **Q) How long will the mitigation system need to be in place?**

A) The system needs to operate 24 hours a day, 7 days a week for the life of the home.

### **Q) What if I have a crawlspace?**

A) Depending on the size of the crawlspace, a vapor barrier may need to be installed to cover exposed soil. A properly installed vapor barrier will be sealed to the foundation and around all penetrations. In some cases we will connect the exhaust fan piping to the vapor barrier for an active sub-membrane system.

### **Q) How much will a radon mitigation system cost?**

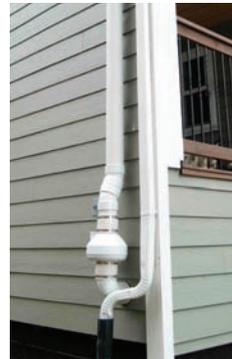
A) Most residential mitigation system installations will cost \$1,400 - \$2,000.

### **Q) How much electricity will the fan use?**

A) A typical radon exhaust fan uses 20-70 watts. This is less than a common incandescent bulb.



*Per EPA guidelines, the radon exhaust fan is installed outside the building and is connected to the suction point in the basement with PVC pipe.*



*The visibility of outdoor piping is minimized by installing it on the back or side of a home.*



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