American Lung Association.

Dear Oregon Real Estate Professional,

Thank you for your help and partnership by providing important information to your clients about the need to test for radon in homes in Oregon. As you know, radon is a hidden cancer-causing substance that your clients need to know about to protect themselves and their families.

In this "Real Estate Professional Toolkit" you will find for your own use:

- An informational page to provide you with helpful facts to assist your efforts to educate your clients about radon.
- A one-page document "Protecting Yourself from Radon..." that explains how awareness, testing and mitigation are the three simple steps to protect everyone in a home sale transaction.
- A "Frequently Asked Questions" sheet to help answer any questions you and your clients may have.

In addition, we have included:

- A one-page document "Why should YOU care about radon..." you can give to your clients explaining why radon awareness is important.

For more information about radon and its danger to health, visit Lung.org/radon.

For more information about radon risk in Oregon and testing and mitigation resources, visit the Oregon State Radon Program at www.healthoregon.org/radon.

For information about local radon awareness initiatives and education opportunities, visit the Northwest Radon Coalition at https://northwestradoncoalition.com.

Thank you again for your help!

American Lung Association.

Know the Facts About Radon in Oregon
Raising radon awareness can reduce lung cancer rates and save lives

What is radon?

Often called an "invisible killer," radon is an odorless, colorless and tasteless gas that is harmful to people's health. Radon comes naturally from the ground, and it can enter and become trapped inside any building without warning, posing a significant risk to all inhabitants. Fortunately, testing and mitigating radon are quick, easy and can save residents' lives.

What should you know about radon?

- Prevalent throughout Oregon, making testing critically important
- Second leading cause of lung cancer and leading cause among never-smokers, accounting for 21,000 deaths annually
- Unsafe at any level but mitigation should be done when levels are 4.0 pCi/L (picoCuries per liter) or higher
- Easily measured by using widely-available tests to determine if a problem exists
- Easily mitigated to ensure occupants' health and safety

What can you do about radon?

1. Education about radon should be a normal part of the home-buying process.
2. Testing should always be conducted by a qualified professional in the course of the transaction, just like a home inspection.
3. Mitigation should be handled quickly by a qualified professional if elevated levels of radon are detected.

Help raise radon awareness. Help save lives.

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"Radioactive radon gas could be killing your clients. Help Save Their Lives — Have Your Clients Test for Radon."

Maureen Bonfiglio, Principal Broker, Cascade Property Group, LLC, Licensed in Oregon
Board of Directors Member for the RMLS (Regional Multiple Listing Service)
Northwest Radon Coalition Member

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Protecting yourself from radon **is as easy as 1-2-3**

1. Take radon seriously

Radon causes lung cancer. Dangerous levels of radon can be in any home in Oregon. Seeking information about the radon levels in the home during a real estate transaction is one of the easiest and most effective ways to protect Oregonians from this danger.

2. Testing

The only way to know if radon poses a risk is to test one's home or building—a simple action that is easy to include in the course of a routine home or building inspection.

Testing homes for radon is easy, quick and can be part of a regular home inspection. Qualified professionals can complete short-term testing in as little as 48 hours for about $100 to $250.

3. Mitigation

Mitigation—making repairs in a building to reduce radon—is regularly a simple and straightforward process when done by a qualified professional.

Most radon problems can be mitigated quickly. In Oregon, mitigation costs usually range between $1,500 and $2,500 – similar to other common home repairs. However, the cost for mitigation can vary, based on the foundation type of the home and market factors.

The solution is simple

The best way to limit liability and protect yourself is to treat radon like other home defects by recognizing it early in the process, and by relying on qualified service providers.

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FAQs about radon in Oregon homes

Question: Is radon dangerous?
Answer: A recognized human carcinogen, radon is a radioactive gas that causes an estimated 21,000 deaths from lung cancer each year in the U.S. Lung cancer is the leading cancer killer in both men and women in the U.S.

Question: Does radon only exist in certain types of homes?
Answer: Radon comes naturally from the ground, and it can enter and become trapped inside ANY building or home. This can happen without warning because we are not able to see, smell or taste radon, and it causes no immediate symptoms.

Question: Do you only need to worry about radon in certain counties?
Answer: High levels of radon have been detected all across the state, including in more populated areas such as Multnomah and Lane Counties, as well as in less populous counties such as Union County. Every county in Oregon has homes with high levels of radon. Science shows that living in homes at these levels is dangerous, yet most residents don't know they face this threat.

Question: Do radon tests take a lot of time and money?
Answer: Testing homes for radon is easy and quick. For purposes of real estate transactions, testing should be conducted by professionals and can be part of a regular home inspection. Professionals can complete short-term testing in as little as 48 hours, usually for about $100 to $250. Outside of real estate transactions, people can also test for radon themselves with readily available tests that may take less than a week to set up and complete, costing as little as $15. Free or low-cost testing may be available through the state health department or other programs.

Question: The home I'm buying has a mitigation system. How do I know it is working?
Answer: As always, the only way to know the radon level in your home is to do a radon test. Testing by a qualified professional is recommended during the home inspection even when a home has an existing mitigation system. It is a good idea to retest your home at least every two years to be sure radon levels remain low.

Question: The home I'm buying has a radon level below 4 picoCuries per liter (pCi/L). Should I do anything more?
Answer: Yes. Check to be sure that test results are recent (within the past two years) and conducted by licensed and/or certified professionals. After moving in, do your own test to confirm the radon level is low. Afterwards you should retest regularly--at least every five years to be sure radon levels remain low, every year or two if radon mitigation is installed. You should also retest right away if you change things such as your heating system, windows or insulation, or if you begin living in another part of your home. Remember that no level of radon is safe and there is some risk well below 4 pCi/L. That's why the Lung Association recommends that people fix their homes even if radon levels are in the range between 2 and 4 pCi/L.

Question: If I have lived in my home for a long time, do I need to worry about radon?
Answer: Any home can have a radon problem. This means new and old homes, well-sealed and drafty homes, and homes with or without basements. Even if your neighbors have low radon levels, yours could still be high. Test to be sure.

Question: Don't radon levels vary over time? What should I do about that?
Answer: While each building's radon levels usually remain in a certain range, there are no guarantees. That's why the Lung Association recommends regular retesting, including testing in seasons when radon is likelier to be high.

Question: Won't discovering a radon problem in my home make it harder to sell?
Answer: No. Testing homes has not hindered sales in places that require or recommend it. Homes where radon problems are fixed, like other home repairs, have not blocked sales. The added protection from fixing your home for radon may even be a good selling point.

Question: Where can I get more information about radon?
Answer: For more information about radon and its danger to health, visit Lung.org/radon.

For more information about radon risk in Oregon and testing and mitigation resources, visit the Oregon State Radon Program at www.healthoregon.org/radon.
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Why should YOU care about **radon during the homebuying process?**

- More than one in six homes in Oregon may have dangerous levels of radon, a hidden cancer-causing substance.
- Radon is an odorless, invisible, radioactive gas that causes lung cancer. Radon is the second leading cause of lung cancer in the country, and the leading cause in never-smokers. Radon comes naturally from the ground, and it can enter and become trapped inside any building without warning.
- Radon exposure poses a significant risk to people across Oregon, as elevated levels have been found in every county.
- There is no safe level of radon. Owners of homes and buildings should take steps to reduce radon if their radon level is 4 pCi/L (picocuries per liter) or higher. Action is also encouraged if levels are between 2 pCi/L and 4 pCi/L to get them closer to those found naturally outdoors.
- Any home can have a radon problem. This means new and old homes, well-sealed and drafty homes, and homes with or without basements. Even if your neighbors have low radon levels, yours could still be high.
- Because no one can see, smell, or taste radon, many people are unaware of its presence, putting them at risk of dangerous exposure to this carcinogen. Testing is the only way to know if a home has a radon problem.
- For real estate transactions, testing should be conducted by qualified professionals.

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