

## Radon, The Undetected Killer

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Unlike virtually any mold found in homes, radon is considered a proven killer by the nation's major health organizations. It is a problem in 1 in 15 U.S. homes.

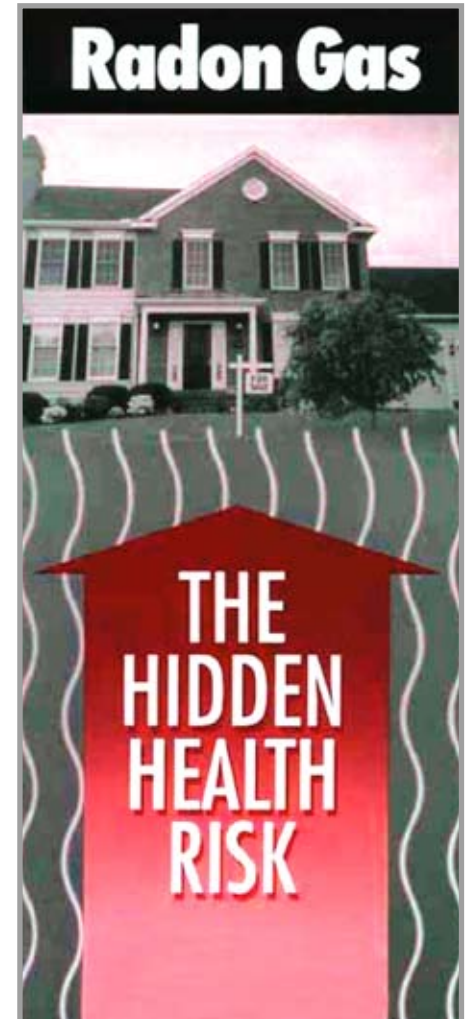
Radon is a naturally occurring colorless, odorless radioactive gas formed by the natural disintegration of uranium in soil, rock and ground water as it radioactively transmutes to form stable lead. After prolonged exposure, radon gas emanating from rocks and soil can cause lung cancer, especially among smokers. Radon gas forms from the decay of radioactive elements at depth. Air pressure inside a building is usually lower than pressure in the soil around the building's foundation. Because of this difference in pressure, buildings act like a vacuum, drawing radon in through foundation cracks and other openings.

The Environmental Protection Agency ("EPA") estimates that between 5,000 and 20,000 people die every year of lung cancer because they have inhaled radon and its decay products. The Surgeon General has warned that radon is the second leading cause of lung cancer in the United States. Only smoking causes more lung cancer deaths. Smokers that live in homes with high radon levels, are at an especially high risk for developing lung cancer.

The Real Estate Transfer Disclosure Statement, Page 2, Section C1 specifically requires the seller to make a disclosure regarding Radon Gas. Due to the fact that the EPA has released its Radon maps, which have become public record, every seller is on notice that the information has been officially mapped and is available for disclosure purposes.

Sections 307 and 309 of the Indoor Radon Abatement Act of 1988 ("IRAA") directed the EPA to identify areas of the United States with the potential for elevated indoor radon levels. The EPA's Map of Radon Zones assigns each county in the U.S. to specific zones based on radon potential of the predicted average indoor radon level.

Property I.D.'s radon disclosure received the "seal of approval" from the California Department of Health Services. The Radon Disclosure in the Property I.D. report is based on the official EPA map where the average indoor radon level is broken down by county.



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### OPPORTUNITIES for Brokers, Owners and Real Estate Agents

Would you like to take a tour of Property I.D.'s facilities and see how your disclosure reports are created? Schedule a "Limo, Lunch & Learn" program for your office and learn about real estate disclosure and the law!

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