



# Secure Start Inspections, Inc.

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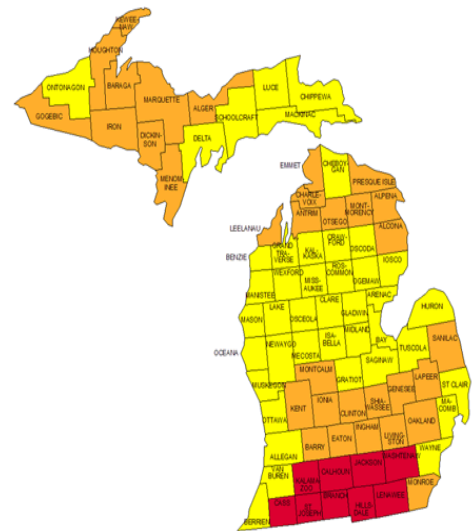
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## Radon Risks in Southwest Michigan

Most of the southern counties in Michigan fall under the EPA's zone 1 region. Zone 1 means there is a high potential for high radon content in the home (above 4.0 pci/l). Every home will have different radon results. The largest contributing factor to high radon content inside the home, is the concentration of Radium in the soil around the home. Therefore trying to make judgments about the radon potentials based on the type of structure (i.e. basement, crawl-space or slab on grade), could mean providing misleading information.

In 2000, Michigan updated the residential building code as related to radon gas by adding Appendix F, which addresses radon resistant building techniques. The installation of the passive radon reduction system (otherwise known as a mitigation system), is the major component of "building out" radon from the home. Not all homes built since 2000 have this system installed and in fact some municipalities to this day do not enforce installation of this system.

- Zone 1 Highest Potential**
- Zone 2 Moderate Potential**
- Zone 3 Low Potential**



\*Map courtesy of www.epa.gov/radon

### Fact or Myth: "I'm buying a 2 year old home with the radon pipe in the basement so I don't need a radon test because it's already been fixed."

Installation of the passive mitigation system does not mean the home was ever tested for radon. Builders are not required to test after the house is built so it's possible the home could still have a high radon content. If a test is done and the level is high, and the passive mitigation system has been properly installed, it's a simple process of installing a fan to activate the system and bring the radon content down to an acceptable level.

Which brings us to our next topic, proper installation of the passive mitigation system. During the home inspection process, we are finding a good deal of passive systems that are incorrectly installed for one reason or another. If the system is not installed correctly when the home is built, the passive system may not operate properly. Also, activating the passive system could be much more costly if

not properly installed when the home is built.

*"But 'off the shelf' test kits are cheap!"*

Recently, we put one of our professional grade electronic meters up against an "off the shelf" test kit. Not only were the results from the kit inaccurate due to the delay in lab processing, but it took 27 days for them to get us our results.

We are continually seeing an increase in requests for radon testing with home inspections as public awareness grows. Trained by an EPA Regional Radon Training Center, we are ready to meet the needs of our clients.