

# INDOOR RADON DISCLOSURE

The U.S. Environmental Protection Agency (EPA) and Surgeon General recommend ALL homebuyers have an indoor radon test conducted. Radon is a Class-A carcinogen and the 2<sup>nd</sup> leading cause of lung cancer estimated to cause 21,000 deaths in the U.S, annually. North Georgia counties are ranked as either “*Highest Radon Potential*” or “*Moderate Radon Potential*” according to the EPA Map of Radon Zones.

I have fully read and understand the disclosure above and:

*Buyer's Signature*

- a) I choose to have a radon test of the home according to EPA Protocol by NEHA-NRPP Certified Radon Measurement Professional. Fee is to be set by Radon inspection professional.

- b) I choose to have a Radon test before I move into the home / I will perform the test myself at a later date.

*Buyer's Signature*

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- c) Against the strong recommendation of EPA, my home inspector and my real estate agent, I have elected not to test the home for the presence of indoor radon gas and assume all liability for elevated radon concentrations discovered after the transaction closes that such a test would have revealed.

## **RADON FACTS**

- **Radon exposure is the leading cause of lung cancer in non-smokers**; radon causes lung cancer in smokers as well.
- **There has been more epidemiologic investigation exploring the association between radon (and its decay products) and lung cancer than any other environmental carcinogen.** Experimental exposure in animals, occupational studies of radon-exposed miners, and direct observation from individuals exposed to radon in their homes provides a firm scientific foundation that documents radon is a major environmental carcinogen.
- According to the Science Advisory Board, “*radon inhalation is the largest source of collective radiation exposure (and presumably, radiation risk) to the U.S. population as a whole.*”
- Recently, the U.S. Environmental Protection Agency (EPA) and the Science Advisory Board increased their radon risk assessment by more than 50% and now estimate **21,000 Americans die of radon-induced lung cancer annually**
- The World Health Organization (WHO) says **radon causes up to 15% of all lung cancers worldwide.**
- **Although lung cancer can be treated, the survival rate is one of the lowest for those with cancer.** From the time of diagnosis, only 11-15% of those afflicted will live beyond five years, depending upon demographic factors.
- Residential pooling studies from both North America and Europe provide direct evidence linking *residential* radon exposure to lung cancer; “*These findings effectively end any doubts about the risks to Americans of having radon in their homes,*” said Tom Kelly, Director of EPA’s Indoor Environments Division. “*The research confirms that breathing low levels of radon can lead to lung cancer.*”
- **In 2005, the U.S. Surgeon General issued a Health Advisory** warning Americans about the health risk from exposure to radon in indoor air.
- **Radon-induced lung cancer can easily be prevented** by testing your home and reducing concentrations that are at or above EPA’s 4 pCi/l Action Level
- **Homes with elevated radon concentration can easily be fixed** with the installation of an Active Soil Depressurization System (ASD) by a certified radon mitigation contractor.
- **ASD systems also decrease moisture and other soil gases entering the home,** reducing molds, mildews, methane, pesticide gases, volatile organic compounds and other indoor air quality problems.