



HomeBuyer's  
Preferred, Inc.

Setting the industry standard for  
quality in radon protection plan services.

# HealthyAIRreport

JUNE 2003



Dear Colleagues and Clients,

*This issue has much to do with mitigation! Often, in our work with radon, clients whose properties require mitigation to reduce radon levels are pleasantly surprised that the process can be*

*accomplished with minimal impact to the "cosmetics" of the house. We've provided some visuals here for you to see what some mitigated homes look like, and have included information on our Radtrak® detector, an EPA video, and The Clean Air Act that brought focus and standards to the quality of our air.*

*On another subject, HPI was pleased to be a sponsor in May of a fund-raising event to benefit the families of those lost in the tragic Rhode Island fire. With the contributions of sponsors and participants from the relocation industry, nearly \$10,000 was raised. Once again, we saw the power of professionals coming together to raise the quality of life for those around us.*

*Thank you for the quality that you bring to us at HPI.*

Best regards,

Phillip A. Kosanovich  
President  
HomeBuyer's Preferred, Inc

## Radon: Mitigating Circumstances

Our last issue reviewed the health hazards of radon. So when unacceptable levels of radon are found in a home, what is done to remediate it?

There are a few methods employed in remediation and to close the path of entry into the home (such as filling cracks in the basement floor, installing plastic sheeting over aggregate or unfinished floors, and sealing the sump drain). But HomeBuyer's Preferred goes even further to ensure the health and safety of the homeowner. When higher-than-acceptable radon levels are found, we always install active sub-slab ventilation systems. (See photos below.) This involves inserting a plastic pipe through the foundation floor and into the soil so that radon can be drawn out and, through the use of an exhaust fan, ventilated to the outside air.

Radon reduction should only be performed by contractors identified through NEHA (National Environmental Health Association), NRSB (National Radon Safety Board), and/or state radon mitigation contractor lists. Some states have their own Radon Proficiency Programs so that radon mitigators and radon testers are certified through a standardized process. Within those states without Radon Proficiency Programs, one should refer to the NEHA or NRSB national programs for a list of certified mitigators and testers.

### The subtle look of mitigation...

*Mitigation doesn't change the look of a house. In fact, even in the most complex mitigation cases, great care is taken to create solutions that are barely perceptible, internally and externally.*

*These photos represent two versions of remediation, which was accomplished with PVC piping and exhaust fans. The piping penetrates beneath the slab at the bottom level of the home, and an active fan draws radon away from the home through the pipes.*





## EPA's New Radon Video: Breathing Easy!

If you were waiting until the movie came out, it's here: the Environmental Protection Agency (EPA) has produced the educational video "**Breathing Easy: What Home Buyers and Sellers Should Know About Radon.**" Developed for homebuyers and sellers, real estate practitioners, home inspectors, and radon service providers, the EPA notes that its new video satisfies a long-standing need for a short visual educational tool on how to best address radon in residential real estate transactions. With a bit of light humor, the video covers the basics, including radon science, the lung cancer risk, home inspection, building a new home to be

radon-resistant, testing and fixing a home, disclosure, state radon offices, and hotline and web resources. Single copies of the video are free from IAQ-Info (1-800-438-4318) in VHS format [ask for (EPA 402-V-02-003) (TRT 13.10)]. Copies in CD-ROM and DVD formats will also be available soon.

## Why We Care About Air

In 1990, Congress passed The Clean Air Act, a federal law which imposed the most stringent hazardous air pollution emissions requirements ever instituted in America. Under this law, the EPA sets limits on how much of a pollutant can be present anywhere in the United States to ensure that all Americans have the same basic health and environmental protections. The states do much of the work to comply with The Clean Air Act (e.g., imposing fines for violations of air pollution limits). States that wish to impose stronger pollution controls may do so, but no state is permitted to weaken the pollution controls outlined for the entire country. Because pollution control issues often require special understanding of local industries, geography, housing patterns, and the like, it makes sense for states to take the lead in carrying out The Clean Air Act. In fact, each state must develop its own state implementation plan (SIP), defining the regulations it will use to enforce The Clean Air Act. Each state SIP must be approved by the EPA, and if found lacking, the EPA has the authority to supercede a state in enforcing The Clean Air Act in that state. As it has done and continues to do in the radon arena, the United States government works through the EPA to assist states in maintaining higher air quality standards by providing scientific research, expert studies, engineering designs and funds to support clean air programs.

**Did you know that...?**  
 HPI staffs its company with Certified Relocation Professionals to ensure an understanding of your relocation needs.

## Focus on the Radtrak®

When HPI conducts our long-term testing, we use only the Radtrak® radon gas detector, produced by Landauer, Inc. (NYSE: LDR), HPI's parent company.

Here's how it works: Inside its plastic housing, the alpha-track detector has a radiosensitive element which records alpha particle emissions (alpha tracks) from the natural radioactive decay of radon. Once the testing period has elapsed and the detector is returned to our laboratory, the alpha tracks are counted using computer-assisted image analysis equipment. The number of alpha tracks — along with the deployment time period — provide the basis for calculating the average radon concentration.

The Radtrak® is pretty significant in the field of radon detection. It was selected as the detector of choice for the Environmental Protection Agency (EPA), the Department of Energy, the American Lung Association, and state departments of radiation protection. In fact, Radtrak® was



the detector used for the EPA National Residential Survey!

## HPI Website Watch

It's just a few weeks away! The HomeBuyer's Preferred website is receiving its finishing touches before we open our virtual doors... and you'll be one of our first guests!

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