

Radon in an Illinois home sale

What buyers and sellers should know before the inspection deadline.

Radon basics

- Radon is a natural radioactive gas from soil and rock with no color or smell. A test is the only way to know the level in a specific house.
- EPA recommends fixing a home at 4.0 pCi/L or higher and considering a fix between 2 and 4 pCi/L.
- A real estate test is placed on the lowest level that is used, or could be used, as living space.
- Short-term transaction testing commonly requires at least 48 hours of measurement under closed-house conditions. Follow the written instructions and keep the device where it was placed.
- A mitigation system is not a test result. Ask for the post-mitigation test report.

What applies in Illinois

- Under the Illinois Radon Awareness Act, the seller of residential property gives the buyer the IEMA-OHS pamphlet "Radon Testing Guidelines for Real Estate Transactions" and the Illinois Disclosure of Information on Radon Hazards. The disclosure is not a test result.
- Illinois requires radon testing and mitigation to be performed by professionals licensed by IEMA-OHS.

Next steps

- Ask for the disclosure and any earlier radon report.
- Confirm the tester holds an IEMA-OHS license.
- Put any repair, credit or retest terms in writing.
- If a result is at or above 4.0 pCi/L, get a written mitigation proposal that includes the follow-up test. Who pays is set by the purchase agreement.

Air Sense Environmental arranges radon testing, performed by an IEMA-licensed radon measurement professional, and designs and installs radon mitigation systems. Owner Jake Lusby holds Illinois IEMA Mitigation Professional license RNM20232346.
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Sources: EPA Home Buyer's and Seller's Guide to Radon; IEMA-OHS real estate radon guidance (iemaohs.illinois.gov/nrs/radon/realestate.html). General information, not legal advice. Your purchase agreement and the people handling the sale decide how these rules apply to a specific property.