



# Hiring a Radon Professional

## Overview

Radon is a colorless, odorless gas that occurs naturally in the ground. It is also the second leading cause of lung cancer. Thus, measuring radon and mitigating high radon levels in your home, school and office is a critical action for the health and safety of your family.

Radon professionals generally fall into categories: measurement professionals and mitigation professionals. Whether you are searching for a professional to measure the radon levels in your home, school, or office, or searching for a mitigation contractor to install a system to reduce the radon to safer levels, you may use the guidance that follows.

## Professional Qualifications

Y	N	POINTS FOR DISCUSSION
		Is your radon professional certified for measurement and/or mitigation by a national accreditation organization like the NRSB? Ask to see a copy of their current certificate or go to the accreditation organization’s website to check. (Unfortunately, there are unethical contractors who claim to be credentialed but are not.)
		Is your radon professional properly licensed for radon testing/mitigation in the state where the work will be done? Ask for a copy of the professional’s current license or go to the state’s radon website to confirm the professional’s radon licensure. (Note that not all states have radon licensing programs.)
		Ask for proof of insurance, bonding, and any other local licenses required to do the job – especially from mitigation professionals who may need construction licenses and/or permits.
		Ask about experience – how long have they been in the radon business?

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## Ask for Estimates – Mitigation

The installation of a radon mitigation (reduction) system should be viewed similarly to other construction work that you may have done on your house. We recommend you get estimates from at least two credentialed mitigation contractors to compare their prices and their answers to the questions below.

Every contract should contain the scope of work, warranty terms and exclusions, the duration of the project, the total cost of the job, payment terms, and whether the warranty is transferable or not. Remember, this is a health issue for your family. The best solution may not be the cheapest.

Y	N	POINTS FOR DISCUSSION
		Did the mitigation contractor inspect the building prior to discussing options?
		Did the mitigation contractor ask for the pre-mitigation test levels and report?
		If the mitigation contractor plans to perform diagnostic radon testing, will there be additional fees for the diagnostic radon testing?
		Will the mitigation contractor provide references, photos of past- work, and examples of before and after radon levels?
		Can the mitigation contractor explain the work involved in installing a mitigation system, the duration of the project, and how the radon mitigation/reduction system works?
		Will the mitigation contractor describe how pipes will be routed through the building?
		Will the mitigation contractor discuss the visibility and aesthetic appearance of the final system?
		Will the mitigation contractor discuss the audibility of the system’s operation to the building’s occupants, noise-reducing features of the proposed system, and whether additional sound-proofing measures may be desirable or necessary?
		Will the mitigation contractor estimate the long-term maintenance of the system?
		Will the mitigation contractor discuss the long-term costs of the system’s operation, including electrical usage and loss of heated/air-conditioned air from the building?
		Will the mitigation contractor discuss safety features to be built into the system?
		Will the mitigation contractor discuss how potentially dangerous backdrafting of combustion appliances by the radon mitigation system will be avoided?
		Is the installation of a warning system (to alert you if the mitigation system is not working correctly) included in the estimate?
		Does the contract include connection of the mitigation system to the building’s electrical system by a licensed electrician?

		Does the contract include testing after the installation to ensure the system is working correctly? When will this testing occur, how many tests will be conducted, and who will perform this testing?
		Does the contract include a guarantee that the installed equipment will reduce radon to a safer level (below 4.0 pCi/L)? If so, what radon level does the contract guaranty, and for how long?
		Is a warranty on the equipment – particularly the fan motor – included in the contract?
		Does the estimate include the overall cost, including all taxes and the cost of all required permits?
		Does the contract clearly state the timeline for the project?
		Does it detail payment terms – deposit and when the total is due?

Additional tips:

- Visit past projects if possible.
- Be sure to set clear times and deadlines.
- Check for on-line reviews for the radon professional and/or the company.

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