

## Regal Home Inspections, LLC

### Finds of the Week 8/10/2019

There were two interesting things that are worth mentioning from last week. One is actually the results of a radon test done the week before but the results came back last week. Radon is the 2<sup>nd</sup> leading cause of lung cancer after cigarette smoking. Since I live in Monmouth County, NJ I try to encourage people to do radon tests. The NJ DEP's Radon Division classifies every town in the state as either being a, "High radon potential" area, "Moderate radon potential" or, "Low radon potential". Every area has the, "potential" for radon. A classification of, "High" means that 25% or more of the homes will test above the recommended limit of 3.9 pico Curries per liter of air (aka pCi/l). A pico Currie is one trillionth of a Currie and a Currie is a measurement of radioactivity. 4.0 is the, "Action level". Although NO amount of radon is safe, for a real estate transaction, 3.9 is the limit. At 4.0, mitigation is required.

In Monmouth County for example, the towns or boroughs of Shrewsbury, Little Silver, Holmdel, Colts Neck (where I live), Marlboro and the Freeholds are ALL CONSIDERED "HIGH RADON POTENTIAL" areas.

So...what's the find of the week. I did an inspection on a house in Holmdel. The test was returned last week and the radon level was 27.5 ! With mitigation the level can be reduced and often well below 4.0 but the key is TEST FOR RADON! In over 1000 radon tests over the last 6 years I've had a few, very high tests. The highest I've tested in Monmouth County was a 32 in Freehold. The highest I've ever tested was December, 2017 in Belle Meade, NJ. That house tested at a 56.9. Along with the radon test results the clients are advised to call a certified (by the NJ DEP) Radon Mitigation company and have them prepare a quote to mitigate. The radon test results arrive a few days after the report was delivered so there's no other reporting in the Property Inspection Report.

The other find of the week (A tie with the high radon test) occurred on Thursday, August, 8 in Toms River. I was going through a crawl space. One of my least favorite parts of the job. I usually go around the perimeter and down the middle. As I was nearing the end of the route, I got a whiff of natural gas. I got my combustible gas detector from my tool bag and put the detector's sensor near a number of gas pipe valves and threaded connections. There, at a galvanized steel elbow was the gas leak. The agent was notified. The gas company was called and the technician from the gas company went into the crawl space to the point I showed him and he confirmed a sizeable gas leak and shut the gas service to the house. The seller was notified and the seller has to hire a plumber to repair the leak.

