



How To Avoid Hiring The Wrong Radon Mitigation Contractor

Hello and thank you for subscribing to Ohio Radon Systems Website. Below you will find a series of questions you should ask any Radon Contractor you are considering hiring.

Reducing Radon Levels “Far Below” The EPA’s Action Level Starts With The Mitigation System...and All Mitigation Systems Are Not the Same.

1. Is the contractor a fulltime radon contractor or a construction guy who took a radon mitigation class and obtained licensing from the state? As you can see the fulltime contractor who deals with radon gas “fulltime” will have much more experience. Fulltime radon contractors install around 30-60 systems a month or more, the part time contractor may only install 5-10 systems a month. Who has the most experience to reduce radon gas levels “Far Below” the EPA’s action level? Who answers the phone, did it go to voice mail? Were they helpful? How long have they been in business?

Ohio Radon Systems is a fulltime radon contractor with a fulltime office staff, licensed Radon Mitigation Specialists; we install over 40-50 systems a month.

2. Is the Radon contractor fully insured? Things to consider- The potential for damage to your home is possible. Contractors are using saws, drills, ladders etc...You are dealing with a gas that causes health concerns. If the job was not done correctly the radon mitigation system could back draft carbon monoxide into the home. If you’re on the selling end of a real estate transaction it would be wise to hire a contractor that is fully insured. What if the new owners had a retest and it failed, you could be held liable for hiring the wrong contractor.

Ohio Radon Systems obtains full liability and error and omissions insurance.

3. Who will be working in your home? Current regulations state that anyone can install a Radon Mitigation system in Ohio if they are supervised by a licensed mitigation specialist. Someone with 8 hours of remedial training installs your system, maybe if you’re lucky the owner of the company “The Mitigation Specialist” reviews the work.

Ohio Radon Systems has a firm rule. The only employees from our company that work in your home are Ohio Licensed Radon Mitigation Specialists, trained at the EPA regional training center, NEHA-NRPP Certified professionals that can design, and install a safe system. We show up in uniform, with company ID badge with our certifications present. Even Sue at the office has successfully completed a radon measurement and mitigation class, just ask her about it, she’s very proud that she passed and she will probably send you a copy of her certification! 330-644-5390

4. How does the radon contractor intend to design the best system that reduces radon levels “Far Below” the EPA action level? Do they use diagnostic testing equipment, or shoot from the hip, drill a hole, install a fan and hope for a level below 4.0, some rely on experience; this method works 70% of the time, but is not foolproof!

Ohio Radon Systems will evaluate every aspect of your home, from top to bottom. We determine where the best suction point will be. We will drill small test holes in the basement or crawlspace floor and use a special device called a micromanometer to measure the airflow across the entire floor. This allows us to properly size the radon fan, piping size, how many suction points we need, and establish negative pressure sources that may leak and cause the system to be less effective. Diagnostic testing is recommended by the US EPA standards and is the #1 tool we have to design a mitigation system that will reduce radon levels to the lowest level possible. We take the time and effort to do this, where most contractors won't. I myself personally sign each post mitigation report produced by each of my field technicians- I guarantee you that diagnostic testing will be performed to design the safest system or I will refund your money- *Robert J. Lawrence, President, Ohio Radon Systems.*

5. What type of system are you getting for your money? If you have made it this far then you have probably already visited our website and looked at the “Mitigation System Page” that clearly defines that all Radon Mitigation Systems are not the same. Ask the contractor you are hiring to specifically spell out what you get. Does the system include safeguards for the radon fan, what type of warranty they provide, ask to see a copy of the warranty prior to purchasing.

Ohio Radon Systems will provide system safeguards as part of our basic system. We install fan guards to minimize condensation flowing back into the radon fan that could cause damage, vermin guards on the top of the radon vent pipe, fire collars when fire walls are breached, caulk and seal any radon entry point that we can see, 30 year performance and labor guarantee, 5 year radon fan warranty, free post mitigation retest, and a free 2 year retest after we install the system.

6. What type of documents do you receive from the contractor? Some just produce a sales receipt, while others will produce a brief warranty statement filled with loop holes.

Ohio Radon Systems will provide you with a full radon mitigation proposal, detailing all the work that will be performed in your home, the cost, and a full disclosure of our guarantees, and warranties. We also provide you with a post mitigation report “Home Owners Liability Report”. It describes in detail what you did as a home owner to take the matter seriously, outlines what we installed, parts, testing and a full disclosure. This report protects you and your family from future liability if you were to sell the home or currently selling.

You will be receiving a copy of this report shortly since you subscribed to our website.

Become a “knowledgeable” consumer! If the contractor you are considering hiring can't or won't answer these questions, simply choose someone else.

The Three types of radon systems listed below

Our companies experience has led us to believe that there are three types of Radon Mitigation Systems that radon contractors install. We will describe them below. Every consumer should read this before you spend your hard earned money! Most consumers think they are getting a superior mitigation system and spend the money for one but end up spending more money down the road because they received and inferior mitigation system full of short cuts. Inferior systems cause headaches, cost money, and kill real estate deals.

A Superior Radon Mitigation System Will:

- ✓ Save life's and protect your families health and safety by reducing radon gas levels "far below" the EPA's action level
- ✓ Saves you money in the long run by installing only the best fans, material, labor, and system safeguards.
- ✓ Saves sellers thousands of dollars in lost potential buyers
- ✓ Saves Realtors Commissions

An Inferior System Will:

- Shoot for the minimum acceptable EPA threshold level, and often fail re-tests later on during the systems life
- Has fine print weaseling words in the guarantee that are not honored if the system fails
- May take several attempts to lower radon gas levels
- Kills real estate transactions, makes the buyers feel scared or uncertain about the home they are buying; inferior systems fail when home inspectors test the home when the time comes to sell.

The Big Question "The COST"

While the inferior mitigation system may cost a few dollars less, in the long run these systems cause home owners to spend more money. The cost difference between a superior system and the inferior system is generally \$100-\$200. The replacement cost of a cheap radon fan \$200, Service calls \$100, having your home fail a re-test by a home inspector when you go to sell- THOUSANDS!

The Three Types of Radon Mitigation Systems

Type 1: These happen to be the worst of the five. Shoots for the minimum acceptable EPA threshold level between 3.5 and 3.9 and violates the EPA standards in more ways than one. Consumers should avoid these types of systems, it may sound like your getting a quality system over the phone, but will cost you more money long term than the system is worth.

- Only 1 suction point when 2 are required,
- No diagnostic testing is performed to properly design the system, fan and piping
- Cheap fan, or improperly sized or type of radon fan
- Improper vent pipe termination
- Schedule 20 PVC piping- System is loud
- No sealing of radon entry points (cracks, wall to floor junction)
- May not treat all slabs our foundation areas
- Minimum system guarantee or none at all, fine print weasel words in contract, huge labor charges for system maintenance or fan failures, Loop holes in the guarantee wording.
- Biased re-tests
- Poor suction pit below the suction point, doesn't remove the proper amount of soil around the suction point
- Are not cosmetically appealing, making buyers unhappy.
- The person installing the system is not an Ohio Licensed Mitigation Specialist, but an employee of a mitigation specialist that is never supervised on the job.
- The installation may only take 1-2 hours- In and out.
- Placing the radon fan in the interior of the home
- Usually has sellers apologizing to the buyers for several attempts by the contractor to get levels down
- No fire collars, where system breaches fire walls in garage or other areas of the home.
- Leaky roof flashings when interior "hidden" systems are installed, if even considered.
- Unsafe electrical workmanship

Type 2: These are the average radon mitigation systems. Shoots for an average acceptable EPA threshold level between 2.0 and 3.0 but still violates the EPA standards in some ways and will not lower radon levels "Well Below" the EPA threshold.

- Only 1 suction point when 2 are required
- No diagnostic testing is performed to properly design the system, fan and piping
- Cheap fan, or improperly sized or type of radon fan
- No sealing of radon entry points (cracks, wall to floor junction)
- May not treat all slabs our foundation areas

- Average system performance guarantee
- Poor suction pit below the suction point, doesn't remove the proper amount of soil around the suction point
- May not be cosmetically appealing
- The person installing the system is not an Ohio Licensed Mitigation Specialist, but an employee of a mitigation specialist that is never supervised on the job.
- No fire collars, where system breaches fire walls in garage or other areas of the home.
- Leaky roof flashings when interior "hidden" systems are installed, if even considered.

Type 3: These are the best radon mitigation systems. Lowers radon levels far below the EPA threshold level, shoots for levels around 1.3 or even lower than 1.0 these systems strictly adhere to all EPA standards, safest systems, and quality materials.

- Installation of as many suction points as needed
- Diagnostic testing under the home to properly choose the fan size, and number of suction points needed to lower radon levels.
- The best radon fan money can buy
- The best vent pipe materials, SD 35 or Schedule 40 PVC piping.
- Sealing all radon entry points
- Provide suction points to all slabs or foundation areas, treats the entire home.
- Properly seal and apply radon retarders on crawlspace floors
- An excellent performance and material guarantee that's honored if something does happen to go wrong.
- Testing devices placed in the proper areas of home, nonbiased testing results.
- Excellent suction pit, removes the proper amount of soil, installs larger suction pit and bushings.
- Cosmetically appealing, nice white piping, interior "hidden" system when requested by owner
- All work was performed by a Licensed Ohio Radon Mitigation Contractor, not an unsupervised employee.
- The installation takes 5-6 hours
- Use of fire collars when fire walls are breached
- Installation of a "Fan Guard" helps condensation drain around the radon fan instead of inside the fan= Damage.
- Installation of a vermin guard on top of the radon vent pipe.
- Properly flashed roof penetrations when interior "hidden" systems are installed, quality flashing material.
- Electrical components properly installed.
- The contractor offers to test the home every two years.
- A post mitigation report "Sellers Liability Report" is sent to the home owner. Outlines what the system does, how it works, how to take care of it, and who to call if you should have a question.

Thank you for subscribing to our website. We hope this information helps you make an informed decision. Should you have further questions, please call our office, we are always available to answer your questions, Monday-Saturday 8am-5pm. Feel free to email us as well!

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