

[RADON • THE CONTRACT CLOCK]

Radon in a Tennessee home sale.

Radon testing is standard practice in East Tennessee transactions, and a high result almost never has to move a closing date. Here's how the week actually goes.

 D1 Inspection period opens Order the radon test with the home inspection, the same visit or the day after. The contingency window won't wait for it.	 D2-3 48 hours, house closed A certified continuous monitor runs two full days. Windows shut, outside doors for coming and going only, HVAC on normal. Tampering shows in the hourly data.	 D4 The number lands Under 4.0 pCi/L, file it and move on. At or above 4.0, the buyer's agent typically asks the seller to install mitigation before closing.	 D5-10 Fixed on the clock A system installs in one to two days and is verified by a retest about two days later. The closing date rarely has to move.
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READING THE RESULT

	Under 2.0	Low. Retest every two years.
	2.0 to 4.0	The EPA suggests considering a fix.
	4.0 and up	The EPA's action level. Fix it.

IF IT COMES BACK HIGH

- 01 Seller installs before closing.** The most common outcome, and it fits inside most contract timelines.
- 02 Credit at closing.** The buyer arranges the install after moving in.

Either way, make a passing retest under 4.0 a written condition of the deal.

103.9
pCi/L • ZIP 37923

Knox County sits in EPA radon Zone 1, the highest-risk category. Tennessee's own test data includes 872 Knox County results averaging 3.94 pCi/L, a hair under the action level. The county's highest recorded reading came from a West Knoxville home: 26 times the level the EPA says to fix.

YOUR AGENT

NAME _____

PHONE _____

BROKERAGE _____

HIGH RESULT ON A DEADLINE?

(865) 686-5867

A real person answers, seven days a week.
One vetted local pro, scheduled around your closing date.

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SCAN: RADON RESULTS
FOR ANY TN ZIP

[RADON • THE DETAILS]

What your clients will ask next.

The six questions that come up in nearly every deal with a radon test.

Why not the free state kit?

Tennessee mails free radon kits to homeowners, and they're a fine first test for a family. A sale needs more: a **certified professional with a continuous radon monitor** running 48 hours, logging hour-by-hour data both sides can trust and showing if anyone opened a window.

The house already has a system

Usually a good sign: someone found the problem and fixed it. Five checks at the inspection:

GAUGE	The U-tube on the pipe shows uneven liquid. Level liquid means no pull.
FAN	Running and humming. Fans last five to ten years.
EXHAUST	Vents above the roofline, away from windows.
LINER	In a crawl space, intact and sealed at the walls.
PAPERWORK	A post-install test under 4.0 is on file.

Choosing a mitigator

Tennessee doesn't license radon mitigators, so anyone can call themselves one. Ask for **national certification through NRPP or NRSB**, and make a retest under 4.0 a written condition of the job, not a promise.

The disclosure gap

Tennessee's seller disclosure covers **known** radon, and sellers aren't required to test. So a disclosure that says "no radon" usually means the house was never tested, not that it tested clean. The buyer's own test is the only number that belongs to the buyer.

How mitigation works

Crawl space homes, which is most of Knoxville, get a **sealed liner over the dirt with a fan pulling from underneath**. Slab homes get suction through the concrete. Either way, the exhaust goes out above the roofline. Systems install in one to two days and routinely cut levels by 80 to 99 percent.

After closing

The pipe and seals last for decades; the fan is the part that wears out, somewhere past five to ten years. TDEC recommends every Tennessee home **retest every two years**. A retest after any major renovation is good practice too.

BEFORE YOU LIST OR BUY

See what radon tests found in any Tennessee zip code.

Actual state test results for 606 Tennessee zip codes, free, in about five seconds. A useful conversation to have before the inspection, not after.

knoxcrawl.space/radon-levels-by-zip



SCAN TO
LOOK UP A ZIP