

AMERICAN SOCIETY OF HOME INSPECTORS  
AUXILIARY STANDARD OF PROFESSIONAL PRACTICE  
FOR INSPECTING RADON MITIGATION SYSTEMS

**1. PURPOSE OF THIS STANDARD**

- 1.1** The purpose of this Standard of Professional Practice for Inspecting Radon Mitigation Systems (Radon Standard) is to establish a voluntary standard for *inspectors* who *inspect radon mitigation systems*. This Radon Standard does not apply to a *home inspection* using *The ASHI Standard of Practice for Home Inspections* (ASHI SoP) unless the *inspector* and the *client* specifically agree in writing to include this additional inspection.
- 1.2** This Radon Standard does not limit *inspectors* from:
- A. including other services or *components* in addition to those required by this Radon Standard;
  - B. complying with government laws and regulations that affect the *inspector*; and
  - C. excluding *radon mitigation system components*, if agreed to in writing by the *client*.
- 1.3** An *inspector* who *inspects* a *radon mitigation system* using this Radon Standard shall adhere to the ASHI® Code of Ethics for the Home Inspection Profession.

**2. RADON MITIGATION SYSTEM INSPECTION OBJECTIVE AND SCOPE**

- 2.1** The objective of a *radon mitigation system* inspection is to use this Radon Standard to determine the condition of the *radon mitigation system* at the time of the inspection.
- 2.2** An inspection of a *radon mitigation system* using this Radon Standard:
- A. is visual, and is not *technically exhaustive*;
  - B. is general, and does not include:
    - 1. government laws and regulations that affect the *radon mitigation system*,
    - 2. other industry standards and guidelines,
    - 3. manufacturer's installation instructions;
  - C. does not evaluate or determine the functionality, adequacy, effectiveness, or efficiency of the *inspected radon mitigation system*;
  - D. does not evaluate, determine, or speculate about the present and future health effects of exposure to radon including, but not limited to, radon that may be emitted from the *radon mitigation system*; and
  - E. does not include measurement of radon levels, unless the *inspector* and *client* specifically agree in writing to include this additional service.

### 3. INSPECTION AND REPORT

3.1 The *inspector* shall *inspect* the *readily accessible*, visually observable, *installed radon mitigation system*, as specified in Section 4 of this Radon Standard.

3.2 The *inspector* shall issue a written report, using a medium and a format selected by the *inspector*, that:

- A. identifies *components* that are significantly deficient, in the professional judgment of the *inspector*;
- B. reports the absence of an *available* radon test result completed during the two years before the inspection;
- C. reports significant differences between the *radon mitigation system documentation* and the *inspected radon mitigation system*, if such *documentation* is *available*;
- D. provides the reasoning or explanation as to the nature of the deficiencies reported in 3.2.A and 3.2.C that are not self-evident;
- E. recommends correction, *further evaluation*, or monitoring of *components* identified in 3.2.A and 3.2.C; and
- F. identifies *components* specified for inspection in this Radon Standard that were present during the inspection, but were not inspected, and a reason why they were not inspected.

### 4. RADON MITIGATION SYSTEM INSPECTION

A. The *inspector* shall observe results of radon level measurement, if *available*.

B. The *inspector* shall observe *radon mitigation system documentation*, if *available*.

C. The *inspector* shall observe written *documentation* of *radon mitigation system maintenance*, if *available*.

D The *inspector* shall *inspect*:

1. Sealing of openings between soil and areas that may exchange air with conditioned space:

- a. slabs, crawlspaces, basements, and
- b. drainage sump pits.

2. Installation of fans:
  - a. suitability of fan location,
  - b. suitability of fan for installed location,
  - c. electrical connections and disconnecting means, and
  - d. presence of a system fan monitor and whether the monitor appears to be functioning.
3. Installation of exhaust pipes:
  - a. suitability of material for installed location,
  - b. sealing of joints,
  - c. compromise of structural members and fireblocking,
  - d. suitability of termination orientation and location, and
  - e. notices and labeling

## 5. GENERAL LIMITATIONS AND EXCLUSIONS

- A. The *inspector* is not required to perform actions, make determinations, or make recommendations unless specifically required by this Radon Standard.
- B. An inspection of a *radon mitigation system* using this Radon Standard is not required to identify or to report:
  1. latent defects, consequential damages, and *cosmetic issues*,
  2. *components* that are concealed or otherwise not visible, or that are not readily accessible,
  3. the condition of *components* that are not part of the *radon mitigation system*,
  4. *radon mitigation system documentation* that is not available, and
  5. *components* that were not inspected by reason of 5.D.4.
- C. The *inspector* is **NOT** required to determine:
  1. methods, materials, and costs of corrections,
  2. future conditions including, but not limited to *component* failure and the remaining life expectancy of *components*,
  4. presence of environmental hazards including, but not limited to, allergens, toxins, carcinogens, electromagnetic radiation, noise, radioactive substances including radon, and contaminants in building materials, soil, water, and air,

5. whether any item, material, condition, or *component* is subject to recall, controversy, litigation, product liability or other adverse claim or condition, and
6. compliance of *radon mitigation system* with past and present requirements and guidelines (codes, regulations, laws, ordinances, specifications, installation and maintenance instructions, use and care guides, etc.).

D. The *inspector* is **NOT** required to:

1. perform any act or service contrary to law or regulation;
2. perform any trade or any professional service other than as required in this Radon Standard;
3. provide warranties or guarantees of any kind;
4. perform any procedure or operation or to enter any area that may, in the opinion of the *inspector*, be dangerous to the *inspector*, to other persons, or that may cause damage to the property or to *components*;
5. move personal property, plants, soil, snow, ice, or debris;
6. dismantle any *radon mitigation system component*; and
7. determine causes of or reasons for the condition of *radon mitigation system components*.

## 5. DEFINITIONS OF ITALICIZED TERMS

**Available** present, provided to the *inspector*, and ready for use at the beginning of the inspection.

**Client** A person who hires an *inspector* to *inspect radon mitigation system components* using this Radon Standard.

**Component** A primary part of a functionally related group that works together as a system; but not including ancillary parts that do not contribute to the intended function of the system.

**Cosmetic issues** Defects that are superficial, and that do not affect a *component's* ability to function properly.

**Documentation** (1) Written installation and operating instructions provided by the *radon mitigation system* installation contractor. (2) Written description of work performed by a *radon mitigation system* contractor to maintain the *radon mitigation system*.

**Further evaluation** Additional examination and analysis by a qualified professional.

**Home inspection** An inspection performed using *The ASHI Standard of Practice For Home Inspections*.

**Inspect** The process of visually examining a *readily accessible radon mitigation system* using this Radon Standard.

**Inspector** A person who is qualified to *inspect a radon mitigation system* using this Radon Standard.

**Installed** A *component* that is connected or set in position and prepared for use.

**Readily accessible** A *component* that is located in an area where access will not involve risk to persons or property, and that is visible without: (1) moving matter or material of any kind, and (2) using tools, and (3) using a ladder taller than twelve feet.

**Radon mitigation system** A collection of *components* that are intended to reduce radon below an agreed-upon level in a residential building.

**Technically Exhaustive** An investigation that involves the use of advanced techniques, instruments, testing, calculations, engineering, or other means.

## APPENDIX A

### IMPORTANT NOTICE

The American Society of Home Inspectors, Inc. (ASHI) does not verify the qualifications of inspectors who use this Radon Standard, and has no authority or control over the inspections undertaken or performed using this Radon Standard. This Radon Standard is not intended to discourage or limit additional or more detailed inspections. ASHI disclaims all liability for any and all personal and bodily injuries and damages, including but not limited to incidental and consequential damages, which may occur as a result of inspections performed using this Radon Standard. No warranty, expressed or implied, is intended or offered by ASHI in the use of this Radon Standard. ASHI, its officers, directors, employees, and agents assume no risk, and make and imply no representations of any kind, to inspectors, consumers, third parties, and others.

[Link to Radon Checklist](#)