



Summer 2008

House Notes

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AMI Now Offers Additional Services!

- Visit our website at www.amipdx.com for maintenance tips and service provider recommendations
- Call Lisa in our office at 503.236.1812 to schedule an inspection

In addition to our inspection services, AMI now offers 2 additional services: radon screening and sewer scope scheduling.

Sewer Scope Scheduling

Although AMI does not conduct sewer scopes, we now offer sewer scope scheduling for clients booking inspections in the Portland area. The fee is set by the individual company, but usually runs between \$100 and \$125. We will attempt to schedule the sewer scope during the home inspection, for everyone's convenience.

Radon Screening

Radon is a colorless odorless gas that emanates from the ground and is common in homes and other dwellings. The Environmental Protection Agency (EPA) has determined that high levels of Radon in homes is a health risk, and recommends that all homes be tested to determine the level of Radon present. The EPA further states that it may not be possible to reduce low levels of radon, 4 pCi/L or less, and does not recommend mitigation due to the decreased health risk.

The purpose of a Screening is to identify dwellings with high concentrations of Radon so that further testing or mitigation can occur. The Screening is usually completed within 72 hours and provides a data sample for that time period. An Alpha Track Test provides data over a period of several months and will provide a more accurate picture of seasonal fluctuations of indoor Radon levels.

Charcoal canisters are recommended by the EPA as a simple and cost effective way to obtain quick screening measurements of indoor radon. However, since indoor radon levels can change from room to room and from season to season, a single screening is not a reliable means of making mitigation decisions. This screening only indicates whether your home or office may have a potential radon problem that would require further testing. EPA further recommends that follow-up screenings are performed when measurement results are above 4.0 pCi/L. The EPA also recommends that corrective actions be taken to reduce levels to below 4.0 pCi/L when radon levels measured in several rooms reach a long-term average of 4.0 pCi/L or greater.

Screening results can be affected by weather, barometric pressure, operation of heating and cooling equipment, wall and ceiling insulation, ventilation, moisture barriers and the number of people living in the house at the time the Screening is in progress. To protect against flawed results, it is recommended that two Screening Collection Devices be used side by side. Manufacturer's placement instructions should be strictly followed. Occupants may come and go but doors and window should not be left open during the test period and 24 hours prior to the test period. AMI has no control of access to the property and will not be held liable for site conditions that may adversely affect Screening results.

AMI recommends that home owners who conduct pre-purchase radon Screening, also perform a Screening after taking possession and moving into their home. Periodic Screenings are recommended to verify that conditions have not changed. This must be done at the time of the home inspection, and costs range from \$30 to \$150, depending on which options the buyer selects.

Buyers may purchase radon screening kits for \$30 each, or 2 for \$50. We recommend purchasing 2 kits to produce more accurate results. Buyers or their realtors may handle the collection and mailing of the kits (self-addressed, prepaid envelopes are provided), or, for an additional fee of \$100, the inspector can schedule a time to come back and collect/mail the kit(s).