

INSPECTION LIST FOR EXISTING RADON MITIGATION SYSTEMS

This list is intended for use by homeowners and inspection professionals to evaluate safety and integrity of radon systems and is not intended to verify compliance with local regulations or any particular published radon standard.

EVALUATION FOR SAFETY CONSIDERATIONS		
Radon Testing		If Yes, recommended action
Was the most recent test more than 2 years ago?	() Yes	Test for radon
Are recent test reports lost or unavailable?	() Yes	
Is a real estate transaction being considered?	() Yes	
Is there a passive pipe system (i.e., no radon fan) or a mitigation method different than typical radon systems?	() Yes	Test for radon. If readings are low, test again in the heating season.
Radon Fan		
Is the fan monitor missing, broken or not viewable?	() Yes	Install a fan monitor.
Does the radon fan appear to have stopped running?	() Yes	Activate or replace the fan.
Does the fan wiring appear unsafe?	() Yes	Correct unsafe electrical wiring.
Is the fan in an occupiable space or beneath an occupiable space, such within a basement or crawl space?	() Yes	Relocate the fan to be in compliance with current standards.
Exhaust Location		
Is the exhaust location lower than 10 feet above grade?	() Yes	Take action to bring the exhaust location into compliance with current standards.
Is the exhaust location less than 2 feet above or 10 feet to the side of all windows, doors or other ventilation openings between outdoor air and indoor air?	() Yes	
Openings to soil		
Are there sump pits found that do not have rigid sealed lids?	() Yes	Seal or install a sump lid.
Are there sizable openings to soil that are practical to seal and would not compromise water drainage if sealed?	() Yes	Seal sizable openings as appropriate in slabs and crawlspace membranes.
Non-habitable air spaces		
For less common systems that draw air from behind a wall, under a floor or from a crawlspace: Are there unclosed openings between the non-habitable air space and both interior areas surrounding the air space and the exterior outdoors?	() Yes	Take action to establish sufficient closure to prevent energy penalties or flue gas spillage from atmospherically vented combustion appliances?
Are foundation vents closable even though indicated by radon testing to be an important mitigation component?	() Yes	Take action to install non-closable vents or install a system that is effective during seasons when vents are closed.
Pipe Routing		
Are building exits for fire and safety blocked?	() Yes	Take action to correct hazards.
Does routing compromise fire protection or safe distances from electrical panels or meters for gas or liquid fuel?	() Yes	



EVALUATION FOR INTEGRITY OF SYSTEM COMPONENTS



TYPE OF MITIGATION SYSTEM(S) INSTALLED

- Passive soil ventilation
 Sub-slab Depressurization
 Sub-membrane Depressurization
 Sump Depressurization
 Drain Tile Depressurization
 Block Wall Depressurization
 Non-habitable Airspace Depressurization
 Other _____

System Piping		If Yes, recommended action
Is piping not water tight?	<input type="checkbox"/> Yes	Take action to seal pipe joints
Is piping not draining water to the soil?	<input type="checkbox"/> Yes	Take action to achieve drainage
Is piping not secured to the building in durable manner?	<input type="checkbox"/> Yes	Take action correct these piping deficiencies
Is the path of exhaust air obstructed?	<input type="checkbox"/> Yes	
Is the path of exhaust air striking nearby building materials?	<input type="checkbox"/> Yes	
Is the piping material damaged or not durable?	<input type="checkbox"/> Yes	
Fans		
Are flexible couplings not installed between the fan and pipes?	<input type="checkbox"/> Yes	Take action to correct the fan installation
Can't find a switch, plug or labeled breaker to turn off the fan?	<input type="checkbox"/> Yes	
Is the design of the fan inappropriate for a radon system?	<input type="checkbox"/> Yes	
Sump Lids		
Is the durability of the sump lid inadequate for long-term capacity to support the weight of anticipated loads associated with people who may traverse within this area of the building.	<input type="checkbox"/> Yes	Take actions to correct sump lid deficiencies
Are sump lids fastened and sealed in a manner that denies removal for service instead of being closed with non-permanent materials such as silicone caulk or gaskets.	<input type="checkbox"/> Yes	
Is a flexible coupling disconnect not found on suction piping attached to a sump lid that would ease access to the pit?	<input type="checkbox"/> Yes	
Sub-membrane Depressurization		
Are air inlets into piping under the membrane obstructed?	<input type="checkbox"/> Yes	Take action correct the deficiency
Is there evidence of standing water on the membrane?	<input type="checkbox"/> Yes	
Is the membrane damaged or left with sizable openings to soil?	<input type="checkbox"/> Yes	
Are the edges of the soil gas retarder unsealed?	<input type="checkbox"/> Yes	Improvements may be warranted to enhance system effectiveness and long-term integrity of the membrane
Is durability of the membrane material inadequate?	<input type="checkbox"/> Yes	
Is the soil gas retarder not secured to walls for crawl spaces that are regularly accessed for maintenance or storage	<input type="checkbox"/> Yes	