



## PREPARING YOUR HOME FOR RADON TESTING

*Keep Your Home "Closed" Before the Test*

### **Radon testing requires a "closed house" condition to get accurate readings:**

- Keep windows and exterior doors closed (except for normal entry and exit).
- Avoid using fans that exhaust air outside.
- Do not open windows for at least 12 hours before and during the test.

### **Maintain Normal Indoor Conditions**

- Thermostats should remain at normal heating or cooling levels.
- Keep interior doors open to allow air to circulate naturally.
- Operate bathroom, kitchen, and utility fans only if required by the tester.

### **Inform Occupants and Visitors**

- Limit unnecessary movement in areas where detectors are placed.
- Avoid moving or tampering with the radon test kit or devices.

## PREPARING YOUR HOME FOR A SEWERSCOPE ON A REAL ESTATE TRANSACTION

### **Clear Access to Cleanouts**

- Locate the main sewer cleanout: Usually near the house, in the yard, or basement.
- Ensure it's accessible: Remove dirt, plants, rocks, or debris. Inspectors need to run a camera through it easily.

### **Ensure Good Drain Flow**

- Run water through all drains: Check sinks, tubs, showers, and floor drains.
- Fix slow or clogged drains: This prevents the camera from getting stuck or misreading the pipe condition.

### **Remove Obstructions in the Yard**

**\*\*If your sewer line is underground:**

- Trim overgrown vegetation.
- Remove debris or obstacles along the pipe path if known.
- Make sure the inspector has safe, clear access for the equipment.

### **Check for Signs of Damage**

- Look for wet spots, sinkholes, or unusual odors in the yard.
- Address any major issues before inspection; minor issues can be disclosed, but major surprises can slow a sale.

### **Prepare Documentation**

- Gather any previous sewer inspections, repairs, or maintenance records.
- This helps reassure buyers and can sometimes reduce the need for re-inspection

**Bonus Tip:** Consider a pre-sale sewer inspection. Many sellers do this to identify and fix issues before listing, preventing negotiations or delays during escrow.