



IS RADON TESTING REALLY NEEDED?

Yes! Realtors® have a fiduciary responsibility to their clients so please remind your buyers and sellers that the home **should be tested for Radon**. The U.S. Environmental Protection Agency (EPA) and the U.S. Surgeon General are urging Americans to test their homes for this colorless, odorless radioactive gas that causes up to 15% of lung cancers worldwide.

Radon can be a problem in homes of all types: old homes, new homes, drafty homes, insulated homes, homes with and **without** basements. Local geology, construction materials, and how the home was built are among the factors that can affect radon levels in homes. Radon from soil gas is the main cause of radon problems but, sometimes radon enters the home through well water. In a small number of homes, the building materials can also give off radon, however, building materials rarely cause radon problems by themselves.

Radon gets into the home through:

- ◆ Cracks in solid floors
- ◆ Construction joints
- ◆ Cracks in walls
- ◆ Gaps in suspended floors
- ◆ Gaps around service pipes
- ◆ Cavities inside walls
- ◆ The water supply



Camelot Home Inspections has recorded high levels of Radon in various parts of our local community this past year and the EPA has designated N. E. Ohio as an **orange zone**.

The Zone Map was developed using five factors to determine radon potential: indoor radon measurements; geology; aerial radioactivity; soil permeability; and, foundation type.



Zone 1 counties have a predicted average indoor radon screening level greater than 4 pCi/L (**red zones**) Highest Potential.

Zone 2 counties have a predicted average indoor radon screening level between 2 and 4 pCi/L (**orange zones**) Moderate Potential.

Zone 3 counties have a predicted average indoor radon screening level less than 2 pCi/L (**yellow zones**) Low Potential.

For additional information on radon, radon risks, testing and costs to reduce radon levels, please visit: <http://www.weinspectforyou.com/radon.htm> which also has numerous links to material to share with your clients.

Faucet Maintenance

To keep your faucets from leaking, preventive maintenance is the name of the game. Almost all faucets have an aerator at the tip of the faucet spout. An aerator mixes air and water for a smooth flow. You should clean aerators periodically, perhaps once a year, to remove mineral and debris buildup.

It's easy to remove faucet aerators when you need to do maintenance.



Unscrew the aerator, lay aerator parts on the counter **in the order in which you removed them**, or make a sketch of their order, so that you put them back correctly. Flush the parts with water and clean the screen holes with a toothbrush or toothpick. Hard-water scale can be removed by soaking the parts in vinegar or lime dissolver. Flush all parts with water before putting them back together. If parts are worn, replace the worn parts or the entire aerator. Aerators are inexpensive and can be purchased at any hardware store.

Aerator Installation

Remove old aerator.

Inside threaded faucets:

Place upper washer (A) on lower washer (B) in top of aerator (C).
Screw aerator into inside threads of faucet.

Outside threaded faucets:

Discard upper washer (A). With lower washer (B) in top of aerator, screw aerator onto outside threads.

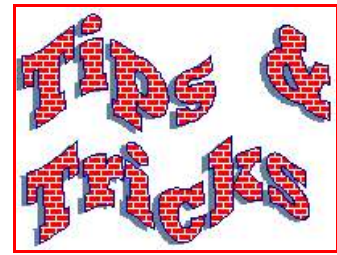
Water Hammers

Ever hear a slamming or banging noise in your water pipes when someone shuts off a faucet? That sound is called a water hammer. It is caused by the sudden change of water flow, and pressure surges, which makes pipes vibrate.

Over time, recurring water hammers can loosen the mounting brackets that attach the pipes to the studs and joists in your home, leading to more movement and risk of leakage in joints and fittings. It can even cause a poorly soldered joint or fitting to completely break!

To minimize water hammers, secure pipes to prevent movement and reduce sudden pressure variations. Various devices are available that reduce the abrupt changes in water pressure.

Source: CUWCC Practical Plumbing Handbook



Be Energy Conscious

The kitchen swallows a lot of energy because the appliances are on all the time. In fact, the refrigerator accounts for 15% of the monthly electric bill. Just making hot water for washing consumes about 14% of your home energy budget. Many hot-water heaters are set too high! Set a hot-water heater at 120° (or the low setting). That's hot enough for most needs and it reduces the energy needed to keep water hot in the tank.

Removing Melted Wax

Instead of prying and scraping melted votive candles out of their holders, place the glass holders in the freezer for a few hours. The wax should shrink just enough to pop right out.

Easy Treats

For a cool brownie treat, make brownies as directed. Melt Andes mints in double broiler and pour over warm brownies. Let set for a wonderful minty frosting.