1. PURPOSE OF THIS STANDARD

1.1 The purpose of this Standard of Professional Practice for Inspecting Radon Mitigation System Components (Radon Standard) is to establish a voluntary standard for inspectors who inspect these components. 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 regulations and other requirements; and
C. excluding radon mitigation system components, if agreed to in writing by the client.

1.3 An inspector who inspects radon mitigation system components using this Radon Standard shall adhere to the ASHI® Code of Ethics for the Home Inspection Profession.

2. RADON MITIGATION SYSTEM COMPONENT INSPECTION OBJECTIVE AND SCOPE

2.1 The objective of inspecting radon mitigation system components is to determine the condition of the radon mitigation system components specified in Appendix A of this Radon Standard that were present at the time of the inspection.

2.2 An inspection of radon mitigation system components using this Radon Standard:

A. is not technically exhaustive;
B. is general and does not include:
   1. government laws and regulations,
   2. industry standards and guidelines,
   3. manufacturer’s installation instructions; and
C. does not provide a warranty or guarantee regarding the adequacy, effectiveness, or efficiency of the inspected radon mitigation system components, or of the radon mitigation system.
3. INSPECTION AND REPORT

3.1 The inspector shall inspect the readily accessible, visually observable, installed radon mitigation components specified in Appendix A 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 radon mitigation system components that are significantly deficient, in the professional judgment of the inspector;
B. provides the reasoning or explanation as to the nature of the deficiencies reported in 3.2.A that are not self-evident;
C. recommends correction, further evaluation, or monitoring of radon mitigation system components identified in 3.2.A; and
D. identifies radon mitigation system 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. GENERAL LIMITATIONS AND EXCLUSIONS

A. The inspector is not required to perform actions, make determinations, identify or report about radon mitigation system components, or make recommendations unless specifically required by this Radon Standard.

B. An inspection of radon mitigation system components inspections using this Radon Standard is not required to identify or to report:
   1. latent defects, consequential damages, and cosmetic issues,
   2. radon mitigation system components that are concealed or otherwise not visible, or that are not readily accessible,
   3. the condition of components that are not radon mitigation system components, and
   4. radon mitigation system components that were not inspected by reason of 4.D.4.

C. The inspector is NOT required to determine:
   1. adequacy, effectiveness, and efficiency of any radon mitigation system component, or of the radon mitigation system,
   2. methods, materials, and costs of corrections,
   3. future conditions including, but not limited to radon mitigation system component failure and the remaining life expectancy of radon mitigation system 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 radon mitigation system component is subject to recall, controversy, litigation, product liability or other adverse claim or condition, and
6. compliance of radon mitigation system components 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

Client A person who hires an inspector to inspect radon mitigation system components.
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.
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 examining readily accessible radon mitigation system components using this Radon Standard.
Inspector A person who has the qualifications to inspect radon mitigation system components using this Radon Standard.
Installed A radon mitigation system component that is connected or set in position and prepared for use.
**Readily accessible** A *radon mitigation system 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 components** *Components* that are part of a radon mitigation system and 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.

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**APPENDIX B**

**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.