

## Term

allergenic mold	Mold that can trigger allergic responses. This is the most typical household mold.
asbestos	Asbestos is a term used to refer to six naturally occurring silicate minerals
EPA	The Environmental Protection Agency, the U.S. agency that sets benchmarks for what is allowable and safe in a house.
lead-based paint	Lead-pigmented paint was used in the 20th century. Only 24% of homes between 1960 - 1978 contained lead-based paint, whereas it was much more common in homes built prior to 1960. Utah has lower-than-average levels of lead in paint due to the climate.
Lead-Based Paint Addendum	If the buyer initials box 3(d)(i) on the disclosure form, giving them a 10-day opportunity to conduct risk assessment or inspection for the presence of lead-based paint, that triggers the use of this addendum. It states that the buyer pays for any assessm
Lead-Based Paint Disclosure and Acknowledgment	A form required when selling a property built in 1978 or earlier, disclosing that it may contain lead paint. Knowledge of any use of lead-based paint or lead-based hazards is listed in this form, and the seller may not accept an offer from a buyer until t
Methamphetamine	A crystal compound that becomes airborne when heated. The vapor clings to surfaces and takes a very long time to break down on its own. Over time it will off gas to the environment, contaminating the air. People can become exposed through off gassing cont
mildew	A type of mold that grows on plants.
pathogenic mold	Mold that can cause diseases.
pre-listing inspection	An inspection completed before a home is listed. This is valuable for helping the seller to avoid surprises along the way.
radon	An odorless, colorless, radioactive gas that comes from the ground. Over long periods of exposure, it is the leading cause of lung cancer after smoking. In Utah, 1 in 3 homes test higher than EPA allowable levels of radon.
RRP Laws	RRP laws (renovate, repair, and paint): Federal law that if you do any work on a home built before 1978, you are required to hire an RRP EPA certifier unless it is your own home.
Stachybotrys	Also known as "black mold", even though it is not always black (it requires a lab test to confirm). It is considered to be a particularly potent toxic mold. Media attention is typically overhyped, as it typically only affects sensitive individuals. It is
toxigenic mold	Mold that produces toxins or poisons.

## Concept

Acceptable Radon Levels	The EPA recommends that action be taken if radon levels reach 4 pCi/L or higher, since that level is agreed upon as an acceptable risk. The EPA encourages you to consider remediation for levels between 2 and 4. There is no "legal limit" for radon. Smokers
Concerns of Lead-Based Paint	Lead is a toxin, and children are especially at risk because of their body size and need for nutrients. The body can mistake lead for calcium or iron and assimilate it. Although lead-based paint chips could be eaten by children, dust coming off of lead-ba
Disclosure of Lead	The year in which the manufacture of lead-based paint was banned in the United States was 1978, so homes of that age or older may contain lead-based paint. However, it is also possible that homes built around 1979 may have included lead-based paint as wel

Discussing Mold with Clients	Try not to use the word "mold", so as to avoid further liability beyond your role in the transaction as an agent. Leave specifics to inspectors and, instead, suggest "looking into" anything suspicious. Do not panic; your client is looking to you as a trus
Formaldehyde in the Home	Most people don't have any health problems from small amounts of formaldehyde in their homes. As levels increase, some people have breathing problems or irritation of the eyes, nose, throat, or skin from formaldehyde exposure in their homes. Formaldehyde
Government Regulations on Meth Contamination	Once the state health department is aware of a contaminated home, it typically loses its occupancy permit and requires that anything in the home be disposed of. Decontamination of a house typically costs \$10-20,000, but it can be done. It is the homeowner
How Does Radon Get In?	Radon gas gets in through foundation cracks, floor slab cracks, sump pits, and gaps around pipes and electrical conduits. Newer homes are even more susceptible than older homes, since they are built more efficiently insulated.
Meth Testing in Real Estate	There is no typical "meth house", and homes that one might least suspect may be contaminated. The elderly are a rising demographic for meth usage. Do not assume that there is no meth problem with a home based on the prior occupants. Do not assume that new
mold	An organic substance that feeds on moisture. A small amount of mold is found in any home, and it is not always dangerous. Healthy people are typically not affected by even moderate amounts of mold. However, it can cause symptoms in sensitive individuals.
Mold Testing	Mold testing is typically done in a lab with an air sample, and an outdoor source is also tested for comparison, to ensure that mold is not a result of open windows.
Radon Levels in a Neighborhood	Radon levels can vary drastically from home to home, even within the same neighborhood, so it is important to test each home individually.
Radon Remediation	A radon remediation system should be marketed as a positive, proactive step, particularly in Utah where so many homes are affected by radon. It does not need to be a stigma. What the system does is divert where radon goes, such that it is not going into t
Radon Testing	There are short-term and long-term tests that can be used in order to verify radon levels in a home. Ordering them from the state website ( <a href="http://radon.utah.gov">radon.utah.gov</a> ) will better ensure that the kits are stored correctly and measure accurately. Professional testers c
Testing for Lead-Based Paint	Inspectors use swabs to screen for lead in paint. However, to meet EPA guidelines for lead testing, lead testers must use an x-ray fluorescence gun in a very involved process.