

Environmental Screening Services

Mold Air Sampling, Indoor Air Quality (IAQ), and Radon Testing Buyer Information for Real Estate Transactions

About Us

Central Ohio Radon & Mold Testing, LLC provides professional environmental screening services designed to deliver objective, non-invasive data during real estate transactions. Testing protocols align with recognized industry standards and are intended to support informed, measured decision-making. The information below outlines the scope, purpose, and appropriate interpretation of each service.

- State of Ohio Radon License: RT-2019 (Radon)
- NRPP Certified (Radon)
- IAC2 Certified (Mold, Radon, IAQ)
- IAQCert Certified (IAQ)

Mold Air Sampling

Mold air sampling evaluates airborne mold spore levels inside the home and compares them to an outdoor control sample. Samples are analyzed by an accredited laboratory to determine whether indoor conditions appear typical or elevated relative to outdoor background levels.

Mold air sampling provides:

- Independent third-party laboratory analysis.
- Indoor-to-outdoor spore comparison.
- Objective documentation at the time of testing.
- Environmental data to support further evaluation if needed.

If visible mold-like growth is observed, laboratory confirmation is generally not required. The appropriate response is to identify and correct the moisture source and remediate affected materials regardless of mold type. Optional surface sampling may be performed if identification is desired. Surface testing typically identifies the general type (genus) of mold present but does not determine toxicity or health risk.

Indoor Air Quality (IAQ) Screening

IAQ screening measures general indoor environmental conditions at the time of testing. Parameters include particulate levels (PM_{2.5} and PM₁₀), carbon dioxide (CO₂), temperature, and relative humidity.

IAQ screening helps evaluate:

- Ventilation effectiveness.
- Airborne particulate concentration.
- Humidity balance affecting comfort and building performance.
- Environmental conditions during the inspection period.

Radon Testing

Radon is a naturally occurring radioactive gas that forms from the breakdown of uranium in soil. It can enter homes through foundation openings and accumulate indoors. Radon is colorless and odorless; testing is the only way to determine its concentration. Long-term exposure to elevated radon levels increases the risk of lung cancer, and radon is recognized by the U.S. Environmental Protection Agency (EPA) as the second leading cause of lung cancer in the United States, after smoking.

Radon testing during real estate transactions typically includes:

- Use of a continuous radon monitor (CRM).
- Adherence to EPA real estate testing protocols.
- Maintenance of closed-house conditions during monitoring.
- Objective measurement reported in picocuries per liter (pCi/L).

The EPA recommends consideration of mitigation when radon levels are at or above 4.0 pCi/L. If elevated, radon mitigation systems are widely available and highly effective at reducing indoor radon concentrations and lowering long-term health risk. Radon testing during real estate transactions typically includes:

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- Maintenance of closed-house conditions during monitoring.
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Limitations of Environmental Testing

- Results reflect conditions at a specific time and location.
- Testing does not predict future environmental conditions.
- Screening does not eliminate the possibility of concealed conditions.
- Environmental testing is not a medical diagnosis.

Environmental screening is intended to support informed decision-making during a real estate transaction and does not replace professional building diagnostics or medical advice.

Frequently Asked Questions (FAQ)

The following questions address common buyer concerns regarding mold air sampling, indoor air quality (IAQ) screening, and radon testing during real estate transactions.

Mold Air Sampling FAQs

If mold levels are elevated, what should I do?

If laboratory results indicate elevated indoor spore levels relative to outdoor conditions, the primary focus should be identifying and correcting the underlying moisture source. Mold growth is moisture-driven. Buyers should review the findings with their home inspector to determine whether further evaluation of building materials, visible moisture conditions, or ventilation performance is warranted. Consultation with a qualified remediation professional may be appropriate depending on the scope of the findings.

Does mold testing determine if a home is safe?

Environmental testing provides data regarding airborne spore levels at the time of sampling. It does not determine safety, health outcomes, or future environmental conditions.

If mold is visible, is testing required?

Visible organic growth should be addressed regardless of type. Laboratory confirmation is typically optional and does not usually change remediation recommendations.

Can testing guarantee there is no mold in the home?

No. Mold spores are naturally present in all environments. Testing reflects conditions at specific locations during the sampling period.

What does elevated mold indicate?

Elevated indoor spore levels may suggest moisture intrusion or indoor amplification. Further evaluation of moisture sources or ventilation patterns may be appropriate.

Indoor Air Quality (IAQ) FAQs

If IAQ readings are elevated, what should I do?

If IAQ measurements suggest reduced ventilation effectiveness, elevated carbon dioxide levels, or atypical particulate conditions, buyers should consult their home inspector regarding the HVAC system review, airflow performance, filtration condition, and overall mechanical ventilation observations documented during the inspection.

Is IAQ screening a pass or fail test?

No. IAQ screening provides environmental measurements such as particulate levels, carbon dioxide, temperature, and humidity. Results are interpreted within context.

What do elevated CO₂ levels suggest?

Elevated carbon dioxide levels may suggest reduced ventilation effectiveness. This may warrant review of HVAC operation or airflow performance.

Do high particulate readings mean the home is hazardous?

Particulate levels can fluctuate due to occupancy, cleaning activity, or outdoor conditions. Elevated readings provide information for further evaluation but do not automatically indicate a hazard.

Does IAQ testing diagnose medical conditions?

No. Environmental screening is not a medical evaluation. Individuals with health concerns should consult a licensed healthcare professional.

Radon Testing FAQs

If radon levels are elevated, what should I do?

If radon concentrations are reported at or above the EPA action level of 4.0 pCi/L, mitigation should be considered. Buyers are encouraged to review the results with Central Ohio Radon & Mold Testing, LLC to discuss and options regarding remediation in the context of a real estate transaction.

Why is radon testing important?

Radon is a naturally occurring radioactive gas that cannot be seen or smelled. Testing is the only way to determine indoor radon levels.

What radon level is considered elevated?

The U.S. Environmental Protection Agency (EPA) recommends considering mitigation when radon levels are at or above 4.0 picocuries per liter (pCi/L).

If radon is elevated, can it be corrected?

Yes. Radon mitigation systems are widely available and highly effective at reducing indoor radon concentrations.

Do radon levels fluctuate?

Yes. Radon levels may change due to weather, seasonal variations, and ventilation patterns. Testing reflects conditions during the monitoring period.