

Understanding Radon in NC Real Estate

Online Course

4 Continuing Education Credit Hours

Approved by the NC Real Estate Commission

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Full Course Description

This course addresses all facets of radon, a radioactive Class A carcinogen, as it pertains to real estate transactions in North Carolina. This course is approved as a continuing education course for the North Carolina Real Estate Commission.

Prerequisites

This course is designed for licensed North Carolina real estate brokers.

Course Objective

The NC Real Estate Commission has recognized radon levels that are equal to or greater than 4 pCi/L of air as a material fact. This 4-hour course will provide real estate brokers with science-based data, information on the health risks associated with radon exposure, consensus-based best practices for testing radon, and consensus-based strategies for mitigating elevated radon levels in order that North Carolina licensed real estate brokers may guide their customers and clients.

Learning Outcomes

After successful completion of this course, you will be able to:

- Understand the source of radon.
- Understand the methods and devices used for testing radon
- Understand where and how to access educational resources
- Understand how to locate certified radon professionals
- Understand how radon may increase the risk of lung cancer
- Understand how radon may increase in a building or in well-water
- Apply knowledge on how elevated radon levels may influence a real estate transaction
- Apply knowledge to assist clients with identifying certified radon measurement and mitigation professionals

- Locate resources available to assist a real estate client with an elevated radon test level in the indoor air or private well water

Course Materials

Safe at Home: Preventing Lung Cancer, By Reducing Radon in the Home. Brochure produced by the NC Radon Program, NC Department of Health and Human Services. August 2020.

Real Estate Seller's/Buyers' Guide, Regarding Radon in the Home. Brochure produced by the NC Radon Program, NC Department of Health and Human Services. November 2022.

Radon Mitigation Systems, Reducing Radon in the Home. Brochure produced by the NC Radon Program, NC Department of Health and Human Services. November 2022.

Living in a Home with Radon Mitigation Systems. Brochure produced by the NC Radon Program, NC Department of Health and Human Services. November 2022.

Reducing the Risk from Radon: Information and Interventions, A Guide for Health Care Providers. Conference of Radiation Control Program Directors. Booklet. CRCPD Publication 20-3. September 2020.

Radon Social Media Toolkit created and provided by the NC Radon Program.

All course materials comply with copyright/fair use policies.

Course Requirements

Course Format

This is a fully online course. To succeed in this online class, you must be extremely deliberate about following the rules of the NC Real Estate Commission regarding Synchronous Distant Learning. For example, you may not miss any more than 20 minutes of class. Your time will be measured by being on camera during each of the four 50-minute sessions. You may not "bank" 20 minutes to leave the class early. You must complete the online quiz at the beginning and end of the class. Links to quizzes will be given during class.

The typical class structure will consist of learning modules, which include:

- PowerPoint Lectures
- Instructional Videos
- Online Discussions
- Online Quizzes

It is important to understand that this class will be a synchronous distance learning class. All attendees and the instructor will be in the online classroom. You must have a functioning camera that displays your full face during the class. You may not be driving during class. You must participate in all polls and quizzes provided during the class.

Course Communication and Feedback

The instructor will communicate with you during the course through the use of texting in the chat room or by speaking. If you need to get in touch with me prior to the class, the best method is via email. My email address is phillip.gibson@dhhs.nc.gov.

If you are having trouble with this course or its material, you should contact me via email to discuss the issues.

Announcements will be posted to this course whenever necessary. If there is any other information I think is important, I will send it to the email address you have provided. It is your responsibility to ensure that your email account works properly in order to receive email.

Module Schedule

All course details are listed in Eastern Time Zone. If you are in a different time zone, plan accordingly. The online classroom will be open at least 15 minutes before the start of the course. The course will begin on time. Please note that the course will not be delayed. The course may be recorded in order to assist the instructor with evaluating compliance with NC REC attendance rules.

Each module of the course will be conducted for 50 minutes with a 10-minute break. You may turn your camera off during the 10-minute break. It is your responsibility to turn your camera back on when the class begins.

Technology Requirements

Online lectures will be provided through either Zoom or Microsoft Teams. You must have access to the Internet to view/hear lectures. No special software is required.

The PowerPoint lecture presentations, links to articles, assignments, quizzes, and rubrics will be located on the internet for you to download. To participate in the class you will need:

- Access to a working computer that has a current operating system with updates installed, plus speakers or headphones to hear lecture presentations (closed captioning will be provided) and a camera that will display your image in the online classroom;
- Reliable Internet access;

- A current Internet browser that is compatible with Zoom and/or Microsoft Teams; and
- Reliable data storage for your work, such as a USB drive or Office365 OneDrive cloud storage.

Minimum Technical Skills Needed

Minimum technical skills are needed in this course. All work in this course must be completed and submitted online. Therefore, you must have consistent and reliable access to a computer and the Internet. The minimum technical skills you have include the ability to:

- Access Google Drive
- Download files;
- Organize and save electronic files;
- Check email;
- Locate information with a browser; and
- Use Zoom or Microsoft Teams.

Technical Support

- If you are disconnected from the class due to poor internet connection, etc., don't panic! This may be an intermittent internet issue. In this case, you may automatically be reconnected to the Zoom meeting once your internet is restored. If this does not happen, then re-click on the original invite link located in your email.
- Be aware: if you are kicked off and miss more than 10% of the allotted class time, we cannot give you credit for the course. If you are concerned about your internet connection and ability to attend at least 90% of the course, please let us know in advance.
- If you are unfamiliar with how to join a meeting via Zoom, please watch this brief tutorial: <https://support.zoom.us/hc/en-us/articles/201362193-How-Do-I-Join-A-Meeting->

Course Assignments

Quizzes

Two quizzes will be assigned. Each quiz will be based on basic information provided in the course. The first quiz is to assess your knowledge prior to taking the course. The second quizbook is to understand how much new knowledge has been learned prior to taking the class. The quizzes will consist of True/False & Multiple-Choice questions. Quizzes will be automatically evaluated.

Polls

Course-relevant polls may be asked for the instructor to gauge your understanding of the material presented in each module.

Chat Discussions

Students may utilize the chat function of the online software to ask questions of the instructor. Respect and critical thinking will guide these discussions.

Attendance Policy

Success in this course is dependent on your active participation throughout the class as well as your compliance with the NC Real Estate Commission's policies on synchronous distance learning. You are expected to log into the class at least 15 minutes prior to the beginning time of the class. This allows the instructor to record your attendance. You are required to participate in 90% of the 4-hour class. If you are not in attendance for this period, you will not receive credit for the course.

Success also requires that you complete the two quizzes and respond to each of the poll questions during the class.

Class Conduct/Netiquette

Professionalism will be expected at all times, but most especially with your interactions online. You must show respect for one another in all circumstances and show respect for one another by exhibiting patience and courtesy in all exchanges. Appropriate language and restraint from verbal attacks upon those whose perspectives differ from your own is a minimum requirement. Courtesy and kindness are the norms for those who participate in my class.

Some Netiquette Rules:

- Treat one another with respect. It will be expected that we will not attack one another personally for holding different opinions.
- Do not use all CAPITAL LETTERS in emails or discussion board postings. This is considered "shouting" and is seen as impolite or aggressive.
- Use good taste when communicating. Profanity should be avoided.
- Re-Read, think, and edit your message before you click "Send/Submit/Post."

Please remember when posting to be respectful and courteous to your colleagues, and limit your posts to discussions of this course and its assignments.

Instructional Methods

This continuing education course, when conducted in a Synchronous manner, will utilize a high-tech teacher-centered approach. Tech tools that will be utilized include:

- G Suite (Google Docs, Google Forms, Google Drive)
- Computer (laptop or iPad)
- Internet access
- Technology accessibility for students with disabilities (closed captioning)
- Software (online instructional software such as ZOOM)

Diversity and Inclusion

All course activities will be conducted in an atmosphere of friendly participation and interaction among colleagues, recognizing and appreciating the unique experiences, backgrounds, and points of view each student brings. You are expected at all times to apply the highest academic standards to this course and to treat others with dignity and respect.

I am committed to ensuring course **accessibility** for all students. If you have a documented **disability** and expect reasonable accommodation to complete course requirements, *please notify me at least one week before the accommodation is needed.*

Copyright/Fair Use Statement

You may freely copy and distribute the materials I have provided to you in my Google Drive.

Course Schedule

Hour	Module/Topic	Assignment
1	• Quiz one • What is radon • Sources of radon • Health impacts of radon exposure	Quiz 1 will be administered Poll questions
2	• Radon levels and rate of health risk • Pathways for radon entry • Role of negative pressure	Poll questions
3	• Radon testing for air and water • Radon certifications • Online tools to empower clients	Poll questions
4	• Radon mitigation for air and water • Resources to empower clients • Best practices for real estate brokers • Quiz two	Poll questions Quiz 2 will be administered