

Testimony of Rod Berning
Board Member of the Ohio Association of Radon Professionals
Before the Ohio House of Representatives Government Oversight Committee
November 4, 2025
Re: Addressing the proposed HB59 delicensing of the Ohio Radon Program

Chairman Hall, Vice Chair Ferguson, Ranking Member Humphrey, and esteemed members of the Ohio House Oversight Committee,

Good morning, my name is Rod Berning. I am submitting this statement to you for your consideration. I am a board member of the Ohio Association of Radon Professionals (OARP); a licensed radon professional in Ohio for the last 14 years; I am the chairman of the State of Ohio Home Inspector Board (OHIB); I am a national board member of The American Society of Home Inspectors (ASHI); and I am a State of Ohio licensed Ohio Home Inspector (OHI #2019004680).

I am requesting that you amend the current House bill 529 and maintain regulation of the State of Ohio radon testing as elimination of this regulation requirement will, in my opinion, be substantially harmful to BOTH the general consumer, but also to inspectors AND inspection business throughout the State of Ohio.

A large majority of real estate radon testing is performed by the licensed home inspector during the home purchase. Given that exposure to high levels of radon gas is well documented to be the 2nd leading cause of lung cancer in people throughout the United State, the performance of radon testing is often performed by a home inspector, OR licensed State of Ohio radon tester during the home purchase process. The home inspector is often hired by the consumer to purchase the radon test because he or she is an unbiased member of the home purchase process. As a reminder, many people will consider the home inspector to be the “most trusted person” in the home purchase process as he or she is the only member not getting paid at closing. That 3rd party status often gives the home purchaser confidence that they have made a sound buying decision.

In addition, many inspectors, including myself, recognize that performance of radon testing accounts for between 20 and 40% of their annual income so elimination of the testing requirement likely will cause significant harm to the inspector/tester’s ability to remain in business.

OARP and the state and national inspection groups have worked hard to maintain a very professional status in performing radon testing. We hold twice a year education classes where we work the Ohio Department of Health (our governing body) to discuss proper testing procedures so that we will maintain the highest standard and reputation in the real estate purchasing process.

I respectfully request that you consider maintaining the regulation status of the radon testing process. Without this regulation, I am afraid that hardworking employees will be released from their employment positions and out of state conglomerate type companies will swoop into Ohio and will degrade the importance of the radon safety needs for the homeowners of this fine state.

If you have any questions of me, please feel free to contact me at 614-419-1207.

Respectfully Submitted.

Rod Berning