



RADON TESTING CHECKLIST

For reliable test results, follow this checklist carefully. Testing for radon is not difficult. Improper testing may yield inaccurate results and require another test. Disturbing or interfering with the test device, or with closed house conditions (see below), may invalidate the test results. If all items cannot be confirmed, conduct another test.

Before Conducting a Radon Test:

- If you conduct the test yourself, use an approved radon measurement device and follow the instructions carefully. Lists of appropriate devices can be found on the AARST-National Radon Proficiency Program and National Radon Safety Board websites.
- If you hire someone to do the test, hire a qualified individual. Someone nationally certified by AARST-NRPP or the NRSB is recommended, especially during a real estate transaction.
- Notify any occupants of the importance of proper testing conditions. In a real estate transaction, give the occupants written instructions or a copy of testing guidance and explain the directions carefully.
- Conduct the radon test for a minimum of 48 hours; some test devices have a minimum exposure time greater than 48 hours.
- When conducting a short-term test less than a week in duration, closed house conditions must be maintained during the duration of the test.

Closed house conditions consist of the following: closing all windows, external doors (normal entry and exit is okay), and outside vents; closing fireplace dampers; and running any small exhaust fans for only short periods of time. Running attic fans is okay but not window or whole house fans.

- When conducting a short-term test of less than four days, closed house conditions must be maintained for at least 12 hours prior to the test and for the entire testing period.
- If the home has been closed up for a considerable amount of time, you can ventilate the home by opening the windows and doors for at least one hour prior to establishing closed house conditions.
- Measurements less than four days in duration should not be made if severe storms or rapidly changing barometric pressure are predicted.
- If the house has an active radon-reduction system, make sure the vent fan is operating properly. If the fan is not operating properly, have it (or ask to have it) repaired and then test. It must be in operation at least 24 hours prior to testing and during the entire testing period.
- The test device(s) should be placed in a bedroom or living area and must be at least: 20 inches off the floor, 4 inches from other objects, 1 foot from external walls, and 3 feet from doors/windows or other potential openings in the exterior walls. Place the device(s) away from heat sources, electronic equipment, direct sunlight, and stone surfaces (such as granite). Also, conduct additional tests in homes with a combination of foundation types, multiple heating and cooling systems, or if the footprint on the level of the home being tested is more than 2000 ft².

- In a real estate transaction, the test device(s) should be placed in the lowest-livable area.

A basement would be considered the lowest-livable area if it can be used as a living space without major structural changes. This is true even if the basement is not currently renovated into a “finished” living space because the buyer may renovate. Basements with dirt floors or low ceilings would need major structural changes and, therefore, would not be considered the lowest-livable area.

- Options for real estate testing include the following: deploying two short-term test devices either simultaneously and side by side, or sequentially and in the same location, or a radon professional can use a Single Continuous Radon Monitor which must integrate and record hourly or more frequently. Monitors that do not record at least hourly must be used with another test device using either the sequential or simultaneous method. The first four hours of the test (for ramp-up) may be disregarded, but 44 contiguous hours are required to determine the average radon concentration.
- A homeowner not involved in a real estate transaction should test in the lowest lived-in area.

During the Radon Test:

- Maintain closed-house conditions during the entire duration of a short-term test, especially for tests shorter than one week in length.
- Operate the home’s heating and cooling systems normally during the test. For tests lasting less than one week, operate only air-conditioning units which recirculate interior air.
- Do not disturb the test device at any time during the test. The test should include method(s) to prevent or detect interference with testing conditions or with the testing device itself.
- If a radon-reduction system is in place, make sure the system is working properly and will be in operation during the entire radon test.

After a Radon Test:

- If you conduct the test yourself, promptly return the test device(s) to the laboratory. Be sure to complete the required information, including start and stop times, test location, etc.
- For simultaneous and sequential testing, the average of the two measurements is used to determine the need for mitigation. For non-real estate testing, follow the Citizen’s Guide concerning further testing.
- If an elevated radon level is found, fix the home. Contact a nationally certified radon mitigator about lowering the radon level. Mitigating the home when the radon level is 4 pCi/L or more is recommended. You should also consider mitigation if the level is 2-4 pCi/L. A long term test may be warranted.
- Be sure that you or the radon tester can demonstrate or provide information to ensure that the testing conditions were not violated during the testing period.
- A home should be retested after structural renovations, weatherization, or changes to the heating, air conditioning, or other ventilation systems (such as exhaust fans).