

Radon Testing Checklist

This checklist provided by the EPA can help ensure accurate radon test results will be obtained. Radon testing is not a complicated process, but must be done properly. Otherwise, the test results may not be accurate and more testing may have to be done. Disturbing or interfering with the test device or the closed-house conditions will invalidate the test results.

The seller or a certified tester should be able to confirm that all the items in this checklist have been followed. If the tester cannot confirm this, another test should be performed.

EPA's Testing Checklist

Before the radon test:

- Notify occupants of the importance of proper testing conditions. Give occupants written instructions or this checklist and explain the directions carefully.
- If conducting the test yourself, use a radon measurement device approved by the national certification programs and follow the manufacturer's instructions that come with the device.
- If you use a testing professional, hire a nationally certified individual and ask to see his or her identification. The contractor's identification number should be clearly visible on the test report.
- The test should include method(s) to prevent or detect interference with testing conditions or with the testing device itself.
- Conduct the radon test for a minimum of 48 hours. Certain devices must be exposed for more than the 48-hour minimum.
- Check to see if an active radon reduction system is in the house. Before taking a short-term test lasting less than 4 days, make sure the system, if any, is operating at least 24 hours before the beginning of the test.
- Short-term radon testing, which lasts for no more than a week in length, is to be conducted under closed-house conditions. Note: Closed-house conditions means keeping all windows closed, keeping doors closed except for normal entry and exit, and not operating fans or other machines which bring in air from outside. Note that fans that are part of a radon reduction system, or small exhaust fans operating for only short periods of time, may run during the test.
- When doing short-term testing lasting less than 4 days, it is important to maintain closed-house conditions for at least 12 hours before the beginning of the test and for the entire test period. Do not operate fans or other machines which bring in air from the outside.

During the radon test:

- Maintain closed-house conditions during the entire time 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, only operate air conditioning units which recirculate interior air.
- Do not disturb the test device at any time during the test.
- 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 the radon test:

If a high radon level is confirmed, fix the home. See the *Home Buyer's and Seller's Guide* for recommendations for steps such as contacting a qualified radon reduction contractor to lower the home's radon level. The homeowner or the professional radon tester should be able to verify that the test followed recommended protocols.