

Measurement Checklist for Real Estate Transactions

EPA presents the following checklist to help ensure that a radon measurement conducted for a real estate transaction is done properly. The seller (also, you should check first with your State radon contact to confirm what is required to be able to offer radon services in your State) 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 made.

Before The Radon Test

1. Notify occupants of the importance of proper testing conditions. Give occupants written instructions or a copy of the EPA Home Buyer's and Seller's Guide to Radon, or a State-required alternative, and explain the directions carefully.
2. The radon measurement equipment used should be listed by some proficiency organization or listed by your State. Follow the manufacturer's instructions that come with the device.
3. If a testing professional conducts the test, he/she should be listed with some national or State-listed program, Check with your State Radon Contact for more information. Under the former National Radon Proficiency Program (RPP), EPA recommended that their photo identification should be provided to the client or homeowner at the time of, or before, the test, and the contractor's identification number should be clearly visible on the test report.
4. The test should include method(s) to prevent or detect interference with testing conditions or with the testing device itself.
5. Conduct the radon test for minimum of 48 hours. Some devices must be exposed for longer than the 48-hour minimum.
6. Check to see if an active radon reduction system is in the house. Before starting a short-term test lasting less than four days, make sure the active system has been operating for at least 24 hours before beginning the test.
7. EPA recommends that short-term radon testing, which lasts for no more than a week in length, be done under closed-building conditions. Closed-building conditions means keeping all windows closed, keeping doors closed except for normal entry and exit, and not operating fans or other machines that 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.
8. When doing short-term testing lasting less than four days, it is important to maintain closed-building 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 that bring in air from the outside.

During The Radon Test

1. Maintain closed-building conditions during the entire time of a short-term test, especially for tests shorter than one week in length.
2. Operate the home's heating and cooling systems normally during the test. For tests lasting less than one week, only operate air-conditioning units that re-circulate interior air.
3. Do not disturb the test device at any time during the test.
4. If a fresh air supply is present in the home, it must be closed.
5. If a radon reduction system is in place, make sure the system is working properly and will be in operation during the entire radon testing period.

Should you have questions regarding radon testing, EPA protocol or devices approved for radon testing please contact me:

Andy Hilton

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(336) 961-6809

or:

National Environmental Health Association at (800) 269-4174 or

www.radongas.org

National Radon Safety Board at (866)-329-3474 or www.nrsb.org

The North Carolina Department of Environment and Natural Resources at
(919) 571-4141 or www.ncradon.org.