

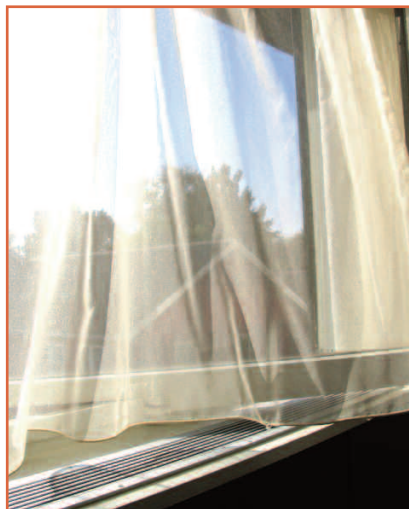
Warm Weather Radon Testing

Get it Right the First Time



Throughout the warmth of spring-time, the sizzling days of summer, and even the mild days of early Autumn, sticking to radon testing requirements for closed-house conditions can be a challenge.

Closed House Conditions (CHC) mean the windows and doors are kept closed for the duration of the test, which is essential for an accurate and valid measurement. Radon devices monitor the presence of radon gas in the air of the living areas of the house. If the home's air is replaced with fresh air, the test may result in a false negative. Proper placement of the testing device is also critical, as radon professionals follow very specific pre-determined guidelines; so the home's occupants should be instructed not to move or otherwise tamper with the device.



During these warmer times of the year, the urge for homeowners to open windows and doors is strong. But when testing for radon, doing so can completely derail your transaction timeline.

But fear not, we've got some tips that will be a breath of fresh air. Use our checklist for successful radon testing during the warm weather months—and the rest of the year too!



Warm Weather Radon Testing Checklist

- ✓ **Set Expectations.** Make sure radon testing requirements are clear to everyone up-front.
- ✓ **Follow Pre-Test Procedures.** Homeowners should close all windows/doors on all levels of the home 12 hours before the start of the test (EPA short-term test rule) to ensure a 48-hour test. They should then remain closed for the entire length of the test. Normal momentary entry and exit is OK.
- ✓ **Know Allowable Devices.** Use air conditioning (central/window units on recirculate modes only) and fans to keep cool (excluding whole house fans). Just make sure fans are not directed at the test device. Some test devices are very sensitive to air flow.
- ✓ **Plan Ahead.** When at all possible, avoid predicted heat-waves when scheduling the test. If closed-house conditions are going to be particularly inconvenient for the sellers, schedule the start of the test late in the day for cooler temps. Homeowners might consider scheduling an activity outside the home for the following day if possible.
- ✓ **Provide Access.** Make sure that there is easy access to the home for the radon technician so that the test can be retrieved at the earliest allowable time.