

RADON TESTING CHECKLIST

ARKANSAS DEPARTMENT OF HEALTH - ENVIRONMENTAL EPIDEMIOLOGY



For reliable test results, follow this checklist carefully. Testing for radon is not difficult. Improper testing may yield inaccurate results and require another test. Any interference with the test device or failure to maintain closed-house conditions (see below) may invalidate the radon test results.

If all items cannot be confirmed, conduct another test. If testing is being conducted in a rental property or as part of a complaint or violation investigation, document any conditions that occupants cannot control (e.g., windows, ventilation systems, or radon-reduction equipment).

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 the Indoor Environments Association - American Association of Radon Scientists and Technologists (AARST) - National Radon Proficiency Program (NRPP) and National Radon Safety Board (NRSB) websites.
- ☐ If you plan to 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.
- ☐ If the house has an active radon-reduction system, make sure the vent fan is operating properly before testing. It must be in operation at least 24 hours before testing and during the entire testing period. If the fan is not operating properly, the system should be repaired before testing if possible or should be documented for test submission.
- ☐ When conducting a short-term test, less than a week in duration, closed house conditions must be established a minimum of 12 hours before testing and 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.
- ☐ Measurements less than four days in duration should not be used if severe storms or rapidly changing barometric pressure are predicted. These conditions can cause unusually high or low radon readings and may invalidate short-term results.
- ☐ Follow manufacturer guidelines for radon test exposure times as some test devices have a minimum exposure time greater than 48 hours.
- ☐ The test device(s) should be placed in a lowest-livable area, such as a furnished basement, or a frequently used room such as a bedroom and must be: 20 to 72 inches off the floor, 4 inches from other objects, 12 inches from external walls, and 36 inches from exterior openings, including windows and doors. Place the device(s) away from heat sources, electronic equipment, direct sunlight, and stone surfaces (such as granite).
- ☐ Conduct additional tests in homes with a combination of foundation types, such as crawl spaces and slabs, multiple heating and cooling systems, or if the blueprint on the level of the home being tested is more than 2000 ft².
- ☐ *Review manufacturer guidelines describing test specific recommendations that may vary from EPA and AARST recommendations.*



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:

- ☐ 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.
- ☐ 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, date, and any conditions that interfered with proper testing procedures.
- ☐ When two short-term tests are used, the average of the two results are used to determine the need for mitigation. For non-real estate testing, follow the Environmental Protection Agency's (EPA) 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 picocuries per liter (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.
- ☐ A home should be retested after structural renovations, weatherization, or changes to the heating, air conditioning, or other ventilation systems (such as exhaust fans). The EPA recommends that regardless of initial test results, homes should be retested every two years.





Real Estate Transactions:

- ☐ Give the occupants written instructions or a copy of testing guidance and explain the directions and results carefully and clearly.
- ☐ 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 could 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.
- ☐ Real estate testing methods include deploying two short-term test devices placed at the same time and side by side or using two devices one after the other in the same location, or a radon professional can use a Single Continuous Radon Monitor which takes readings every hour or more often. Monitors that do not record at least hourly must be used with another test device using a paired short-term test method. The first 4 hours of the test (for ramp-up) may be disregarded, but 44 continuous hours are required to determine the average radon concentration.
- ☐ Ensure that any continuous radon monitor used is certified, calibrated, and tamper-protected. Certified radon monitors can be found on the NRPP website under NRPP Approved Devices. If testing conditions are violated during a real estate transaction (e.g., windows opened, HVAC changes, device disturbance), the test may be invalid and should be repeated.

The Arkansas Department of Health’s Radon Gas Program does not provide regulatory oversight for radon measurement or mitigation services and does not issue, sponsor, or endorse radon-related certifications. Radon professionals in Arkansas are certified exclusively through nationally accredited programs. Complaints concerning a business should be submitted to the Arkansas Attorney General’s Office.



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