

The Marvin H.
SCHAEFER
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Summer Radon Tests

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According to EPA Radon Protocol, windows on **ALL levels** of the home must kept shut 12 hours prior to and throughout the duration of the test period.

It seems that every summer and on a weekly basis, we come across a realtor who is surprised to learn that windows on all levels of the home must be kept closed for a radon test. Unfortunately, the blame falls mostly on the home inspection profession. Time and again we hear realtors tell us that home inspectors have told them that only the windows on the lower level or basement need to be closed. The following is a quote from the EPA's book "Protocols For Radon And Radon Decay Product Measurements In Home."

"2.3.2 Closed – Building Conditions

Short-term measurements lasting between two and 90 days should be made under closed-building conditions. Closed-building conditions are necessary for short-term measurements in order to stabilize the radon and radon decay product concentrations and increase the reproducibility of the measurement. **Windows on all levels** and external doors should be kept closed..."

Often, we arrive at an inspection and find the windows open. **Closed house conditions must start 12 hours prior to the test** in order to obtain a result in the minimum 48 hour period. If windows are open, we can still do the test but the windows will have to be closed and the test will have to run for a minimum of 4 days instead of 2 days for any passive test device. The added time will cause delays in the sale process, not to mention the discomfort of the homeowner unable to open windows for 4 days during summer heat. Even a continuous monitor will add up to a day's delay. Please notify your selling clients to shut all their windows at least 12 hours before the home inspection to prevent these issues. If you know the weather is going to be too hot to expect closed house conditions, please work that out between the buying and selling parties before the inspection to prevent hard feelings that could jeopardize the sale. (http://www.mhschaefer.com/radon_protocol.htm)

DID YOU KNOW?

Opening windows during a radon test can actually raise the level of radon in the home in certain instances. Maintaining closed house conditions to obtain an accurate test is as much a benefit to the seller as it is to the buyer to buyer.

