

StressFreeRadon TESTING

THE HOMEOWNER + REAL ESTATE RESOURCE

THE STRESSFREE GUIDE TO RADON

Measure. Understand. Decide.

A practical Michigan guide for homeowners, buyers, sellers, and real estate professionals.

2026 CONSUMER EDITION | FREE EDUCATIONAL RESOURCE

WELCOME

Clear facts. Better property decisions.

Radon is invisible, odorless, and measurable. This guide explains what it is, why testing matters, how to interpret results, and what to do next - without alarmist language or unnecessary promises.

StressFree Radon Testing serves the Metro Detroit area with radon testing and reporting. We do not install mitigation systems. Our goal is to help people understand measurements and make informed decisions.

How to use this guide

- Homeowners: begin with pages 3-11 and use the checklist on page 17.
- Buyers and sellers: focus on pages 9-13 for transaction-specific guidance.
- Real estate professionals: use the preparation and report checklists when coordinating a test.

IMPORTANT: This educational guide does not replace the instructions for a specific radon device, an actual test report, medical advice, or legal advice.

RADON BASICS

What exactly is radon?

Radon is a naturally occurring radioactive gas produced as uranium breaks down in soil and rock. It can move through the ground and enter buildings. Because it cannot be detected by sight, smell, or taste, testing is the only reliable way to know the radon concentration in a particular home.

Where it comes from

- Soil gas beneath and around a foundation is a common source.
- Radon can enter through cracks, construction joints, gaps around pipes, and other openings.
- Radon may also be present in some groundwater; soil gas is the primary concern for most homes.

A new home, an older home, a home with a basement, or a home built on a slab can all have elevated radon. Nearby houses can have very different results.

The appearance, age, neighborhood, and purchase price of a home cannot tell you its radon level. Test the actual property.

HEALTH AND EXPOSURE

Why radon matters for health

Breathing radon decay products can damage lung tissue. Long-term exposure increases lung cancer risk. The U.S. Environmental Protection Agency identifies radon as a leading cause of lung cancer among people who do not smoke.

Exposure is about concentration and time

- Higher radon concentrations generally mean higher long-term risk.
- The amount of time spent in a building affects cumulative exposure.
- Smoking and radon exposure together substantially increase lung cancer risk.

Radon exposure does not usually cause immediate symptoms that tell you a building has elevated levels. A radon test is a property measurement, not a medical test.

If you have personal health questions, speak with a qualified healthcare professional. For property decisions, focus on valid measurements and appropriate reduction guidance.

There is no known completely risk-free radon level. The EPA action level is a decision threshold, not a line between safe and unsafe air.

MICHIGAN PERSPECTIVE

Why Michigan homeowners should test

Radon occurs in Michigan, and elevated concentrations have been measured in homes across the state. Local geology and building characteristics can influence results, but a map or ZIP code cannot determine the level in a specific house.

Test the home - not the map

- Two neighboring homes can have very different radon concentrations.
- Renovations, foundation changes, and ventilation changes can affect indoor radon.
- A prior low result does not guarantee that the level will remain unchanged.
- Michigan EGLE provides statewide consumer guidance and testing resources.

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) explains that DIY kits and professional measurements are both available; professional testing may be especially useful during real estate transactions.

Michigan resource: michigan.gov/egle (search "Indoor Radon" or "Testing for Radon").

BUILDING SCIENCE

How radon gets inside

Indoor air pressure and soil conditions can draw soil gas toward openings in the foundation. Radon can enter through more than obvious visible cracks, so a tidy or well-maintained basement is not proof of low radon.

Common pathways

- Foundation cracks and construction joints.
- Gaps around plumbing, electrical penetrations, and service entries.
- Sump pits and openings in slab floors.
- Crawlspace soil and foundation interfaces.

A basement is not required for elevated radon. Testing location should follow the applicable protocol and consider the lowest level that could be used regularly, including a basement a buyer may finish later.

Sealing openings may be part of a mitigation plan, but EPA does not recommend sealing alone as a reliable way to reduce elevated radon.

MEASUREMENT CHOICES

Short-term and long-term testing

Different test methods answer different questions. The right choice depends on the property, timeline, and applicable protocol.

Short-term measurements

Short-term tests commonly last from 2 to 90 days, depending on the device. They are often used when results are needed for a real estate decision. A valid real estate measurement is generally at least 48 hours; some devices require longer.

Long-term measurements

Long-term tests run for more than 90 days and generally provide a better indication of a home's year-round average radon concentration.

Continuous monitors and passive devices

Continuous radon monitors take repeated readings during the test period. Passive kits, such as charcoal devices, are placed for a specified period and typically sent to a laboratory. Device choice and test setup should follow applicable guidance.

A 48-hour measurement period does not mean the entire appointment, retrieval, and reporting process is guaranteed to finish in 48 hours.

TESTING OPTIONS

Professional testing or a DIY kit?

A correctly used DIY test kit can be a useful way to screen a home. A qualified professional may be preferable when a property is being bought or sold, when access is complex, or when documentation is important.

What to consider

- Follow the device and laboratory instructions exactly.
- Use the correct placement, duration, and building conditions.
- Know whether laboratory processing is required.
- Ask what the final report will document.
- For a real estate transaction, confirm the method fits the applicable testing protocol.

A professional test does not automatically guarantee validity: proper placement, equipment procedures, and compliance with test conditions still matter.

Ask about the tester's qualifications, device type, quality assurance practices, and how possible interference will be handled. Do not assume any particular certification or device feature without verification.

PREPARATION

How to prepare for a radon test

Correct building conditions matter. For many short-term tests lasting fewer than four days, EPA guidance calls for closed-house conditions for at least 12 hours before the measurement and throughout the test.

Before and during the measurement

- Keep windows and exterior doors closed except for normal entry and exit, as instructed.
- Do not move, cover, unplug, or interfere with the device.
- Follow instructions regarding fans, ventilation, and heating/cooling systems.
- Inform the tester about unusual conditions, severe weather, or interruptions.
- Make sure the property can be accessed for placement and retrieval.

Tests lasting four to seven days have related closed-house guidance. The specific method and instructions provided by the tester or kit always govern.

For real estate testing, disclose inspection deadlines early. Testing must be planned around the required measurement period, not simply the date of closing.

READING THE NUMBER

Understanding your radon results

Radon in U.S. residential reports is typically expressed as picocuries per liter (pCi/L). The EPA recommends fixing a home at 4.0 pCi/L or higher and considering reduction when the level is between 2.0 and 4.0 pCi/L.

BELOW 2.0	2.0 TO <4.0	4.0 OR HIGHER
Lower measured level	Consider reduction	EPA recommends fixing

Values are radon concentrations in picocuries per liter (pCi/L).

There is no completely risk-free level of radon.

What the ranges mean

- Below 2.0: keep the report and retest when appropriate; the risk is not zero.
- 2.0 to below 4.0: consider radon reduction, particularly if exposure is substantial.
- 4.0 or higher: EPA recommends action to reduce radon; follow the applicable testing protocol.

A single number needs context: test location, device, measurement duration, building conditions, and whether the test was valid.

Do not treat 3.9 pCi/L as "safe" or 4.0 pCi/L as an emergency. Both require informed interpretation of long-term exposure risk.

ELEVATED RESULTS

What happens if radon is high?

An elevated radon result is a reason to evaluate the property and the appropriate reduction options. It does not automatically mean the home is uninhabitable or that a transaction must end.

A practical response

- Confirm the test method, result, and any protocol concerns.
- Determine whether the measurement is sufficient for action or if follow-up testing is indicated.
- Consult a qualified radon mitigation professional about appropriate solutions.
- After mitigation, verify performance with a post-mitigation radon test.
- Keep records of the test, mitigation work, and follow-up measurements.

Common reduction systems use piping and a fan to redirect soil gas away from the home. System design depends on the foundation and building conditions.

StressFree Radon Testing provides measurement and reporting. Mitigation system design and installation are separate services performed by qualified mitigation contractors.

REAL ESTATE DECISIONS

Radon testing when buying or selling

Radon is an important due-diligence topic because a normal home inspection cannot determine indoor radon concentrations. Buyers, sellers, and agents should agree on the testing logistics early enough to protect the inspection timeline.

Questions to settle before testing

- Who orders the test and pays for it?
- Which location will be tested, and by which method?
- Who will provide access and maintain testing conditions?
- When must the measurement and report be completed?
- Who is authorized to receive the results?
- How will any recommended mitigation be addressed under the purchase agreement?

EPA real estate guidance permits a properly conducted continuous-monitor test of at least 48 hours as a basis for action; it does not automatically require a second test. Some passive methods use two simultaneous or sequential measurements.

A real estate deadline never changes the minimum measurement time required by the chosen test method.

MICHIGAN TRANSACTIONS

Seller disclosures and buyer questions

Michigan does not generally require a new radon test for every home sale. However, sellers covered by the Michigan Seller Disclosure Act must address applicable known environmental information, including radon-related matters, in the disclosure process.

For sellers

- Keep copies of prior radon reports and mitigation documentation.
- Answer required disclosure questions accurately based on known information.
- Consult a qualified Michigan real estate professional or attorney about specific obligations.

For buyers

- Ask for any previous radon results and mitigation records.
- Consider a new test if conditions have changed or previous testing is insufficient.
- Use the purchase agreement to address testing timing and any proposed corrective work.

Disclosure obligations vary with the property and transaction. This guide is educational, not a legal opinion.

Known information disclosure and a requirement to obtain a new test are two different legal questions.

REDUCTION SYSTEMS

How radon mitigation works

Radon mitigation aims to reduce the amount of radon entering or accumulating in occupied indoor spaces. For many homes, an active soil depressurization system uses a fan and vent piping to draw soil gas from beneath the foundation and discharge it safely outdoors.

A complete approach typically includes

- Evaluation of the foundation and radon entry conditions.
- A system designed for the building, not a generic one-size-fits-all promise.
- Proper installation and clear system-operation information.
- Post-installation testing to verify that radon concentrations have been reduced.
- Periodic checks and retesting over time.

Crawlspace and slab-on-grade homes may require different approaches. Sealing openings can support a system but is not a dependable stand-alone remedy for elevated radon.

Get a written scope and qualified mitigation assessment. Testing companies and mitigation installers perform different functions.

ONGOING AWARENESS

When should you test again?

Radon concentrations can change over time, so a previous test is useful information but not a permanent guarantee.

Consider retesting when

- You move into a home that has not been tested.
- You plan to occupy or finish a lower level.
- You complete major foundation, ventilation, or building changes.
- You have installed a mitigation system and need to verify its performance.
- A mitigation system has been in service and periodic verification is due.

EPA guidance recommends testing at least every two years after mitigation. Follow any additional requirements for your specific system and property.

Keep a simple record with the test date, location, method, result, and any changes to the home. These records can help future owners and real estate professionals understand the property history.

Retesting is part of ongoing property awareness - especially after changes that could affect airflow or soil-gas entry.

MYTHS AND FACTS

Six radon misconceptions worth correcting

MYTH: I would smell radon if it were present.
FACT: Radon cannot be reliably detected by the senses.

MYTH: Only old homes have radon.
FACT: New and older homes can both have elevated levels.

MYTH: My neighbor tested low, so I am fine.
FACT: Radon levels can differ greatly between nearby homes.

MYTH: A level under 4.0 pCi/L means zero risk.
FACT: There is no known risk-free radon level.

MYTH: An elevated result means the house cannot be sold.
FACT: Elevated radon can often be reduced, and parties can discuss corrective work.

MYTH: A mitigation system never needs checking.
FACT: Post-installation and periodic testing help verify performance.

The most useful response to uncertainty is an appropriate test and a clear explanation of the result.

PRACTICAL CHECKLIST

Your radon testing checklist

Use these questions when arranging a radon measurement or reviewing a report.

Before the test

- What is the testing purpose: homeowner screening or real estate?
- Which level and room will be measured?
- What device or method will be used?
- What is the minimum measurement duration?
- What closed-building conditions are required?
- Who will arrange access and maintain test conditions?

After the test

- Does the report show the property, location, dates, duration, and pCi/L result?
- Are relevant disturbances or deviations documented?
- What next steps follow from this specific result and method?
- Who is authorized to receive a copy of the report?
- When should the property be retested?

For a real estate transaction, also document the inspection deadline and any agreement about mitigation responsibilities.

YOUR NEXT STEP

Measure. Understand. Decide.

Reliable information starts with a valid measurement. Whether you are evaluating your own home or coordinating a real estate transaction, StressFree Radon Testing can discuss your property, scheduling needs, and available testing arrangements.

REQUEST RADON TESTING | (586) 322-3975

Schedule: stressfreemoldremoval.com/request-radon-testing/

Learn more: stressfreemoldremoval.com/radon-testing/

Submitting a request does not confirm an appointment. Availability, preparation, pricing, and testing details are reviewed before scheduling is finalized. StressFree performs testing and reporting, not mitigation installation.

Official references and further reading

U.S. EPA, Home Buyer's and Seller's Guide to Radon (March 2024 revised): EPA PDF guide.

U.S. EPA, Radon resources: epa.gov/radon.

Michigan EGLE, Testing for Radon: Michigan radon testing guidance.

This publication is an independent educational resource prepared for StressFree Radon Testing. It is not an EPA or Michigan EGLE publication, endorsement, or certification. Information current to November 2026; verify official guidance and applicable rules before relying on it.