

ARTICLE 26 / BUYER EDUCATION

Radon Testing on Long Island: Plan the Test Before Interpreting the Number

A home's radon level must be measured at that property; a regional map or a neighbor's result cannot establish it. For a purchase, plan the test around the correct location, operating conditions, test duration and transaction schedule. Then interpret the result using the relevant protocol and decide whether follow-up testing or mitigation is needed. A number without its test conditions is an incomplete piece of evidence.

Why the address matters more than the regional label

Radon is a naturally occurring radioactive gas that can enter buildings from the ground. It cannot be identified by sight or smell. The [EPA's Home Buyer's and Seller's Guide to Radon](#) explains why testing is relevant to a home purchase and why the result belongs to the building tested.

Long Island's location does not make an individual property exempt from the question. Foundation construction, pathways into the building, operating conditions and other property-specific factors can affect measured concentrations. A county map is useful background for public-health planning; it is not a test report for the house you intend to buy.

A finished lower level can make the test-location question especially important. Tell the testing professional how the lowest level is currently used and how you expect to use it. The correct test plan should follow the applicable protocol rather than simply putting the device in the most convenient room.

Decide what question the test must answer

A short-term test is often used when a transaction has a limited schedule. A longer test can provide different information about variation over time. The [CDC's testing guidance](#) distinguishes short-term tests lasting 2–90 days from long-term tests lasting more than 90 days and explains that longer measurements better represent the year-round average.

These categories do not mean that every device can be left in place for any duration. Use a device and laboratory or measurement provider appropriate to the selected method. The professional should explain placement, collection, reporting and whether a follow-up measurement will be necessary.

Ask the attorney or agent about the time available under the transaction documents, then tell the tester the actual deadline. Do not shorten a test below its protocol to fit a closing date. If adequate testing cannot be completed, the unresolved information should be discussed openly with the professionals handling the purchase.

Conditions are part of the result

Closed-building conditions generally restrict opening windows and exterior doors beyond normal entry and exit. They do not mean sealing the house with tape or altering unfamiliar mechanical equipment. The tester should give occupants written instructions suited to the method and identify which ordinary systems may operate.

EPA's buyer-and-seller guidance calls for closed-house conditions beginning at least 12 hours before a 2-3 day short-term test and continuing during it. [New York's Department of Health radon guidance](#) advises closed-house conditions for 24 hours before and during its short-term testing guidance. These are attributable instructions, not interchangeable guesses about what “closed” means. Ask your testing professional to state and apply the protocol governing the test.

Occupants, cleaners, contractors and real-estate professionals all need the same instructions. A window opened for painting or a door left open during a move can affect test conditions. Record interruptions and tell the tester; do not hide them because the result appears favorable.

Weather and building operation also matter. EPA advises considering weather when scheduling short tests and avoiding specified unusual conditions for tests lasting less than a week. Let the tester decide whether the planned conditions satisfy the protocol instead of assuming that any completed device exposure produces an equally useful result.

A test-planning worksheet

Complete this with the measurement provider before the device is placed. It helps separate a scheduling problem from a result-interpretation problem.

Planning question	Record before testing
Which property and area are being evaluated?	Address, lowest relevant level, current use and intended use
Which method will be used?	Device type, provider or laboratory, duration and protocol
Who controls the property during the test?	Owner or occupant contact and people receiving written instructions
What conditions are required?	Advance closure period, normal system operation and restrictions
What could interrupt the test?	Renovations, moving, utility changes, unusual weather or access conflicts
What will the report show?	Dates, location, result units, method and documented deviations
What is the next decision?	Follow-up test, mitigation consultation or future retesting plan
How does the schedule fit the purchase?	Reporting date and time for professional review before contractual deadlines

For an occupied home, ask the seller's representative to coordinate the instructions. For a vacant home, confirm that the building can be placed and kept in the required condition. A locked house is not automatically a correctly prepared house.

Understand the action level precisely

Radon results in the United States are commonly reported in picocuries per liter, written pCi/L. EPA recommends fixing a home when the radon level is **4 pCi/L or higher** and considering reduction when it is between **2 and 4 pCi/L**. EPA also emphasizes that a level below 4 is not a declaration of zero risk.

Those recommendations guide environmental risk reduction; they are not a diagnosis of anyone's health and do not, by themselves, determine a buyer's contractual rights. Questions about symptoms or personal medical risk belong with a qualified clinician. Questions about what a seller must do under a contract belong with the buyer's attorney.

The next testing step depends on the initial method, result and circumstances. Ask the tester to explain the applicable follow-up procedure from the EPA guide or relevant protocol. Do not independently average unrelated reports from different years or different locations to produce a more appealing number.

Read a seller's report as a record, not a permanent certificate

Request the complete report rather than a photograph of the final value. Check the address, dates, test location, method and any reported conditions. Ask what has changed since the measurement: lower-level use, additions, substantial renovations, ventilation arrangements or a mitigation system may make an older result less useful for the present question.

The [EPA's retesting guidance](#) identifies circumstances in which a new test is appropriate, including relevant changes to the building or its use. A previous low result is useful history, but it is not a lifetime guarantee.

Illustrative scenario: a seller has a satisfactory test from an upstairs room several years earlier. The buyer plans to use a newly finished basement as a daily office. The report may be genuine and still fail to answer the buyer's current question. A qualified tester should plan the new measurement around the applicable location and conditions.

Mitigation is a separate service and verification step

Radon mitigation means work intended to reduce indoor concentrations. It is different from measuring the level. A mitigation professional evaluates the building and proposes a suitable approach; a home inspection does not design that system.

If a system already exists, request the installation records, service information and post-installation test results. Ask the relevant professionals about visible system condition, maintenance, operating indicators and an appropriate current test. An operating fan or a favorable-looking gauge does not independently measure the radon concentration in occupied space.

When new mitigation is installed, plan verification testing under the recommended procedure. Keep the resulting reports with the property records. The practical objective is

demonstrated performance under a valid test, not simply proof that equipment was purchased.

Coordinate radon with the rest of the purchase

A radon test and a [general buyer inspection](#) answer different questions. Arrange each explicitly and avoid assuming that one is automatically included in the other. Confirm the available services, testing provider and timing through [STS's service information](#) and direct discussion before booking.

Keep the report with the other due-diligence documents, but interpret it on its own terms. Moisture, mold and radon are different subjects with different methods. A favorable observation about one cannot establish the condition of another.

Radon questions buyers ask

Can I use the neighbor's result?

It may explain why a neighbor tested, but it cannot establish your home's concentration. Test the actual property using an appropriate location and protocol.

Is a short-term test useless because levels vary?

No. Short-term testing is a recognized method when properly planned and interpreted. Its duration and conditions should be considered when deciding on follow-up. Variation is a reason to use the protocol carefully, not to disregard measurement.

Does a mitigation system eliminate the need to test?

No. Equipment presence and measured indoor concentration are different evidence. Request prior verification results and ask a qualified provider about current testing and ongoing checks.

Can the home inspection report substitute for the radon report?

Only a specifically arranged radon measurement provides that testing evidence. A general inspection's observations do not measure radon. Keep the actual test report, including its conditions and method, even if the inspection report refers to it.

To coordinate the general inspection and discuss which separately arranged evaluations the property may need, [contact STS Home Inspections](#) at **(631) 521-5019**. Confirm radon-testing availability and the provider's scope directly before relying on a booking.

EDITORIAL MATERIAL • NOT FOR THE PUBLISHABLE BODY

SEO, research and review notes

Complete review draft; not published. Research retrieved October 18–19, 2026. Technical and owner reviews remain pending.

Search and editorial positioning

Article: 26 — Radon Testing on Long Island: Plan the Test Before Interpreting the Number

Primary search phrase: radon testing Long Island home purchase

Related concepts: short-term radon test; closed-building conditions; pCi/L; follow-up testing; radon mitigation

Search intent: Informational test planning; select valid conditions, interpret results and arrange the next evidence step.

Distinct purpose: First collection 06 covers mold investigations and 19 environmental materials. This article concerns radon measurement protocols and result decisions, not generic air sampling or health diagnosis.

Substantive body length: 1,508 words, including the tool and four FAQs; excludes this appendix.

Proposed search metadata

SEO title: Radon Testing on Long Island: A Home Buyer's Guide (50 characters)

Meta description: Plan a property-specific radon test on Long Island. Understand test conditions, EPA action guidance, follow-up testing and the separate role of mitigation. (155 characters)

Proposed URL — PROVISIONAL:

<https://stshomeinspections.com/blog/radon-testing-long-island-home-buyers>

The current blog index did not expose a definitive article route. A discoverable legacy /post/ URL could not be read; /blog/ routes are proposals, not verified live destinations. Confirm the CMS permalink and canonical URL before release. The body supplies one H1 and its H2/H3 hierarchy.

Verified live contextual links

[general buyer inspection](#) — Live STS destination.

[STS's service information](#) — Live STS destination.

[contact STS Home Inspections](#) — Live STS destination.

Planned article links — not live

Article 34: inspection readiness in a vacant home — At building-condition preparation. Planned cross-link only; add the verified final URL when that article is live. Do not publish an invented destination.

Article 35: records for planned lower-level use — Where intended basement use affects the test question. Planned cross-link only; add the verified final URL when that article is live. Do not publish an invented destination.

Article 40: information lost by waiving inspection — At transaction timing and unanswered questions. Planned cross-link only; add the verified final URL when that article is live. Do not publish an invented destination.

Image suggestions

Image concepts only. Select authorized or licensed assets, confirm privacy and accuracy, and adapt the provisional alt text to the final image.

Image 1 filename: radon-device-placement-professional.jpg

Caption: A qualified provider should select the location and protocol.

Provisional alt text: Radon measurement device positioned by a professional in a lower-level room

Image 2 filename: radon-test-condition-log.jpg

Caption: Record dates, location and interruptions along with the result.

Provisional alt text: Radon test report beside a completed building-condition log

Sources and research notes

[EPA's Home Buyer's and Seller's Guide to Radon](#) — primary source; accessed October 18-19, 2026. See access qualifications below.

[CDC's testing guidance](#) — primary source; accessed October 18-19, 2026. See access qualifications below.

[New York's Department of Health radon guidance](#) — primary source; accessed October 18-19, 2026. See access qualifications below.

[EPA's retesting guidance](#) — primary source; accessed October 18-19, 2026. See access qualifications below.

Claim and access notes: EPA March 2024 buyer/seller guide supports action recommendations and transaction protocols. CDC supports duration categories. Direct NYS DOH access was blocked; substantive indexed text supplied its 24-hour recommendation. Reopen the current NYS page and have the measurement reviewer confirm the wording before publication. STS radon availability is unverified; CTA does not promise it.

Search review and original contribution: The review included The Inspection Boys. The draft makes test conditions part of the result and explicitly attributes EPA and NYS preparation guidance rather than predicting a home from a county map.

The first 20 PDFs and current topic search results were reviewed. Scenarios are illustrative; no client anecdote or search-performance estimate is invented. The sample-report landing page was readable, but linked viewers yielded no usable report contents.

Owner and specialist approval items

Proposed author: Dan Palmieri, subject to owner confirmation and his review/adoption of the draft. No byline or review is represented as approved.

Proposed reviewer(s): Qualified radon measurement professional for protocol and interpretation; STS owner for service-availability wording. Names and completed review dates remain unconfirmed.

Owner: confirm service wording, author, contacts and final links. The editorial map records unresolved live-site conflicts. No unverified prices, credentials, packages or outcomes are promoted. Public contact pages agree on (631) 521-5019 and the linked booking destination.

BlogPosting implementation

Use one CMS BlogPosting entity with the approved headline and description, confirmed author and publisher, live canonical mainEntityOfPage URL, actual publication/modification dates and authorized image URL. Verify final metadata; do not substitute the research date or claim an uncompleted review. Check existing CMS markup to avoid duplication. Follow [Google's Article guidance](#); markup does not guarantee a search feature.