

Pennsylvania Real Estate Radon Checklist - 2026 Transactions

For Buyer's Agents, Seller's Agents, and Transaction Coordinators

FOR BUYER'S AGENTS

- Order 48-96 hour short-term test during inspection contingency
- Confirm closed-house conditions maintained during test period
- Verify lab is DEP-certified (check dep.pa.gov directory)
- Interpret results: 4.0 pCi/L or above requires mitigation contingency
- Results 2.0-3.9 pCi/L: recommend follow-up long-term test
- If 4.0 pCi/L or above: negotiate ASD installation or price credit
- Require post-mitigation test result below 4.0 pCi/L before contingency release
- Verify mitigator holds current PA DEP certification (PA Code Sec. 240)
- Confirm ASD system documentation transfers with property at closing
- Request warranty documentation for installed mitigation system

EPA action level: 4.0 pCi/L | PA DEP certification required for all mitigation work

FOR SELLER'S AGENTS

- Advise pre-listing test in EPA Zone 1 counties (see below)
- Disclose all known test results on PA Seller Property Disclosure Statement
- Known results 4.0 pCi/L or above are a material defect under 68 P.S. Sec. 7301
- Pre-listing ASD installation eliminates buyer contingency leverage
- Obtain DEP-certified contractor documentation before listing
- Include post-mitigation test result in listing disclosures
- Confirm system is functional and fan is operational at walkthrough
- ASD system is a positive disclosure - present it as a feature
- Verify all permits pulled for mitigation work where required locally
- Provide buyer with contractor contact for future system service

Pre-listing mitigation avg. cost: \$843-\$1,500 | Typical install: 1 business day

PENNSYLVANIA EPA ZONE 1 HIGH-RISK COUNTIES (Priority Testing Counties)

**Berks | Montgomery | Bucks | Chester | Centre | York | Dauphin
Lebanon | Lancaster | Northampton | Lehigh | Carbon | Monroe | Pike**

Zone 1 = predicted average indoor radon above 4 pCi/L. Source: EPA Map of Radon Zones.

SB 760 SCHOOL MANDATE - CONTEXT FOR AGENTS

Pennsylvania Senate Bill 760 mandates radon testing in public school buildings during the 2026-2027 academic year. This is a school building mandate only - it does not create residential testing or disclosure requirements. However, school test data in Zone 1 areas provides additional geological evidence of elevated residential radon risk. Agents working in Zone 1 counties should treat SB 760 school results as a market signal, not a legal obligation.

ABOUT PA RADON HUB

PA Radon Hub (paradonhub.com) is an independent statewide resource connecting Pennsylvania homeowners, buyers, and real estate professionals with DEP-certified radon testing and mitigation contractors. We maintain city-level radon risk data for 55 Pennsylvania municipalities, with geological analysis by county. This checklist may be reproduced and distributed freely. No signup required.

COUNTY RESOURCE PAGES

Berks County: paradonhub.com/reading | Montgomery County: paradonhub.com/king-of-prussia | Chester County: paradonhub.com/phoenixville
Centre County: paradonhub.com/state-college | York County: paradonhub.com/york | Dauphin County: paradonhub.com/harrisburg

HOW TO USE THIS CHECKLIST

This checklist is designed for use during the inspection contingency window of a Pennsylvania real estate transaction.

For buyer's agents: initiate testing on day 1 of the inspection period to ensure results are returned before the contingency deadline.

For seller's agents: use this checklist as a pre-listing audit tool. All mitigation work must be performed by a PA DEP-certified contractor.

Verify certification at dep.pa.gov before authorizing any remediation work. Post-mitigation testing is required to confirm results below 4.0 pCi/L before releasing any radon contingency.

PA Radon Hub maintains DEP-certified contractor listings for 55 Pennsylvania municipalities. Visit paradonhub.com to find certified professionals by city.

Pennsylvania has one of the highest radon concentrations in the United States. Approximately 40% of tested Pennsylvania homes exceed the EPA action level of 4.0 pCi/L.

Zone 1 counties along the Reading Prong geological corridor -- including Berks, Montgomery, Bucks, and Chester counties -- consistently record the highest residential radon levels in the state.

Real estate professionals working in these counties should treat radon testing as a standard transaction component, not an optional contingency item.