Fixing Radon in Your Home

Environmental Health Fact Sheet (Updated 10/7/2025)

Radon is a harmful gas that can build up in homes and increase the risk of lung cancer over time. This fact sheet provides property owners with easy-to-follow steps to fix high radon levels through mitigation and protect the health of the people that live there.

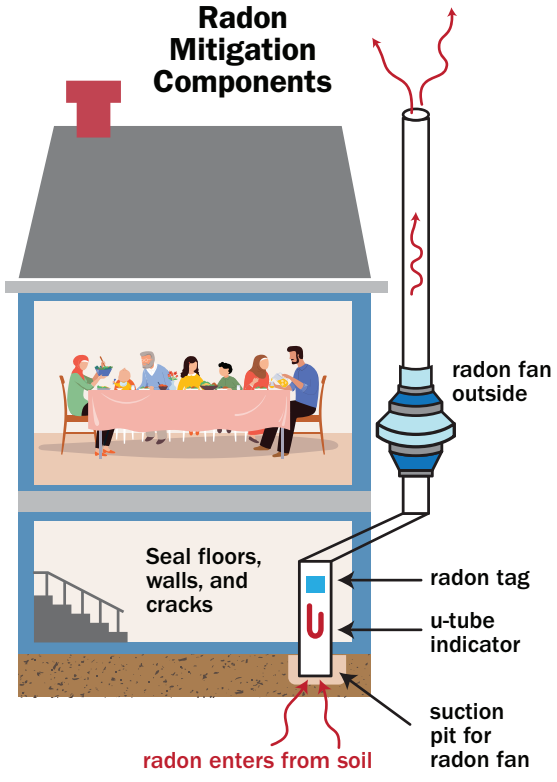
Do I need to mitigate radon in my home?

- Radon in the air is measured in “picocuries per liter” or pCi/L. The level of radon in outdoor air is about 0.4 pCi/L. No home will have 0 pCi/L.
- The U.S. EPA has set the “action level” for radon at 4.0 pCi/L.
- You should mitigate your home if radon is above the action level. **EPA recommends that you consider action if your home’s radon level is between 2 and 4 pCi/L.**

How do I mitigate radon in my home?

1. Hire a certified mitigation specialist. A system designed or installed incorrectly can make the problem worse.
2. Make sure the person is certified by either the National Radon Proficiency Program or the National Radon Safety Board. A comprehensive list of certified mitigators in Massachusetts can be found here.
3. The certified mitigation specialist will design and install a radon mitigation system:
   - The system can usually be installed in less than a day.
   - Most systems use a fan to create suction or a vacuum under the home’s slab.
   - This suction is called active soil depressurization.
   - The radon gas is released outside, through the pipe, and above the roof line.

See page 3 of this fact sheet for a checklist on proper installation of a radon mitigation system.



Sub-slab depressurization is the most common and usually the most reliable radon mitigation method.

Bureau of Climate and Environmental Health
Division of Healthy Homes and Childhood Lead Poisoning Prevention
Massachusetts Department of Public Health

Learn more at mass.gov/radon

What to look for in a radon mitigation specialist?

- A visit to your home before they offer you a bid.
- A guarantee to get the home's radon level below 4 pCi/L, and ideally below 2 pCi/L.
- A warranty for the fan.

For additional information on selecting a contractor, see the Environmental Protection Agency's Consumer's Guide to Radon Reduction: How to Fix Your Home.

What does a radon mitigation system cost?

Most mitigation systems cost between $1,200 and $2,000. The cost will depend on your home's size, foundation(s), crawlspace(s), number of floors, and number of suction points and/or fans are needed. You can get more than one estimate.

Is there financial assistance for homeowners?

For properties located in eligible rural areas, funding assistance for the installation of radon mitigation systems is available through the USDA Section 504 Plan. For program details and eligibility requirements, visit https://www.rd.usda.gov/media/file/download/508-rd-fs-rhs-sfh504homerepair.pdf.

What should I do after the mitigation system is installed?

- Test your home for radon between 24 hours and 30 days after installation.
- Test in the winter (between November 1 and March 31) if the mitigation system is installed in warm weather.
- Re-test your home every year or two to make sure the system is operating properly.

Division of Healthy Homes and Childhood Lead Poisoning Prevention (DHHL)

Email: DPHIAQ.radon@mass.gov

Radon Information Line: (800) 723-6695

Radon mitigation checklist

Check for the following:

- [ ] The installer is certified by either NRSB or NRPP.
- [ ] The installer provides the homeowner with a contract guaranteeing that at any point the level of radon in the home will never rise above the EPA action level of 4.0 pCi/L, but ideally 2.0 pCi/L.
- [ ] The mitigation system is clearly labeled “Radon Reduction System.” Labeling the system will prevent a plumber from accidentally connecting to the system for a different use.
- [ ] A radon test was completed by the homeowner at least 24 hours after installation.
- [ ] The mitigation system was installed in accordance with all electrical codes.
- [ ] The radon system discharges above the edge of the roof and meets current guidance.
- [ ] The fan is in a ventilated attic or on the exterior of the home.
- [ ] There is a pressure gauge installed to monitor the system, to alert you if the fan stops working.
- [ ] The mitigation specialist explained how to read the pressure gauge.
- [ ] There is a label on the system showing the installer’s name, phone number, and certification number.
- [ ] The date of last radon test is visible on the system. If the system was installed in warm weather, be sure that a test was done in the winter.
- [ ] Re-test your home every year or two to ensure the system is working properly.

DPH
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