

Why Radon Testing York County Should Be Your Next Home Priority

If you live in York County and have never tested your home for radon gas, you are not alone. Many homeowners assume that because they have lived in the same house for years without issues, radon is someone else's problem. That assumption can be dangerous. Radon is a naturally occurring radioactive gas that comes from the ground. It has no smell, no taste, and no color. You cannot detect it without a proper test. The only way to know your exposure is through radon testing York County residents should take seriously.

I have spent years working with homeowners in this area, and I can tell you that radon levels vary wildly even between homes on the same street. A neighbor's test might come back low while yours shows a reading above the EPA action level. That is not unusual. The geology under Pennsylvania, particularly in York County, includes granite and other uranium-bearing rocks that produce radon as they decay. The gas moves up through the soil and into your home through cracks in the foundation, gaps around pipes, and other radon entry points.



THE PIPE'S PROBABLY GOT A SAG

Understanding the Risk

The EPA estimates that radon causes around 21,000 lung cancer deaths each year in the United States. It is the second leading cause of lung cancer after smoking. For people who smoke, the risk multiplies. But even non-smokers face significant danger when radon levels are high. The Health Department in Pennsylvania has long recommended testing every home, regardless of age or construction type. Yet many homeowners still put it off, thinking it is an overblown concern or something that only affects basements.

That is a mistake. Radon can enter a home through a crawl space, a slab foundation, or even a finished basement. I have seen houses with low levels on the first floor but dangerous concentrations in a basement workshop where someone spends hours each day. The gas does not discriminate. It can accumulate in any enclosed space that is in contact with the ground.

How Radon Testing Works

[Radon testing York County](#) homeowners can do themselves is straightforward. You buy a radon test kit from a hardware store, online, or sometimes through the Health Department. The kit contains a small detector that you place in the lowest livable area of your home for a set period, usually two to seven days. You then mail it to a lab, and they send you the results. The reading is in picocuries per liter, or pCi/L. The EPA recommends fixing your home if the level is 4 pCi/L or higher.



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Short-term tests give you a snapshot. Long-term tests, which last three months to a year, give a more accurate picture of average radon levels. I recommend starting with a short-term test to get a quick answer, especially if you are buying or selling a home. But if you want the clearest sense of your year-round exposure, a long-term test is better.

What Happens If Radon Levels Are High

A high test result does not mean you need to panic. It means you need to act. The most common and effective solution is a radon mitigation system, specifically a sub-slab depressurization system. This involves drilling a hole through the basement floor or slab, creating a suction point under the house, and running PVC piping from that point up through

the side of the house to a fan unit on the outside wall or roof. The fan runs continuously, pulling radon gas from beneath the foundation and venting it safely above the roofline, where it disperses.

A properly installed system also includes a manometer, a simple U-tube gauge that shows whether the fan is working. You can check it with a glance. If the liquid in the manometer is level on both sides, the fan has stopped and you need to call a radon contractor for service. If it shows a difference, the system is pulling vacuum and doing its job.

The work should be done by a certified radon mitigator who understands local building codes and soil conditions. In York County, Dan Jenkins is a name many homeowners trust. He has installed hundreds of systems and knows how to adapt the design to different foundations, whether you have a crawl space, a full basement, or a slab-on-grade home. The goal is to seal the obvious radon entry points and create a low-pressure zone under the slab so the gas never enters the living space.

Post-Mitigation Testing Is Essential

After a radon mitigation system is installed, you must run a post-mitigation test to confirm the system works. This is not optional. Even the best installation can miss a gap or fail to pull enough suction in one area. The only way to be sure your radon levels have dropped to a safe range is to test again. Most mitigators, including Dan Jenkins, include this follow-up test as part of the service. It usually involves placing a test kit in the same location as the original test and running it for the same duration.

I have seen homes drop from 20 pCi/L to under 2 pCi/L after a good system was installed. That is a life-changing difference. But I have also seen systems that were poorly designed, using undersized PVC piping or a fan unit that was too weak for the soil type. That is why choosing an experienced radon contractor matters. A cheap system that does not work is worse than no system, because it gives false peace of mind.



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Radon Testing in Real Estate Transactions

If you are buying or selling a home in York County, radon testing is almost certain to come up. Buyers are increasingly aware of the risks, and many lenders or real estate agents recommend including a radon test in the home inspection. Sellers can get ahead of the process by testing before listing. If the level is low, you have a selling point. If it is high, you can install a mitigation system and test again, so the buyer sees a clean report at closing.

I have worked with families who walked away from a house because the radon level was high and the seller refused to address it. That is a shame, because radon is fixable. A properly installed radon mitigation system is not a band-aid; it is a permanent solution that adds value to the home. And the cost is modest compared to the peace of mind it provides.

Maintenance and Long-Term Care

A radon mitigation system is not a set-it-and-forget-it device. The fan unit should be replaced every five to ten years depending on the model and how hard it runs. The sealant around the PVC piping where it exits the house can crack over time and needs to be inspected. And the manometer should be checked monthly. If the liquid levels are equal, the fan has failed and you need to call a certified radon mitigator right away.

I also recommend retesting your home every two years, even if the system seems fine. Soil shifts, new cracks appear, and sometimes a system that worked well at first can lose effectiveness. A simple radon test kit will tell you if your levels have crept back up. It is cheap insurance.

Why York County Homeowners Need to Act Now

Radon gas is not a problem that goes away on its own. It is a persistent threat that requires active management. The good news is that radon testing York County homeowners can perform is inexpensive and easy. The bad news is that many people still ignore it. I have talked to homeowners who said they would test "someday" and then called me years later after a lung cancer diagnosis in the family. Do not let that be you.



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If you are a homeowner in York County, order a radon test kit today. Place it in the lowest room you use regularly. Follow the instructions. Mail it in. And when the results come back, if the number is high, call a certified radon mitigator. The process from test to fix can take less than a month. In that time, you can cut your radon exposure from dangerous to negligible. That is a return on effort that few home improvements can match.

Dan Jenkins and other local professionals have the tools and experience to handle any foundation type. They know the soil in York County, they know the building codes, and they know how to install a system that will last. But none of that matters until you take the first step. That step is radon testing York County families have been putting off for too long. Do it now, and breathe easier for the rest of your life.