Report Number
C87584

RADON TEST REPORT

Property Information

1234 Street NW
Your Town, Minnesota
55xxx

Client Information

Client Name **Home Buyer**
1234 Street NW
Your Town, Minnesota
55xxx

Radon Testing

Test Initiated On: **Tuesday, August 19, 2014**
Test Start Time: 8:30 AM
Test Completed On: **Thursday, August 21, 2014**
Test End Time: 12:00 PM

Inspection Conducted By

WISEHOME
INSPECTION LLC

Wise Home Inspection LLC
1030 Kirkwood Lane N.
Plymouth, MN
55441

Phone: 763-744-6599
E'Mail: mike@wisehomeinspection.com
Web: www.wisehomeinspection.com

Inspected by:
Michael Buettner

Inspector's Signature:

Signature Date
August 21, 2014

Radon Test Report

SUMMARY

The subject home has been tested for the presence of radon gas in accordance to US Environment Protection Agency [EPA] established protocols. The test and analysis have been performed to comply with the EPA's *Home Buyer's and Seller's Guide to Radon*. A free copy of this Guide, as well as current information about radon gas, risks to health, and radon remediation considerations, can be obtained at: http://www.epa.gov/radon/pubs.

This report contains results that measure the average concentration of radon gas at the time of sampling and at the specific location in the building stated in this report. However, it must be noted that radon concentration will vary from day to day and from season to season, and thus test results are reflective of "a snapshot in time". Readings taken over a longer time span can vary significantly from those reported from this current test.

RADON AFFECTS ON HEALTH

Radon is a radioactive gas that originates during the natural process of breakdown and decay of uranium in the soil. Radon in air is ubiquitous; it is in the air you breathe whether in the outdoors or in your home. The health concern with regard to radon is in the amount [concentration] of radon and the length of exposure. Radon concentration is measured in pico-curies per litre of air [pCi/L].

The primary health risk from long-term exposure to radon is lung cancer. The risk of developing a lung cancer from radon exposure depends both on how much radon is present and how long you are exposed to radon. The higher the radon level or the longer the time of exposure, even if the levels are relatively low, the greater the health risk.

The U.S. Environmental Protection Agency [EPA] and the Surgeon General recommend taking further action when the home's radon test results are 4.0 pCi/L or greater. Radon levels less than 4.0 pCi/L still pose a risk and in many cases can be reduced. The national indoor radon level is about 1.3 pCi/L while the outdoor radon level is 0.4 pCi/L. The higher a home's radon level, the greater the health risk to you and your family. Smokers and former smokers are at a significantly higher risk. Exposures up to 4.0 pCi/L may present some risk to more sensitive occupants, especially to infants and those that live with smokers.

MITIGATION CONSIDERATIONS

Reducing radon levels in homes can often be accomplished easily, effectively, and fairly inexpensively. The EPA recommends that you use an EPA or state-approved contractor trained to properly mitigate radon problems. You can contact your state radon office to obtain information, including a list of locally approved contractors who can help you develop a plan for reducing indoor radon concentrations.

INTERPRETING TEST RESULTS

This report contains a radon test result calculated from averaged measurements over a limited exposure period. Actual radon concentration measurements at individual points in time during the test period can vary significantly over the duration of the test period. Be aware that the test result as reported is an indication of radon concentration representative only at the point in time of the test measurement and under conditions presented at the time of testing.

If the measured radon level is **less than 4.0 pCi/L**, no action is necessary at this time. However, another test should be conducted in two years or after any home remodeling.

If the measured radon level is **greater than 4.0 pCi/L**, it is recommended that you consult a radon mitigation specialist to provide recommendations for reducing indoor radon levels. Action for taking immediate radon mitigation efforts is strongly recommended.

If the measured radon level is **at or near 4.0 pCu/L**, it is recommended that as a minimum you conduct a second radon concentration test to more precisely determine the radon level, and to validate the accuracy of the measurements.

Radon Test Report

SUMMARY DETAILS

Property Address:	1234 Street NW, Your Town, Minnesota, 55xxx
Client Name:	Home Buyer
Testing Conducted On Behalf Of:	Property Purchaser
Test Type:	Screening
Home Occupied at time of test?	Yes

Subject Property Building Characteristics

Type of Home:	Single Family		
Type of Construction:			
Number of Stories:	Multi-Level		
Approximate Age:	1990	Year Built:	
Int. Total Square Feet:	2,046		
Foundation Type	Concrete Block		
Basement Floor Type	Slab-On-Grade		

Measurement Equipment

Radon Measurement Equipment:	Sun Nuclear Model 1029 (#5), S/N 87166011 Calibration Date: January 2, 2014

The above radon testing equipment has been calibrated according to manufacturer's recommendations and specifications. A test certificate is available. Yes

Radon Test Summary

Start Date	August 19, 2014	End Date	August 21, 2014
Start Time	8:30 AM	End Time	12:00 PM

Average Radon Level: **2.4 picacurie per litre [pCi/L]**

Suggested Action: ☐ Retest ☐ Contact Mitigation Professional ☒ No Action Necessary

NOTE: This page is for summary purposes only. The report as a whole must be read to establish proper interpretation of results presented on this page.

Radon Test Report

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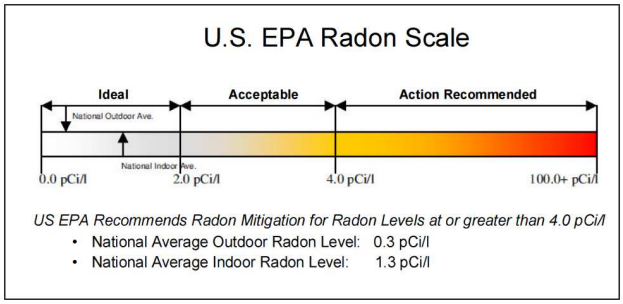

This report represents the average radon concentration at the time of sampling and at the specific location in the home. However, it must be noted that radon concentrations will vary from day to day and from season to season. Factors that influence radon values include time, temperature, season, barometric pressure, ventilation, and air tightness. This testing assumes that no efforts were the result of intentional or unintentional interventions or factors that negate conducting testing under controlled conditions for the full duration of testing.

LIMITATION OF LIABILITY

While we at Wise Home Inspection LLC make every effort to maintain the highest possible quality control and include several checks and verification steps in our procedures, we make NO WARRANTY OF ANY KIND, whether expressed or implied, including without limitation any implied warranty of merchant ability or fitness with respect to any item furnished, information supplied, or services rendered to you by Wise Home Inspection LLC.

Before any action is taken on the basis of test results given to you by Wise Home Inspection LLC, we recommend that further testing be done. Neither Wise Home Inspection LLC, nor any of our employees or agent, shall be liable for any claim, charge, or demand, whether in contract, tort, or otherwise, for any and all loses, costs, charges, claims, demands, fees, expenses, injuries, or damage (including without limitation INCIDENTAL OR CONSEQUENTIAL DAMAGES WHICH ARE EXCLUDED) of any nature or kind arising out of, connected with, resulting from, or sustained as a result of any item furnished, information supplied, or service rendered to you by Wise Home Inspection LLC.

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Radon Test Report

Test Protocols

The US Environmental Protection Agency [EPA] has defined a set of protocols to ensure reliability in the methodology of conducting short-term radon measurements. The following protocols apply for radon testing at 1234 Street NW, Your Town, Minnesota, 55xxx

Protocol Item	Affirmation	Comment
Closed building conditions were established for a 12 hours period prior to the radon testing period.	◉ Yes ○ No ○ N/A	
Radon testing device was deployed on lowest livable level/area of home.	◉ Yes ○ No ○ N/A	
Radon testing device was deployed in frequently occupied room where it is not likely to be disturbed.	◉ Yes ○ No ○ N/A	
All ventilation system components that exchange air between inside and outside of home were off.	◉ Yes ○ No ○ N/A	
Radon testing device was deployed such as to be located at least 20 inches above the floor.	◉ Yes ○ No ○ N/A	
Radon testing device was deployed at least 3 feet from an opening in an exterior wall [doors, windows].	◉ Yes ○ No ○ N/A	
Radon testing device was deployed at least 20 inches from an exterior wall where no openings exist	◉ Yes ○ No ○ N/A	
Radon testing device was deployed such that there is at least 4 inches of space around it to allow radon in.	◉ Yes ○ No ○ N/A	
Radon testing device was deployed in a location out of direct sunlight.	◉ Yes ○ No ○ N/A	
Radon testing device was deployed in a location out of direct air drafts.	◉ Yes ○ No ○ N/A	
Radon testing device was not deployed in areas of high humidity.	◉ Yes ○ No ○ N/A	
The radon test is conducted such that the continuous test duration was greater than 48 hours.	◉ Yes ○ No ○ N/A	
A homeowner Compliance Agreement was left at the home.	◉ Yes ○ No ○ N/A	
	○ Yes ○ No ○ N/A	
	○ Yes ○ No ○ N/A	

Note: the reliability of test results require that all exterior doors and windows are to be closed other than for normal entry and exit for the full duration of the test and for the 12 hour period prior to initiation of the radon test.

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Test Integrity

The following quality assurance actions were implemented to assure the integrity of test methods during the time radon sampling and data collection was deployed at this property.

Test Integrity Item	Affirmation	Comment
Were doors and windows observed to be closed at the start and end of the test?	(●) Yes ( ) No ( ) N/A	
Were sustained winds of 30 mph experienced during the test period?	( ) Yes (●) No ( ) N/A	
Did rainfall exceeding one-half inch occur during the test period?	( ) Yes (●) No ( ) N/A	
Were tamper prevention measures incorporated at the testing device for the full test duration?	( ) Yes ( ) No (●) N/A	
Were tamper prevention devices/seals applied to windows, ventilation devices/controls, and nonessential doors?	( ) Yes ( ) No (●) N/A	
Were motion devices applied for monitoring exterior doors?	( ) Yes ( ) No (●) N/A	
Was an active radon mitigation system in operation for the duration of the radon test period?	( ) Yes (●) No ( ) N/A	
If a new mitigation system is employed, was the mitigation system operating for at least 24 hours prior to the start of the test period?	( ) Yes ( ) No (●) N/A	
Do any tamper prevention devices indicate that the integrity of the testing has been compromised?	( ) Yes (●) No ( ) N/A	
Do the variations of recorded test measurements appear to be consistent with those expected for test protocols being maintained for the duration of the radon test?	(●) Yes ( ) No ( ) N/A	
	( ) Yes ( ) No ( ) N/A	
	( ) Yes ( ) No ( ) N/A	
	( ) Yes ( ) No ( ) N/A	
	( ) Yes ( ) No ( ) N/A	
	( ) Yes ( ) No ( ) N/A	