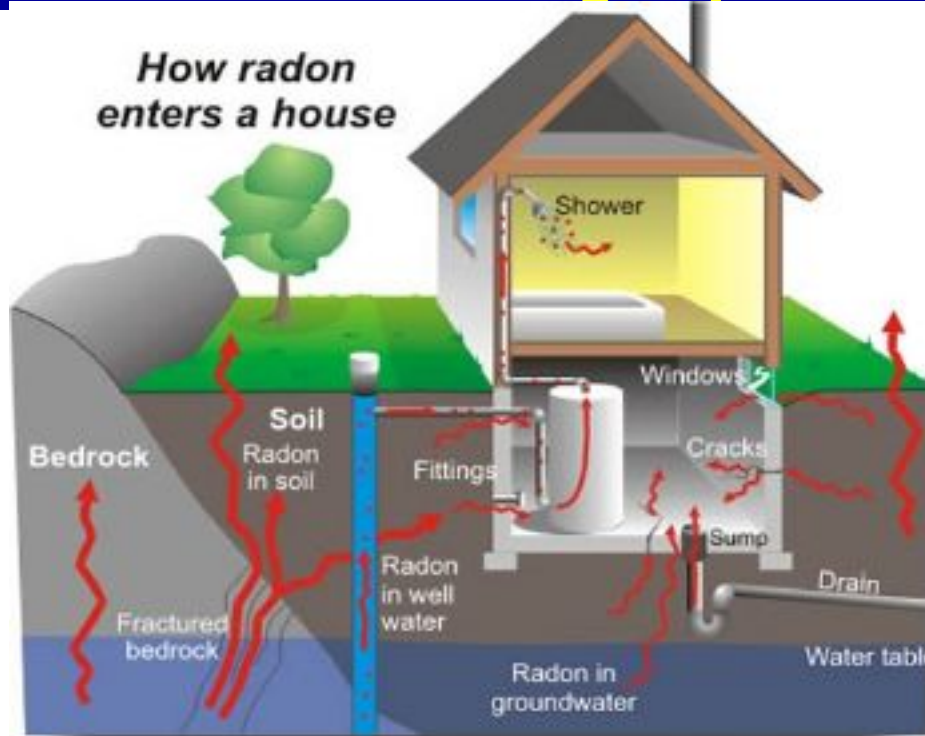


# Comfortspec Home Inspection Services

## Radon Screening Report



123 Anywhere Drive, Sunnyville, PA 12345  
Inspection prepared for: Satisfied Client  
Real Estate Agent: Happy Agent - The Best Realty

Date of Inspection: 9/20/2012 Time: 4pm  
Age of Home: 1985 Size: 2914 sq ft

Inspector: Jason D'Amato  
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## Details

### 1. Average Radon Level

Observations:

- **17.5 pci/l**

### 2. Mitigation Information

Observations:

- **Given the level of radon present it is recommended that an active mitigation system be installed. This is not uncommon for the area and is easily installed by a qualified professional.**

### 3. CRM model used

CRM Model: Sun Nuclear 1027

Calibration Date: March 2012

### 4. Screening Duration

Duration: 48-60 hours

### 5. outside starting temp

Start Temp: 71-80 degrees

Stop Temp: 61-70 degrees

### 6. indoor start temp

Start Temp: 61-70 degrees

Stop Temp: 61-70 degrees

### 7. start date

Date: September 19, 2012

Time: 10 am

### 8. stop date

Date: September 21, 2012

Time: 4 pm

## Protocols

### 1. location/s

Location: Basement

### 2. currently occupied

Observations:

- **Home was occupied**

### 3. sealed during test

Observations:

- **Current owners were advised of the importance of keeping the home sealed during test**

4. excessive wind speed

Observations:

- 0-10 mph wind

5. rainfall over 1"

Observations:

- No

6. were doors sealed

Observations:

- Cannot verify sealing of doors due to current home being occupied

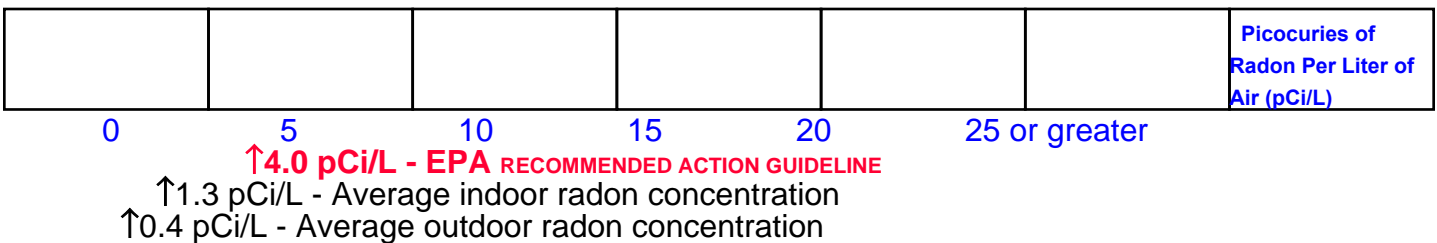
7. were windows sealed

Observations:

- Windows were sealed during test

epa radon risk information

Use the chart below to compare your radon test results with the EPA guideline. The higher a home's radon level, the greater the health risk to you and your family.



The U.S. Environmental Protection Agency (EPA) and the Surgeon General Strongly recommend taking further action when the home's radon test results are 4.0 pCi/L or greater. The concentration of radon in the home is measured in picocuries per liter of air (pCi/L). Radon levels less than 4.0 pCi/L still pose some risk and in many cases may be reduced. If the radon level in your home is between 2.0 and 4.0 pCi/L, EPA recommends that you **consider** fixing your home. The national average indoor radon level is about 1.3 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 especially high risk. There are straightforward ways to fix a home's radon problem that are not too costly. Even homes with very high levels can be reduced to below 4.0 pCi/L. EPA recommends that you use an EPA or State-approved contractor trained to fix radon problems.

What do radon test results mean?

If your radon level is below 4 pCi/L, you do not need to take action.

If you radon level is **4 pCi/L or greater**, use the following charts to determine what your test results mean. Depending upon the type of test(s) you took, you will have to either test again or fix the home.

NOTE: All tests should meet EPA technical protocols.

Chart 1: Radon Test Conducted Outside Real Estate Transaction

Type of Test(s)	If Radon Level Is 4.0 pCi/L or Greater
Single Short-Term Test	Test Again*
Average of Short-Term Tests	Fix The Home
One Long-Term Test	Fix The Home

\* If your first short term test is several times greater than 4.0 pCi/L - for example,

about 10.0 pCi/L or higher - you should take a second short-term test immediately.

**Chart 1: Radon Test Conducted During a Real Estate Transaction (Buying or Selling a Home)**

Type of Test(s)	If Radon Level Is 4.0 pCi/L or Greater
Single Active Short-Term Test <small>(this test requires a machine)</small>	<b>Fix The Home</b>
Average of 2 Passive Short-Term Tests* <small>(these tests do not require machines)</small>	<b>Fix The Home</b>
One Long-Term Test	<b>Fix The Home</b>

\* Use two passive short-term tests and average the results.

**What should I do after testing?**

If your radon level is 4.0 pCi/L or greater, you can call your State radon office to obtain more information, including a list of EPA or State-approved radon contractors who can fix or can help you develop a plan for fixing the radon problem. Reduction methods can be as simple as sealing cracks in floors and walls or as complex as installing systems that use pipes and fans to draw radon out of the building.

EPA has a National Radon Program to inform the public about radon risks, train radon mitigation contractors, provide grants for state radon programs, and develop standards for radon-resistant buildings. EPA works with health organizations, state radon programs, and other federal agencies to make the program as effective as possible.

For more information about radon, its risks and what you can do to protect yourself, call 1-800-SOS-RADON and request a free copy of EPA's *A Citizen's Guide to Radon*. You may also call the Radon Fix-It Line at 1-800-644-6999 between noon and 8pm Monday through Friday, EST/EDT, for information and assistance. This toll-free line is operated by Consumer Federation of America, a nonprofit consumer organization.

**mitigation info**

**1. Active mitigation system present?**

Observations:

- **No mitigation system is present.**
- **Given the level of radon present in the home it is suggested that an active radon mitigation system be installed to lower the level. This is an easy repair and is very common for the area.**