

Radon Inspection Report

This inspection performed in accordance with EPA Protocols as contained in the *Home and Seller's Guide to Radon* (EPA 402-R-93-003).

This radon inspection report
prepared specifically for:

Rich & Kathy Jordan
P.O. Box 3455
Indianapolis, IN 46204

Inspection location:

11601 Pebblepointe Pass
Indianapolis, IN 46204

Inspected by:





123 Main Street • Suite 3040
 Noblesville • Indiana • 46062
 Ph 317.415.9090 Fx 317.475.8696

EPA ID #

State License #

Report Date: 4/7/2007

RADON INSPECTION REPORT

Customer Order#

Contact name: **Tom Williams**
 Customer: **Rich & Kathy Jordan**
 Address: **P.O. Box 3455**
Indianapolis , IN 46204
 Home phone: **3177654524** Office: **3171234567**
 Fax :

TEST DETAILS

Start date: **4/7/2007** Start time: **9:00 AM**
 Stop date: **4/9/2007** Stop time: **10:15 AM**
 Start weather: **Clear**
 Stop weather: **Overcast**
Start: Stop:
 Outside temp: **52° F** Outside temp: **60° F**
 Inside temp: **72° F** Inside temp: **73° F**
 Compliance Agreement signed? **Yes**
 Structure occupied during test? **Yes**
 Those present at start of test:

TEST LOCATION

Test Location:
11601 Pebblepointe Pass
Indianapolis , IN 46204

Access phone # **317 324 6999**

Seller

Radon Test Results: 2.1 pCi/l

PURPOSE OF THIS INSPECTION REPORT

To provide a professional opinion of a structure's radon levels as of the date of inspection, limited to the conditions identified in this report. (See pages 2-3 for additional information regarding test equipment used and protocols observed.)

1. When scheduling the appointment, inform the occupant that EPA screening protocols require all doors and windows be closed 12 hours before and during the entire test period.
2. Upon arrival at the house, inspect to make sure all windows, doors and operable crawl space vents are shut before you start the test. Report on page three if vents are normally left open all year. If house is not closed be sure to add 12 hours to the testing period.
3. Confirm with occupant that all doors and windows were closed 12 hours before your arrival. Present the occupant with the Declaration of Voluntary Compliance form and request signature. Leave one copy for household reference.
4. If an active mitigation system has been installed, check the installation to make sure that all EPA mitigation standards are met. Most buyers will not accept mitigation efforts that could easily be defeated (ie tape or plastic bags over cracks, sumps or drains). Include a photograph whenever necessary to facilitate understanding of questionable mitigation work. If you have questions about mitigation efforts or test conditions call the office. Note fan and suction locations on diagram.
5. Fill out this inspection form completely. Test home under normal operating conditions and temperatures (65-80 degrees F).
6. "Radon Test In Progress" signs should be posted on all exterior doors. Use of "certification seals" to secure test device(s) and all windows may be advisable. If used, carefully inspect seals at conclusion of test to make sure they have not been disturbed. If the word "VOID" is visible on the entire length of any seal, note this condition on page 2.

NOTICE

ABC Home Inspection Company cannot be assured the necessary conditions were maintained during the test period. There can be uncertainty with any radon measurement due to statistical variations and other factors such as changes in the weather and operation of the dwelling. While we and our agents make every effort to maintain quality control and include checks and verification steps in our procedures, we make NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, for the consequences of erroneous test results. ABC Home Inspection Company nor its employees or agents shall be liable under any claim, charge or demand, whether in contract, tort, or otherwise, for any and all loss, cost, charge, claim, demand, fee, expense or damage of any nature or kind arising out of, connected with, resulting from, or sustained as a result of any radon test unless specifically covered by an optional radon mitigation service contract.

TEST DETAILS

1 Screening results of **2.1** pCi/l based on test device.

Note: EPA Real Estate Protocols state that tests shall be performed in the lowest area of the house that the buyer plans to use as living space. If passive devices are used for this purpose, two units shall be exposed at the same location.

2 Type Location Tested Serial # Results Tamper Controls Comments

	Type	Location Tested	Serial #	Results	Tamper Controls	Comments
a	femtoTech CRM510	Great Room	CRM5100234	2.1	Motion Detector	
b						
c						
d						

3 Do hourly results of CRM appear normal?

4 Comments:

PROTOCOLS OBSERVED

5 Was house closed 12 hours before start of this test? **Yes**

6 If no, please comment:

7 Were windows and doors closed at end of test? **Yes**

8 If no, please comment:

9 Was screening device placed away from drafts & heat? **Yes**

10 Was there at least 4" of clearance around the screening device? **Yes**

11 Was screening device placed at least 20" above floor, 1 foot from exterior walls & 3 feet from exterior openings? **Yes**

12 Were sustained wind speeds >30 mph experienced during this test? **No**

13 Did rainfall exceed one-half inch during this test? **No**

14 Were certification seals used to secure testing environment? **No**

15 If yes, were certification seals installed on all windows?

16 Were certification seals installed on ventilation devices? **No**

17 Were certification seals installed on non-essential exterior doors? **No**

18 Were any certification seals disturbed?

19 Were exterior doors monitored during this test? **No**

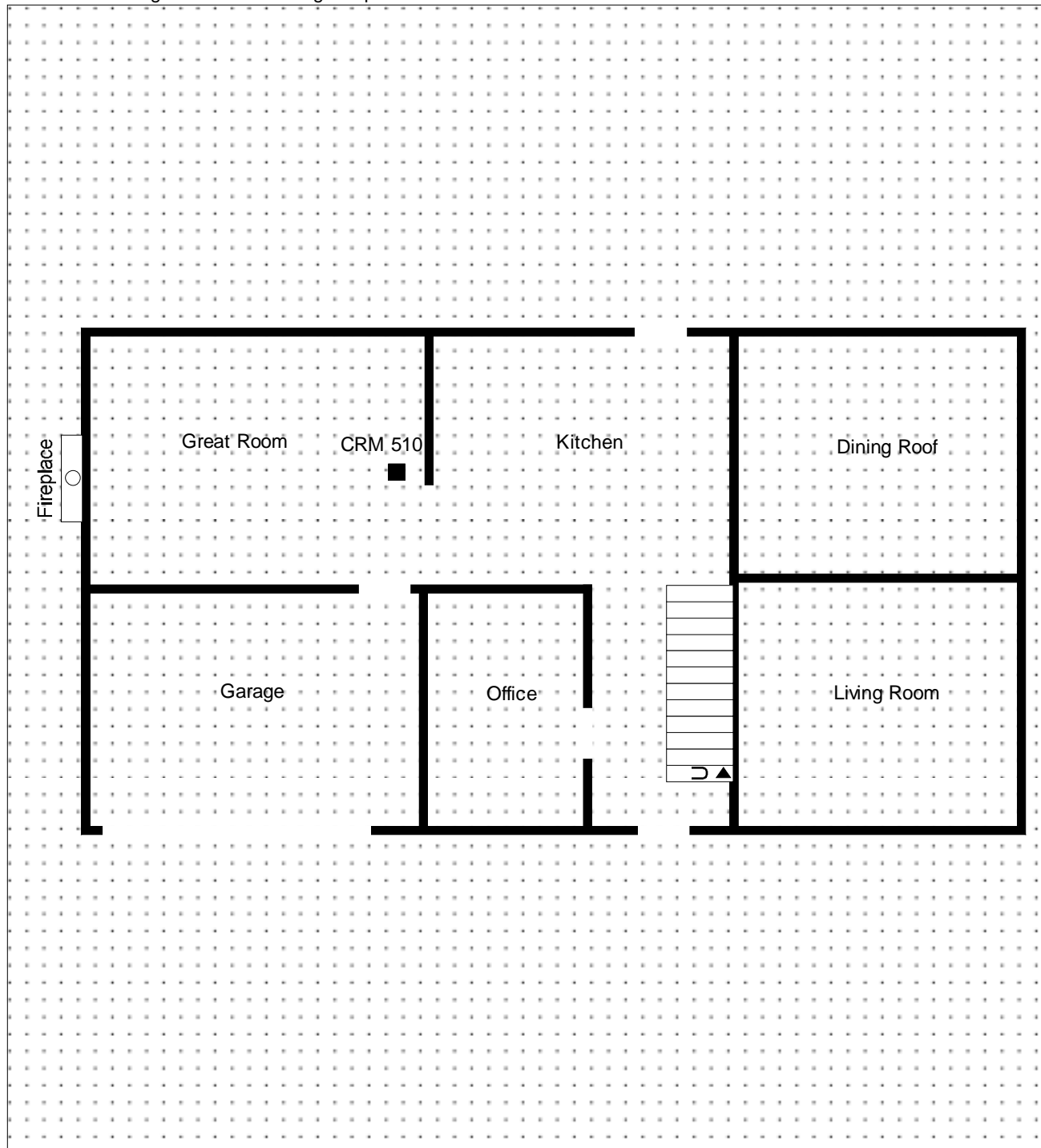
20 Certification comments:

21 Was an active mitigation system in operation during the entire test? **No**

22 If this is a new mitigation system, was it operating 24 hours before the test started?

23 Additional comments:

EPA Real Estate Testing Protocols require the exact location of the test device be documented on a diagram of the room and building for each screening test performed.



Please provide sketch of test device locations and other features using following legend.



CRM



Charcoal Canister



Sump Pit



Floor Drain



Furnace



Washer



Dryer



Crawl Space



Stairway

Client: **Rich & Kathy Jordan**

File #



EPA ID #

State License ID

RADON INSPECTION DECLARATION OF VOLUNTARY COMPLIANCE

As the responsible party for the test location listed below, I hereby acknowledge that EPA radon test requirements have been explained to me and I have received a copy of EPA publication 402-R-93-003, "Home Buyer's and Seller's Guide to Radon". I further understand that potential purchasers and/or lenders will be making important decisions pending the outcome of this test. Given this information I hereby certify that:

- (1) I have kept this house closed (except for normal entry and exit) for approximately 24 hour(s) prior to the start of this test.
- (2) I agree to keep all doors shut during the entire test period except for normal entry and exit (less than one minute per event). I understand that certification seals** may have been installed on windows and non-essential doors to verify these openings remained shut during the test.
- (3) I will not knowingly alter the test environment in any way including, but not limited to, raising or lower the thermostat(s) or changing HVAC fan controls.
- (4) I will not tamper with, remove or change the location of the test device(s).
- (5) I will report any circumstances that occur during the test that may alter or influence the final results.
- (6) I agree to pay for the cost of retesting in the event I knowingly violate any of these conditions.
- (7) If I have any questions about this test I will contact the testing firm immediately.

** EPA testing protocols recommend the use of certification seals for all real estate radon tests.

TEST ADDRESS

**11601 Pebblepointe Pass
 Indianapolis IN 46204
 317 324 6999**

SIGNATURES

Mary Jones
 Occupant or Responsible Party

Mary Jones 4/7/07
 Signature Date

Sam Eagle 12345
 Technician RMP ID #

Sam Eagle 4/7/07
 Signature Date

TECHNICIAN INSTRUCTIONS

Leave one (1) copy of this form with occupant or responsible party and return one (1) copy to office.

Client: **Rich & Kathy Jordan**

Order #