



# Radon Testing Report

**123 Sample Rd  
Hometown PA 12345**

Report ID# - 141212-1A



**Prepared For**  
Tom Bartholetti

**Prepared By:**  
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SAMPLE

<b>Date:</b> 12/18/2014	<b>Time:</b> 09:00 AM	<b>Report ID:</b> 141212-1A
<b>Property:</b> 123 Sample Rd Hometown PA 12345	<b>Customer:</b> Tom Bartholetti	<b>Real Estate Professional:</b> Tom Bartholetti ISG

### Services Overview

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of inspection. The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied. If the person conducting your home inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts, you may be advised to seek a professional opinion as to any defects or concerns mentioned in the report. This home inspection report is not to be construed as an appraisal and may not be used as such for any purpose.

Inspection Services Group follows the National Association of Home Inspectors ([NAHI Standards of Practice](#)). It is the goal of the inspection to put a home buyer in a better position to make a buying decision; not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. Please refer to the Property Inspection Agreement for a full explanation of the scope and exclusions of the inspection.

All comments provided by the inspector should be considered before purchasing this home; Any recommendations by the inspector to repair or replace suggests to acquire a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component, or unit should be considered before you purchase the property. The comment descriptions are defined as follow:

**Acceptable (A)** - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration with no obvious signs of defect.

**Marginal (M)** - Indicates the component is functional but requires repair, servicing, or replacement anytime within five years.

**Defective (D)** - Indicates a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property.

### Property Information

***This is an addendum for the Radon Testing to the initial Home Inspection Report, only those items noted are covered as part of this addendum. Refer to the initial inspection report for full details***

**1. Radon Test Results**

**NOTICE**

THE RADON CERTIFICATION ACT REQUIRES THAT ANYONE WHO PROVIDES ANY RADON-RELATED SERVICE OR PRODUCT TO THE GENERAL PUBLIC MUST BE CERTIFIED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). YOU ARE ENTITLED TO EVIDENCE OF CERTIFICATION FROM ANY PERSON WHO PROVIDES SUCH SERVICES OR PRODUCTS. YOU ARE ALSO ENTITLED TO A PRICE LIST OF SERVICES OR PRODUCTS OFFERED. ALL RADON MEASUREMENTS DATA WILL BE SENT TO THE DEPARTMENT AS REQUIRED IN THE ACT AND WILL BE KEPT CONFIDENTIAL. IF YOU HAVE ANY QUESTIONS, COMMENTS, OR COMPLAINTS CONCERNING PERSONS WHO PROVIDE RADON-RELATED SERVICES PLEASE CONTACT THE DEPARTMENT AT THE BUREAU OF RADIATION PROTECTION, DEPARTMENT OF ENVIRONMENTAL PROTECTION, P.O. BOX 8469, HARRISBURG, PA 17105-8469

**Styles & Materials**

<b>Scheduled With:</b> Buyers Agent	<b>Closed House Conditions Upon Arrival:</b> Yes	<b>Declaration of Voluntary Compliance signed:</b> Yes
<b>Device Placed By:</b> Tom Bartholetti, DEP #2879	<b>Device Retrieved By:</b> Tom Bartholetti, DEP #2879	<b>Device Placement:</b> Basement, finished space
<b>Radon Device Type:</b> Continuous Radon Monitor (CRM)	<b>Radon Device Model:</b> Sun Nuclear 1027	<b>Radon Device Details:</b> Unit #3 55971136 - March 2014
<b>Number of Windows:</b> Two	<b>Number of Walkouts/Doors:</b> One	<b>Security Strips Installed:</b> No
<b>Vent Position (if applicable):</b> Not Applicable		

**Items**

**1.0 Closed House Conditions**

**Comments:** Yes

**1.1 Active Radon Mitigation System**



**Comments:** No

**1.2 Device Tampering/Deviation**

**Comments:** No

**1.3 Radon Test Results**

**Comments:** Defective

-  (1) The measured EPA Protocol Radon level average is **5.8 pCi/l**
-  (2) Radon levels at or above 4.0 pCi/L pose a high risk, 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 installation of a radon mitigation system is recommended. See attached radon CRM Data Report for additional details

**Radon Health Risk Information - Radon is the second leading cause of lung cancer, after smoking. 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 national indoor radon level is about 1.3 pCi/L. The higher the home's radon level the greater the health risk to you and your family. Reducing your radon levels can be done easily, effectively, and fairly inexpensively. Even homes with very high radon levels can be reduced below 4.0 pCi/L. For further information about reducing elevated levels please refer to the "Pennsylvania's Consumer's Guide to Radon Reduction"**



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## Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Radon CRM Data](#)

Inspection Services Group, LLC  
DEP#: 2879

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Professional  
Radon Monitor

Start Date : 10/28/2014  
Start Time : 9:30:00 AM  
End Date : 10/31/2014  
End Time : 10:00:00 AM  
Serial # : 54728003  
Location : Basement

Signature:

Data in pCi/l  
Time Interval 1 Hr

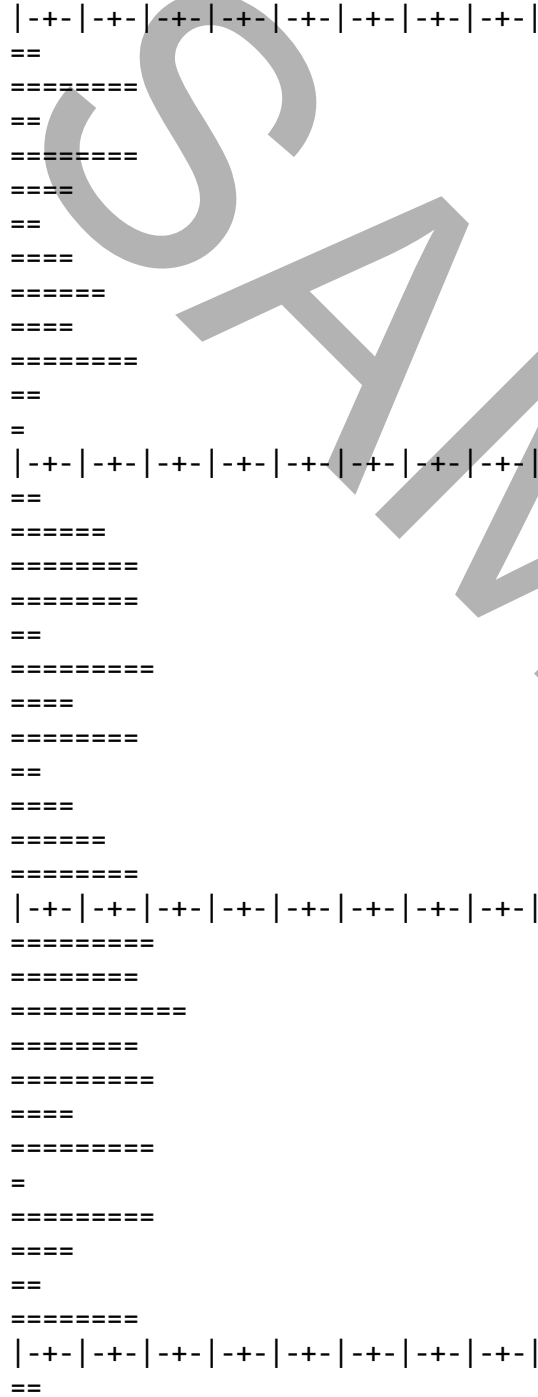
0.4	1.7	0.4
1.7	0.8	0.4
0.8	1.3	0.8
1.7	0.4	0.0
0.4	1.3	1.7
1.7	0.4	2.1
0.8	1.7	0.4
0.8	1.3	1.7
2.1	1.7	2.6
1.7	2.1	0.8
2.1	0.0	2.1
0.8	0.4	1.7
0.4	1.7	2.6
3.0	2.1	0.8
1.3	1.7	1.3
1.3	2.1	0.4
0.8	0.0	0.4
0.8	1.7	2.1
0.8	1.3	0.4
1.7	1.3	0.4
0.0	1.7	0.8
1.7	1.7	1.3

0.8 1.7 1.3  
0.8 3.0 0.8

Overall Avg.= 1.2

EPA Protocol Avg.= 1.2

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