

RADON TEST INFORMATION

To Whom It May Concern,

Our company has been informed that we can complete a Radon in air test at your property we are under the assumption you agree with this test taking place and have agreed to cooperate with testing protocols. If you DO NOT agree with us completing a test, please inform the agents or our company prior to the inspection. The purpose of this document is to discuss some of the testing protocol that should be followed by you the homeowner/occupant.

Many questions can be answered using the EPA's website which has all testing information needed at EPA.gov, particularly at <https://www.epa.gov/sites/production/files/2015-05/documents/hmbuygud.pdf>.

WHAT YOU NEED TO KNOW ABOUT THE RADON TEST:

- All exterior doors and windows need to be closed throughout the test except for brief/normal entry and exit
- The test requires 60 hours of closed house conditions. 12 hours leading up to the test and at least 48 hours of collecting data.
- Equipment should not be touched or moved in away.
- No outside ventilation should be used except when part of the homes normal operation.
- Air conditioning CAN be used when it is recirculating the air only.
- Please let our company know about any issues following these protocols as **THEY WILL ALL RESULT IN AN INVALID TEST**

Regarding dealing with radon results (From the EPA's Guide.) "If elevated levels are found during the real estate transaction, the buyer and seller should discuss the timing and costs of radon reduction. The cost of making repairs to reduce radon levels depends on how your home was built and other factors. Most homes can be fixed for about the same cost as other common home repairs. Check with and get an estimate from one or more qualified mitigators." Results will be provided to our client ONLY and it is their sole discretion to share the information with additional parties

From the EPA's Guide "Improper testing may yield inaccurate results and require another test. Disturbing or interfering with the test device, or with closed-house conditions, may invalidate the test results and is illegal in some states. If the seller or qualified tester cannot confirm that all items have been completed, take another test."... "When doing a short-term test ranging from 2-4 days, it is important to maintain closed-house conditions for at least 12 hours before the beginning of the test and during the entire test period"... "*Closed-house conditions means keeping all windows closed, keeping doors closed except for normal entry and exit, and not operating fans or other machines which bring in air from outside. Fans that are part of a radon-reduction system or small exhaust fans operating for only short periods of time may run during test."*

Thank You

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