



## RADON GAS TEST REPORT

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07/19/17

11801 Oak Point Court  
Henrico, VA 23233

Inspection. Integrity.

## RADON GAS TEST REPORT

Radon is a naturally occurring, invisible, colorless, odorless, radioactive gas, the origin of which is uranium within the earth's soil. According to the U.S. Environmental Protection Agency (EPA), radon is the second leading cause of lung cancer overall, and the number one cause of lung cancer among non-smokers. Elevated radon levels have been measured in homes in every state. No home is exempt: new or old, well-sealed or drafty, with or without a basement. According to the EPA, Radon is responsible for about 21,000 lung cancer deaths every year.

We conducted our Radon Gas Test at the property identified above; we obtained results using a Radon monitor. Results are based on a short-term test and are not to be interpreted as a measure of the annual average or of the actual occupant exposure or attendant health risk. Monitor location was in the basement.

### Radon Gas Test Report Results

# 0.5

pCi/L  
(picoCuries/Liter)

Recommended EPA Action: No action required.

A home should be fixed if the radon level is 4 pCi/L (picocuries per liter) or more. We recommend repeating tests during different seasons to account for possible seasonal variations. We also recommend long-term testing to confirm low radon concentrations. At a minimum, test your home annually.

Date(s) / Time(s)	Inspector / ID #	Instrument(s)
Install - 07/17/17 - 11:48 AM	Will Wake / 107392RT	Model - Sun 1027 Serial - 1290 Next calibration date - 02/07/18
Pickup - 07/19/17 - 12:19 PM	Will Wake / 107392RT	Method - Continuous

Absent undetected tampering with the testing device or violation of the required testing conditions, US Inspect warrants that the above screening result is an accurate measure of the average radon level inside the house, based on the data collected during the testing period specified in this report. US Inspect did not supervise the property during the testing period and does not warrant that no occupant interference with the device or the testing conditions occurred. All other warranties and liabilities are also hereby entirely disclaimed.

This measurement was performed in accordance with the procedures recommended by the EPA and by state regulations, where appropriate. For additional guidance on further testing or remedial action, home owners should consult A Citizen's Guide to Radon: EPA 402/K-12/002, May 2012, home buyers should consult the Home Buyer's and Seller's Guide to Radon: EPA 402/K-09/002, January 2009, and anyone requiring more information about radon reduction methods should consult the Consumer's Guide to Radon Reduction: EPA 402/K-10/005, September 2010.

## INDOOR AIR QUALITY DISCLAIMER

A growing body of scientific evidence has indicated that the air within homes and other buildings can be more seriously polluted than the outdoor air in even the largest and most industrialized cities. Other research indicates that people spend approximately 90% of their time indoors. Thus, for many people, the risks to health may be greater due to exposure to air pollution indoors than outdoors.

In addition, people who may be exposed to indoor air pollutants for the longest periods of time are often those most susceptible to the effects of indoor air pollution. Such groups include the young, the elderly, and the chronically ill, especially those suffering from respiratory or cardiovascular disease.

While pollutant levels from individual sources may not pose a significant health risk by themselves, most homes have more than one source that contributes to indoor air pollution. There can be a serious risk from the cumulative effects of these sources. Fortunately, there are steps that most people can take both to reduce the risk from existing sources and to prevent new problems from occurring. The US Environmental Protection Agency (EPA) and the U.S. Consumer Product Safety Commission (CPSC) produce a popular and comprehensive publication on the subject of Indoor Air Quality entitled *The Inside Story: A Guide to Indoor Air Quality* which describes sources of air pollution in the home and office, corrective strategies, and specific measures for reducing pollutant levels. This illustrated booklet covers all major sources of pollution such as biological contaminants (including bacteria, molds, mildew, viruses, animal dander and cat saliva, house dust mites, cockroaches, and pollen), radon, household chemicals, carbon monoxide, formaldehyde, pesticides, asbestos, and lead.

US Inspect advises homebuyers and homeowners to research Indoor Air Quality issues through resources available at the federal, state and/or local government levels. The EPA website at [www.epa.gov](http://www.epa.gov) is an informative resource for information on Indoor Air Quality. For individuals without access to the Internet, federal agencies with Indoor Air Quality information include the EPA's Indoor Air Quality Information Clearinghouse (IAQ INFO) at P.O. Box 37133, Washington, DC, 20013-7133; (800) 438-4318; (703) 356-4020. Single copies of *The Inside Story: A Guide to Indoor Air Quality* are available from EPA's IAQ Information Clearinghouse or by visiting the EPA website at [www.epa.gov/iaq/pubs/](http://www.epa.gov/iaq/pubs/) (the website is recommended for the most up-to-date scientific and technical information).

Questions or concerns about Indoor Air Quality issues can also be answered by a variety of state or local government agencies. Calling or writing the agencies responsible for health or air quality control is the best way to start getting information from a state or local government agency. To obtain state agency contacts, individuals can write, call or visit EPA's IAQ Information Clearinghouse.

### NO INDOOR AIR QUALITY SERVICES PERFORMED

Unless otherwise noted, no services have been performed at the above-referenced property to determine Indoor Air Quality levels or to assess potential health effects from the possible presence of indoor air pollutants. Where certain Indoor Air Quality services have been performed at the property (for example, radon testing), such services are exclusively limited to the indoor air pollutant identified and tested. Otherwise, Indoor Air Quality issues have not been addressed in a comprehensive manner, and where they have been addressed it has been done for general informational purposes only.

Homeowners and homebuyers are advised that services customarily rendered in connection with real estate transactions (for example, General Home Inspection and/or Property Condition Assessment services; Appraisals; Broker Value Opinions or Market Analyses; Mortgage Lending and Title Services; Corporate Relocation facilitation services; REALTOR® services; etc.) do not encompass comprehensive testing, analysis or evaluation of Indoor Air Quality, or specific recommendations related to Indoor Air Quality.

Homeowners or homebuyers that desire comprehensive Indoor Air Quality testing or investigative services are advised to consult with contractors or professionals of their choice to ascertain the condition of the property and/or to remediate Indoor Air Quality concerns. The EPA advises the general public to check the references of outside contractors or professionals and to make certain they follow recommendations published by the EPA, the guidelines of the American Conference of Government Industrial Hygienists (ACGIH), and/or guidelines from other professional organizations.