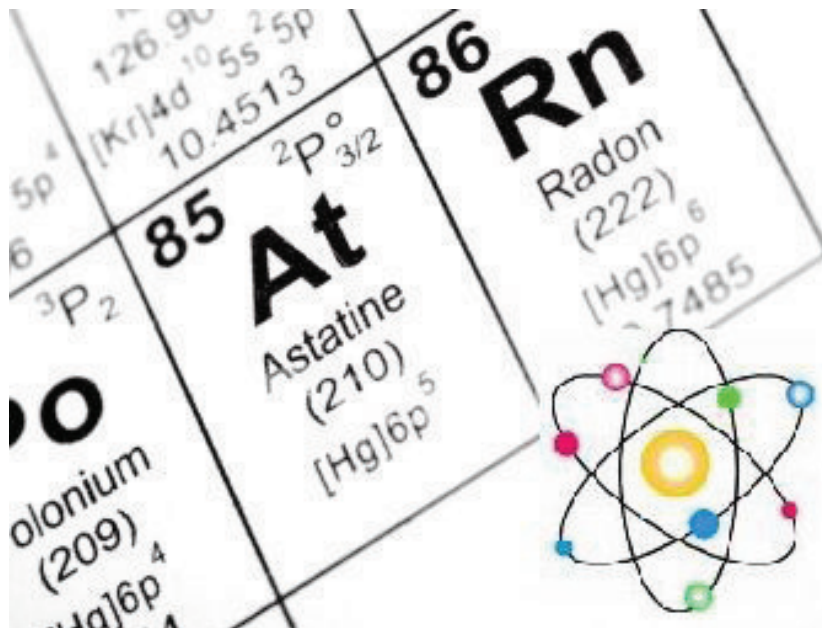


Home Safe Home Inspections

Certified Radon Report



My Prospective New Home, Northeast OH
Inspection prepared for: Radon Sample
Inspection Date: 11/30/2010

Inspector: David Macy
ASHI #211547, Radon License #RT462
Phone: 440-740-0068 Fax: 440-740-0088

Email: dave@hshinspections.net
<http://www.hshinspections.net/>



General, Client Information

PURPOSE OF THIS INSPECTION REPORT

To provide a professional opinion of a structure's radon levels at the time of the test period, limited to the conditions identified in this report.

EPA EXPLANATION OF TEST RESULTS

Radon is a radioactive gas that comes from the natural breakdown of uranium in soil. Radon is the second leading cause of lung cancer, after smoking. The concentration of radon is measured in pico-curies per liter of air (pCi/L). 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 (pico-curies per liter of air) or greater. Radon levels less than 4.0 pCi/l still pose some risk and in many cases may be reduced. The national average indoor radon level is about 1.3 pCi/l while outdoor radon levels average 0.4 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. Reducing your radon levels can be done easily, effectively, and fairly inexpensively. Even homes with very high levels can be reduced below 4.0 pCi/L. EPA recommends that you use an EPA or State-approved contractor trained to fix radon problems. You can call your state radon office to obtain 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.

For further information about reducing elevated radon levels, please refer to the "EPA Consumers Guide to Radon Reduction."

<http://www.epa.gov/radon/pubs/consguid.html> If you should have any questions concerning your radon measurements, please contact me at 440-740-0068. Email: Dave@hshinspections.net

LIMITATIONS OF LIABILITY

Home Safe Home Inspections, LLC cannot guarantee 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 the highest possible 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. Home Safe Home Inspections, LLC nor its employees or agents shall not be liable under any claim, charge or demand, whether in contract, tort, or otherwise, for any and all loss, cost, charge, claim, demand, fee, or expense of any nature or kind arising out of, connected with, resulting from, or sustained as a result of any radon test.

RADON TEST DATA

Attached to this report is a copy of the actual test data taken from the testing device. This test was done with a Sun Nuclear Model 1027 Continuous Radon Monitor, an EPA approved testing device. The test was performed in accordance with the current standards and guidelines accepted for radon testing.

Dave Macy

Test Technician: Dave Macy
License #RT462

1. Test Performed For:

Radon Sample

2. Property Inspected

Test Address: Northeast Ohio

3. Contact Information

Property Owner Name(s)

4. Client Phone Number & Email Address

XXX-XXX-XXXX

5. Method of Payment

Paid in Full, thank you for choosing Home Safe Home Inspections. Please consider referring me to family and friends. Please feel free to email or call if you ever have questions.

Sincerely, David Macy

Testing Protocol

1. Weather Conditions

Weather Conditions When Placed: Partly Cloudy, 40 Degrees

Weather Conditions When Picked Up: Cloudy, 50 degrees

2. Closed House Conditions

Equilibrium Time: 4 Hours

3. Wind Speeds

Where wind speeds >30MPH sustained during test? NO

4. Windows & Doors

Where windows and doors closed at end of test? YES

5. Heating & Cooling System

Is the HVAC System running? YES

6. Compliance Agreement

Compliance Agreement left at home? YES

7. Mitigation System

Mitigation System Present? NO

8. Occupancy

Occupied During Test? YES

9. Water Supply Type

Type: Public Water Supply

10. Additional Information

Are there any observed violations of protocol?, NO

Home Safe Home Inspections

<http://www.hshinspections.net/>

440-740-0068

IMPORTANT NOTICE

**YOUR RADON TEST RESULT IS AT OR ABOVE
EPA'S 4.0 pCi/L ACTION LEVEL**

THE EPA AND YOUR STATE RADON PROGRAM RECOMMEND THIS HOME BE MITIGATED

Since the average radon concentration in the home tested is at or above the EPA'S 4.0 pCi/L Action Level, mitigation is recommended. The EPA recommend either a state licensed or a NEHA or NRSB Certified radon mitigator to perform the system installation.

An Independent Post Mitigation Clearance Test

Upon completion of the work, the EPA recommends that you have an independent post- mitigation test performed. If the current owners are hiring the mitigation contractor, notify them prior to the installation that you intend to have your licensed radon professional perform the post mitigation test. According to EPA state protocol, the test can be conducted after the remediation system has been running continuously for 24 hours. Find out when the work will be completed and inform your licensed radon professional so the test can be scheduled as soon as possible.

Make Sure the Installation Meets EPA Mitigation Standards

For your added protection, many licensed radon professionals inspect the mitigation systems to ensure they meet the EPA Mitigation Standards or state requirements and provide you with a completed Checklist Inspection Report.

Call Your Licensed Radon Professional Today!!

Test Results

1. Test Report

Sample

2. Test Site

Specific Monitor Location: Unfinished Basement

3. Start Time & Date

3:00 PM, November 12, 2010

4. Stop Time & Date

5:00 PM, November 14, 2010

5. Description of Testing Device

Description: Sun Nuclear 1027 Continuous Monitor
Serial #: 59831111

6. Calibration Records

Calibration Date: May 18, 2010 -- Next calibration May 2011

7. Test Duration

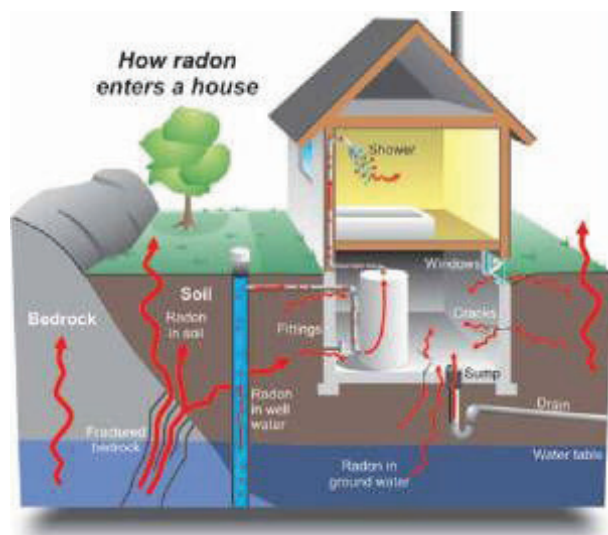
Test Duration: 49, Hours

8. EPA Overall Average

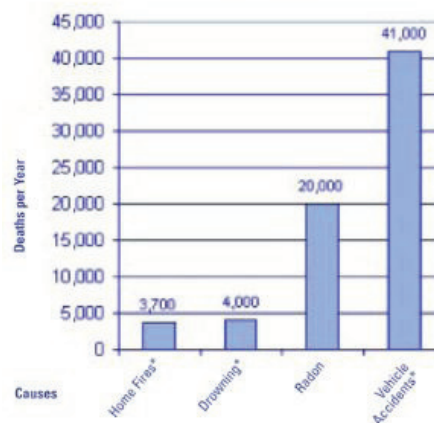
pCi/L: 4.2

9. EPA Protocol Average

Consumers Guide To Radon Reduction
<http://www.epa.gov/radon/pubs/consguid.html>
Average outdoor level is 0.4
Average indoor level is 1.3
EPA correction guideline is = or > 4.0
pCi/L: **4.3**



Comparison of Death Risks



*Data from National Safety Council, 1999

Radon HR Sample

Home Safe Home Inspections
5672 Breckswood Oval
Broadview Heights, OHIO 44147

Professional Radon Monitor

Start Date : 11/12/2010
Start Time : 3:00:00 PM
End Date : 11/14/2010
End Time : 5:00:00 PM
Serial # : 59831111
Location : Basement

Data in pCi/l
Time Interval 1 Hr

0.7	2.9	2.1
2.5	4.3	2.9
2.9	3.2	4.3
5.8	2.5	4.0

4.3	4.7	2.9
3.2	3.2	5.1
2.5	4.7	3.2
4.7	4.7	2.1

2.1	4.0	2.1
4.7	2.9	2.5
3.6	4.7	7.3
4.0	4.0	7.3

6.9	6.2	5.1
6.9	7.3	6.2
5.8	4.3	3.6
3.2	4.7	3.6

6.2

Overall Avg.= 4.2
EPA Protocol Avg.= 4.3

Test performed for: Prospective Client