



TRI-STATE SMART HOME SOLUTIONS LLC

888-970-1791

sales@smart-homesolutionsllc.com

<https://smart-homesolutionsllc.com>



RADON TESTING

1234 Main Street
Gallipolis, OH 45631

Buyer Name

07/31/2023 9:00AM



Inspector

Chris Farver

OHI.2019004096, WV-HI4464228, KY243707

888-970-1791

sales@smart-homesolutionsllc.com



Agent

Agent Name

555-555-5555

agent@spectora.com

1: RADON TESTING DETAILS

Information

Measurement Interval

1 Hr

Start Date and Time

07/10/2023 08:02AM

End Date and Time

07/12/2023 07:02AM

Elapse Time

48 hr

Monitor Location

Basement, Utility Room

Overall Average pCi/l

6.5 pCi/l

Model Number

Sun Nuclear 1028

Serial Number

1028300FW-233487015

Radon Test Results

Test Failed

Test Results

The Radon test results were 6.6 pCi/l EPA Average, with an Overall Average of 6.5.

Understanding Radon Test Results

Measured Average Radon Level:

- At or above 4.0 pCi/l: Corrective measures to reduce exposure to radon gas are strongly recommended (radon mitigation system).
- Between 2 - 3.9: Consider mitigation or periodic retesting as indoor Radon levels vary by season and weather conditions.
- Below 2 pCi/l: Consider bi-annual retest or whenever significant changes to the home structure or mechanical systems occurred.

Recommendations

- Recommend engaging a qualified and licensed radon mitigation company. They will conduct an additional test to confirm the radon levels and provide recommendations for radon miti

Method

Continuous

Tri-State Smart Home Solutions uses a Sun Nuclear 1028 Continuous Radon Monitor (CRM)

Evidence of Device Tampering

No

The Sun Nuclear 1028 device used in the test has motion sensing/ activity tampering capabilities. Evidence of any device tampering is noted above.

Reference Pictures



Radon Monitor Location - Basement Office



Radon Monitor Information



Radon Monitor Information

License Information

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National Radon Safety Board (NRSB 18SS054)
 Ohio Certified Radon Tester (RT1413)
 West Virginia Certified Radon Tester (RT000791)
 IAC2 Certified Air Quality, Radon and Mold Tester (IAC2-08-5970)

Recommended Reading/ Resources

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EPA recommends that you should fix your home if the radon level is equal to or greater than 4 pCi/L (the Action Level) and consider fixing your home if the radon level is equal to or greater than 2 pCi/L. See this resource from the EPA:

[Consumer's Guide to Radon Reduction: How to Fix Your Home](#)

Homes should be checked every few years to make sure homes are **lower than the 4pCi/L level set by the EPA**, whether or not you have a mitigation system.

More information can be found [directly at the EPA's website](#).

This report includes test results from a radon-testing device that records the levels of radon gas in an air sample. The actual radon levels in the home **may vary depending on many factors**. There can be uncertainty with any radon measurement due to statistical variations and other factors such as daily and seasonal variations in radon concentrations due to changes in the weather and operation of the dwelling as well as possible interference with the necessary test conditions that may or may not influence the results.

Homes tested using the EPA's protocol **should not be mitigated on the basis of a single short term test** as used for real estate transactions under EPA protocols. A follow-up test is necessary for mitigation decisionmaking regardless of the initial test result.

Consulting with a professional radon mitigation specialist is your best option for retesting if there is a concern for mitigation to reducing the level of radon in the home.

The home should be re-tested in each of the following cases whether or not the dwelling has been mitigated:

- Occupancy by a new owner
- Two years since the previous test
- A new addition is added
- An alteration is made that could change the ventilation pattern
- Major cracks or penetrations occur in the foundation walls or slab
- Significant nearby construction, blasting or natural earthquakes occur
- Changes are made or happen to an installed mitigation system
- Occupation of a ground contact area that was not previously tested

Additional Recommended Reading:

<https://www.nachi.org/citizens-guide-to-radon.htm>

If a Radon Mitigation System is Recommended, the following is a recommended system checklist for the installer or can be used to inspect an existing system:

https://ashiwebstorage.blob.core.windows.net/files/membersonly/docs/ashi_radon_checklist_2018.pdf