



# Home Inspections

Buyers Protection Group

Buyers Protection Group  
4300 Alexander Drive  
Suite 200  
Alpharetta, GA 30022  
6103306801

## INSPECTION INFORMATION

Client Name	Jane Doe
Test Address	123 Main Street
County	Anytown, PA 18091
Square Footage	Northampton
Building Age	2046
Device Name	16
Device Serial Number	SUN Nuclear
Device Type	2114194
Device Calibration Expiration	Continuous Radon Monitor
License	30-10-2017
Detector Placed By	1914
Detector Retrieved By	Lawrence Transue

## TEST CONDITIONS

Active Mitigation System	N
Foundation Type	Basement
Test Method	Continuous Radon Monitor
Test Location	Basement
Test Area Closed 12 hours prior to test?	YES

## WEATHER CONDITIONS AT TIME OF TEST

Wind	LIGHT
Precipitation	LIGHT

## TEST RESULTS

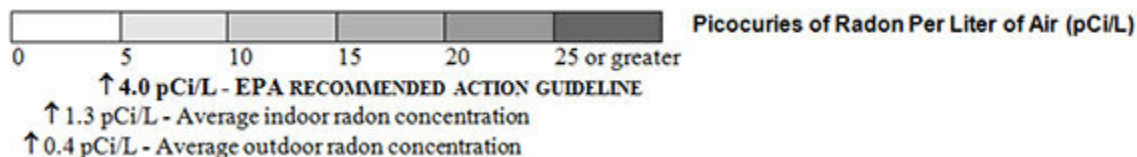
Date/Time Placed	2017-05-31 10:00:00
Date/Time Removed	2017-06-02 15:00:00
Time in Place	53 hours

Radon Level

1.6 pCi/L (Picocuries of Radon Per Liter of Air)

**EPA RADON RISK INFORMATION**

Use the chart below to compare your radon test results with the EPA guideline. The higher a home's radon level, the greater the health risk to you and your family.



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 concentration of radon in the home is measured in picocuries per liter of air (pCi/L). Radon levels less than 4.0 pCi/L still pose some risk and in many cases may be reduced. If the radon level in your home is between 2.0 and 4.0 pCi/L, EPA recommends that you **consider** fixing your home. The national average indoor radon level is about 1.3 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. There are straightforward ways to fix a home's radon problem that are not too costly. Even homes with very high levels can be reduced to below 4.0 pCi/L. EPA recommends that you use an EPA or State-approved contractor trained to fix radon problems.

*What do your radon test results mean?*

If your radon level is **below 4 pCi/L**, you do not need to take action.

If your radon level is **4 pCi/L or greater**, use the following charts to determine what your test results mean. Depending upon the type of test(s) you took, you will have to either test again or fix the home.

NOTE: All tests should meet EPA technical protocols.

**Chart 1: Radon Test Conducted Outside Real Estate Transaction**

Type of Test(s)	If Radon Level Is <b>4.0 pCi/L or Greater</b>
Single Short-Term Test	<b>Test Again*</b>
Average of Short-Term Tests	<b>Fix The Home</b>
One Long-Term Test	<b>Fix The Home</b>

\* If your first short term test is several times greater than 4.0 pCi/L - for example, about 10.0 pCi/L or higher - you should take a second short-term test immediately.

**Chart 1: Radon Test Conducted During a Real Estate Transaction (Buying or Selling a Home)**

Type of Test(s)	If Radon Level Is <b>4.0 pCi/L or Greater</b>
Single Active Short-Term Test (this test requires a machine)	<b>Fix The Home</b>
Average of 2 Passive Short-Term Tests* (these tests do not require machines)	<b>Fix The Home</b>
One Long-Term Test	<b>Fix The Home</b>

\* Use two passive short-term tests and average the results.

#### *What should I do next?*

If your radon level is 4.0 pCi/L or greater, you can call your State radon office to obtain more 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. You may also call the Radon Fix-It Line at 1-800-644-6999 between noon and 8pm Monday through Friday, EST/EDT, for information and assistance. This toll-free line is operated by Consumer Federation of America, a nonprofit consumer organization.

You can also download the [Home Buyer's and Seller's Guide to Radon](#)

#### **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. 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 measurement 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 717 783-3594 or 800 237-2366

Radon Levels tend to vary. We accept no liability for any or all loss due to the results of this or these tests.

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