



Ground Floor Home Inspection

"Protecting Peace of Mind"

www.GroundFloorHomeInspection.com

Radon Test Report

Test Results for Happy Homebuyer at 3415 Safe Street, Colorado Springs, CO 80998

Individual Canister Results

Canister ID# 2313497	Test Start: 03/25/2014 @ 14:00
Canister Type: Charcoal Canister 4"	Test Stop: 03/27/2014 @ 15:30
Location: Basement	Analyzed: 03/31/2014 @ 14:04
Radon Level: 1.4 pCi/L	Temperature at Test Start: 61-70
Error for Measurement is: ± 0.2 pCi/L	
Canister ID# 2365535	Test Start: 03/25/2014 @ 14:00
Canister Type: Charcoal Canister 4"	Test Stop: 03/27/2014 @ 15:30
Location: First Floor	Analyzed: 03/31/2014 @ 14:04
Radon Level: 1.8 pCi/L	Temperature at Test Start: 61-70
Error for Measurement is: ± 0.2 pCi/L	
Average of both tests: 1.60 pCi/L ± 0.2 pCi/L	

The reported results indicate that radon levels in the building tested are below the United States Environmental Protection Agency (EPA) action level of 4.0 picoCuries per liter of air (pCi/L). The EPA recommends retesting if your living patterns change and you begin occupying a lower level of the building, such as a basement or if major remodeling is done.



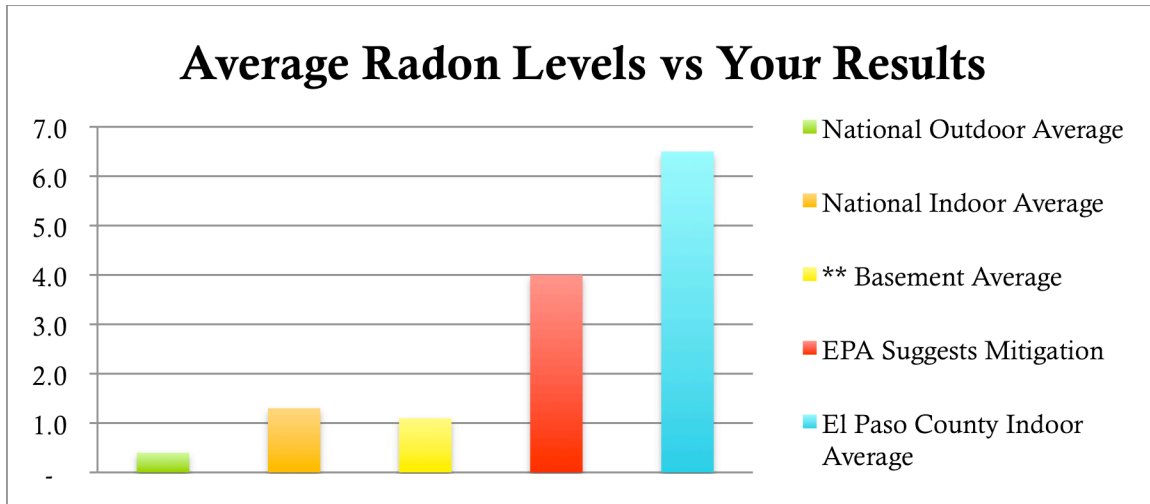
Inspection Services

- Pre-purchase Inspections
- Radon Testing (recommended)
- New Construction Inspections
- Home Maintenance and Safety Inspections
- Investor Property Inspections
- Pre-listing Inspections

Easy Flexible
Scheduling - Weekdays
and Weekends



"Chris inspected our home December 17, 2013, arriving as scheduled and finishing as promised about four hours later. During this inspection he found a gas leak, which as you can image was in and of itself worth any cost and I am so grateful. His thorough inspection was followed by an explanation of his findings and within 24 hours I had an electronic detailed report; a hard copy shortly thereafter. I would not hesitate to recommend him. Thank you so much Chris!" Bill Christman



THE 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.

WHAT DO YOUR RESULTS MEAN?

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 (picocuries 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 the home's radon level the greater the health risk to you and your family. Smokers and former smokers are especially high risk. 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 help you develop a plan for fixing the radon problem. Many questions you may have can be found in the EPA publication "Home Buyers and Sellers Guide to Radon".

LIMITATIONS OF LIABILITY

Ground Floor Home Inspection, LLC cannot guaranty 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 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, EXPRESS OR IMPLIED**, for the consequences of erroneous test results. Ground Floor Home Inspection, 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

This test was performed with Radon Testing Corporation of America 4-inch charcoal test canisters, and EPA approved testing device. This test was performed in accordance with the current standards and guidelines for radon testing.

RADON REDUCTION SYSTEMS WORK

Professionally installed radon mitigation systems can reduce the radon levels in your home by up to 99%. Thousands of people have reduced radon levels in their homes. Maintaining a radon reduction system takes a little effort to keep the systems working properly and the radon levels low. EPA recommends that you have a qualified contractor (NEHA certified or state licensed) fix your home if radon levels are confirmed to be 4.0 pCi/L or higher. For more information on how to reduce your radon health risk contact your state radon office (Colorado 303-692-3442 or 1-800-846-3986, or email comments.hmwmd@state.co.us Subject: Kelley).

HELPFUL LINK

- Environmental Protection Agency radon website: www.epa.gov/radon

SOME LOCAL PROFESSIONALS

- Alpine Mitigation, Inc.: 719-591-7597
- Centennial Radon Solutions: 719-494-5461

RADON RISK IF YOU'VE NEVER SMOKED			
Radon Level	If 1,000 people were exposed to this level over a lifetime:	The risk of cancer from radon exposure compares to:	WHAT TO DO:
20 pCi/L	About 36 people could get lung cancer	35 times the risk of drowning	Fix your home
10 pCi/L	About 18 people could get lung cancer	20 times the risk of dying in a home fire	Fix your home
8 pCi/L	About 15 people could get lung cancer	4 times the risk of dying in a fall	Fix your home
4 pCi/L	About 7 people could get lung cancer	The risk of dying in a car crash	Fix your home
2 pCi/L	About 4 people could get lung cancer	The risk of dying from poison	Consider fixing between 2 and 4 pCi/L
1.3 pCi/L	About 2 people could get lung cancer	(average indoor radon level)	Reducing radon levels below 2 pCi/L is difficult
0.4 pCi/L		(average indoor radon level)	

This table is from the EPA publication “A Citizen’s Guide to Radon”.

Risk of lung cancer with radon exposure greatly increases if you smoke.

Consult the EPA’s publication “A Citizen’s Guide to Radon” and “Home Buyers and Sellers Guide to Radon” for more information on radon. Both publications can be found on the EPA radon website referenced above.