



Inspection Report

Client:

Skibitsky

Inspector:

Timothy Skibitsky

Family First Home Inspection Services,
LLC



Property Address: 211 McInnis Rd

Test Type: Standard Test

Client: Skibitsky

Start Date: 08/24/2020

Certified Radon Specialist: Timothy Skibitsky, Family First Home Inspection Services, LLC

RadonPRO Unit: 13772

While every effort was made to maintain optimum quality control and EPA Protocol during the testing period, neither (Family First Home Inspection Services, LLC) or its Inspectors provide any warranty, expressed or implied, for the consequences of erroneous test results. There can be some uncertainty with any measurement due to statistical variations, extreme weather changes, operation of the building, and other factors, Family First Home Inspection Services, LLC and its licensed operators shall not be liable under any charge or claim for losses, claims, charges, fees, demands, expenses, or damages resulting from a radon test. This report is subject to the terms contract document. These results should be interpreted in accordance with the EPA's guidance as published in EPA Publication No. 402-K- 008 'Home Buyer's and Seller's Guide to Radon' and EPA Publication No. 402-K92-001, 'Citizen's Guide to Radon'. Because radon is the second leading cause of lung cancer, the Surgeon General and the US Environmental Protection Agency (EPA) recommend testing all homes for radon and mitigating those with an average concentration of 4 picoCuries per liter (4 pCi/L) or higher. Even if your test result is below 4 pCi/L, EPA suggests testing again sometime in the future.

AVERAGE RADON CONCENTRATION: 0.4 pCi/L

EPA RADON CONCENTRATION: 0.4 pCi/L

Below EPA Recommended Level of 4.0 pCi/L



SAMPLE: Purpose. The purpose of the Radon Survey is to detect the level(s) of radon within the lowest livable area present during a specific test period at the Subject Property and provide the client the information related to radon level reading that were obtained.

Scope of Radon Survey. The Radon Survey consists of a visual inspection of the subject property to identify the lowest livable area for radon device placement. If the visual inspection reveals additions to the subject property such as a slab and/or crawl space(s), with living spaces above, then additional radon testing is required (Additional Testing). It is important to note that all areas identified MUST have samples collected if radon mitigation specifications are to be produced. The results of radon testing is not a guarantee that radon does or does not / will or will not exist in the subject property; the results are indicative only of the radon gas level in the areas sampled at the time the service is performed. Radon level change daily or even hourly and are subjective to manner factors including season and weather conditions. If the subject property is occupied, the Radon test results can also be reflective of interference or tampering.

Closed Building Conditions and Air Circulation. Since radon and its decay products can fluctuate from hour to hour and season to season the following recommendations for closed building conditions and air circulation were developed by the EPA to provide standardized conditions under which a short-term radon survey is to be performed in order to reduce the variation in radon levels in a subject property. These conditions will tend to maximize the radon measurement in order to determine if a dwelling has the 'potential' to have an elevated radon level. All exterior windows and doors must be kept closed. All doors to and from the lowest livable area must be kept closed except for normal, momentary entering and exiting during testing. Heating, air conditioning, dryers, range hoods, bathroom fans and attic ventilators can be operated normally. However, any heating, air conditioning, or ventilating equipment that has a built in outdoor air supply that is manually controlled, shall be turned off or the inlet closed. Fireplaces or wood stoves shall not be operated, unless they are a primary heat source. Whole house fans shall not be operated. Window fans shall be removed or sealed shut. These test conditions must be initiated 12 hours prior to the start of the radon device being placed and must be maintained for the duration of testing not exceeding 4 days.

Radon Survey Exclusions. If the test conditions in this agreement are not adhered to, the test results may be deemed invalid and We shall not be held responsible for any consequences or fees that should occur, for example, a loss of real estate transaction. Once the radon device is placed it cannot be moved, covered or altered in any way. Any alterations to the subject property including but not limited to, HVAC systems, exterior window/door replacement, additional living spaces, major renovations to the interior, may change the radon levels and warrant another radon survey.



The occupant of the home agrees to avoid any interference or tampering with the test device, and every effort will be made to identify evidence of tampering, however, this aspect of the test is beyond the control of the inspector. If evidence suggest tampering, a second test will be warranted and additional fees will apply.

Radon Testing. Following the visual inspection, the sample(s) shall be taken by means of the RadonPRO Continuous Radon Monitor. The device shall be placed in the lowest livable area. Additional Radon tests of the Canister type may be conducted and will be sent to a certified radon specialist / lab, which will analyze them for the level of radon. The lab will then issue a report detailing the level(s) of radon found in the devices. Please note, this test is only to measure indoor air levels of radon gas, and does not include a test for radon in water unless requested. Check with your local city or county water authority for more information on radon in water.

Agreement for Additional Testing. If other areas are discovered, You will be advised for testing of those areas for an additional fee(s) by executing an Agreement for Additional Testing. In the event You execute the Agreement for Additional Testing, that agreement will become an additional addendum to this agreement. The cost of the additional sampling is in addition to the Radon Survey.

Report of Radon Levels. Following the visual inspection and additional sampling (if conducted), You will be provided with a written report identifying the level(s) of radon read in the device(s) along with a summary of radon level(s); above the acceptable radon limit or below the acceptable radon limit. **The test results are for a moment in time and do not describe the annual conditions in the home. It is recommended that a long term annual test be performed every one to five years.**

Notice of Claims. You understand and agree that any claim(s) or complaint(s) arising out of or related to any alleged act or omission in connection with the Survey shall be reported to us, in writing, within ten (10) business days of discovery. Unless there is an emergency condition, you agree to allow us a reasonable period of time to investigate the claim(s) or complaint(s) by, among other things, re-inspection before you, or anyone acting on your behalf, repairs, replaces, alters or modifies the system or component that is the subject matter of the claim.

You understand and agree that any failure to timely notify us and allow adequate time to investigate as stated above shall constitute a complete bar and waiver of any and all claims you may have against us related to the alleged act or omission unless otherwise prohibited by law. No health related claim can be brought forth related to the Radon Survey and testing. The inspector makes not claim as to the absence or presence of Radon and or health related issues in the subject property.



Limitations Period. Any legal action arising from this Agreement or from the Inspection and Report, including (but not limited to) the arbitration proceeding more specifically described above, must be commenced within one (1) year from the date of the Inspection and the total cost of the Radon Survey. **Failure to bring such an action within this time period shall be a complete bar to any such action and a full and complete waiver of any rights or claims based thereon.** This time limitation period may be shorter than provided by state law.

UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY. IT IS UNDERSTOOD AND AGREED THAT WE AND THE LAB ARE NOT INSURERS AND, THAT THE INSPECTION AND REPORT TO BE PROVIDED UNDER THIS AGREEMENT SHALL NOT BE CONSTRUED AS A GUARANTEE OR WARRANTY OF THE ADEQUACY, PERFORMANCE OR CONDITION OF ANY STRUCTURE, ITEM, OR SYSTEM AT THE SUBJECT PROPERTY. YOU HEREBY RELEASE AND EXEMPT US, THE LAB AND OUR RESPECTIVE AGENTS AND EMPLOYEES OF AND FROM ALL LIABILITY AND RESPONSIBILITY FOR THE COST OF REPAIRING OR REPLACING ANY UNREPORTED DEFECT OR DEFICIENCY AND FOR ANY CONSEQUENTIAL DAMAGE, PROPERTY DAMAGE OR PERSONAL INJURY OF ANY NATURE. IN THE EVENT THAT WE, THE LAB OR OUR RESPECTIVE AGENTS OR EMPLOYEES ARE FOUND LIABLE DUE TO BREACH OF CONTRACT, BREACH OF WARRANTY, NEGLIGENT MISREPRESENTATION, NEGLIGENT HIRING OR ANY OTHER THEORY OF LIABILITY, THEN THE CUMULATIVE AGGREGATE TOTAL LIABILITY OF US, THE LAB AND OUR RESPECTIVE AGENTS AND EMPLOYEES SHALL BE LIMITED TO A SUM EQUAL TO THE AMOUNT OF THE FEE PAID BY YOU FOR THE INSPECTION AND REPORT.

Confidentiality. You understand that the Inspection is being performed (and the Report is being prepared) for your sole, confidential and exclusive benefit and use. The Report, or any portion thereof, is not intended to benefit any person not a party to this Agreement, including (but not limited to) the seller or the real estate agent(s) involved in the real estate transaction ('third party'). *If you directly or indirectly allow or cause the Report or any portion thereof to be disclosed or distributed to any third party, you agree to indemnify, defend, and hold us harmless for any claims or actions based on the Inspection or the Report brought by the third party.*

By utilizing this Report, you as the Customer have agreed to the terms of the Inspection and Report as presently described.

Inspector Signature

A handwritten signature in black ink, appearing to be "J. S. [unclear]".

Date: 08/26/2020



Test Summary

Report Number	Sample
Client	Skibitsky
Property Address	211 McInnis Rd
Inspection Contract	Received with Report
Avg Radon Level	0.4 pCi/L
Test Type	Continuous Meter (ID # 13772)

Radon Professional

Inspector Name	Timothy Skibitsky
Inspector Company	Family First Home Inspection Services, LLC

Test Duration

Test Start Date	08/24/2020
Test Start Time	08:40PM
Test End Date	08/26/2020
Test End Time	08:40PM

Test Placement

Structure Type	Crawl Space
# of Levels	2 Floor(s)
Level Placed	1
Device Location	Study

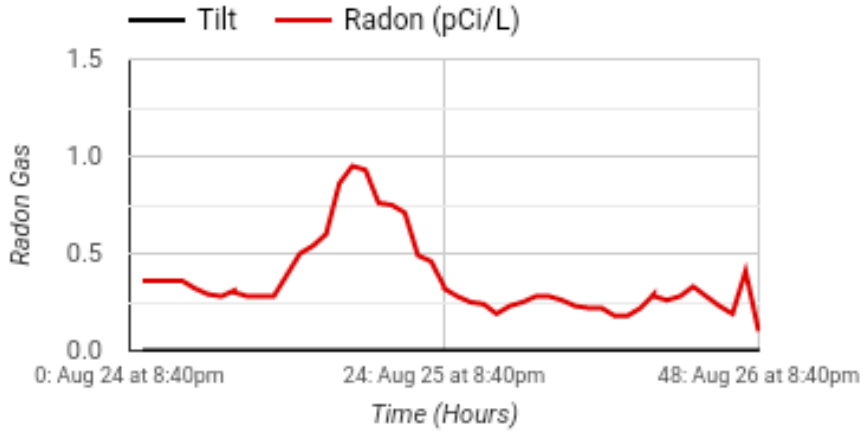
Property Notes

Attic Ventilation	Soffit and Ridge
HVAC/Radon Mitigation System	HVAC On
HVAC System Type	Split System
HVAC Fuel Type	Electric
HVAC System ID	Forced Air Heat Pump



Radon Test Results

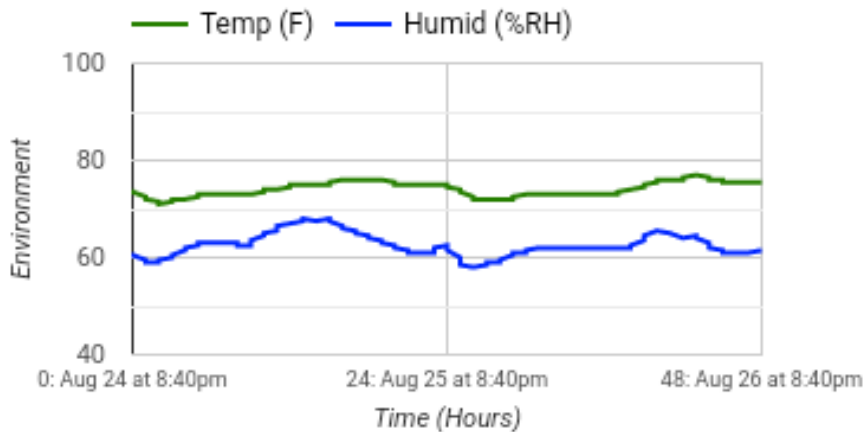
AVG Radon Gas Level: 0.4 pCi/L



Environmental Conditions

AVG Temperature: 74.1F

AVG Humidity: 62.7%RH



Beginning of Test Photograph



End of Test Photograph

