



# Radon Measurement Report

**William Smart**

**Property Address:**

4160 State Rd  
Akron OH 44319

**Prestige Home Inspections**

**Robert Lawrence**  
**4160 State Rd**  
**Akron, Ohio 44319**  
**330-256-6510**

**Officeprestigeinspections@gmail.com**  
**www.prestigeinspections.com**

**Radon Mitigation Specialist and Measurement Technician # 226**

<b>Date:</b> 1/13/2019	<b>Time:</b>	<b>Report ID:</b> 2017-Radon-Smart
<b>Property:</b> 4160 State Rd Akron OH 44319	<b>Customer:</b> William Smart	<b>Real Estate Professional:</b>

**Comment Key or Definitions**

The following definitions of comment descriptions represent this **Radon Report**. All comments by the radon professional to repair or mitigate Radon Gas should be considered before purchasing this home. Any recommendations by the radon professional to mitigate radon gas suggests a second opinion or further inspection by a Licensed Radon Mitigation Contractor. All costs associated with further inspection fees and radon mitigation should be considered before you purchase the property.

**Inspected (IN)** = A short-term Radon Test was performed for the purpose of a real estate transaction. The average Radon concentration was below the EPA's action level of 4.0 pCi/L. Mitigation is **NOT** recommended based off this type of testing.

**Mitigation is Recommended (MI)**= A short-term Radon Test was performed for the purpose of a real estate transaction. The average Radon concentration was **above** the EPA's action level of 4.0 pCi/L. Mitigation is recommended at this time. You should consult a Licensed Radon Mitigation Contractor to lower the homes indoor radon levels.

**Not Present (NP)** = Closed house conditions were not maintained during the measurement period or the testing device was tampered with. The testing results are unreliable. The test should be performed again.

**EPA publications to better assist you in evaluating your test results:**

[Home Buyer's and Seller's Guide to Radon](#)

[Consumer's Guide to Radon Reduction](#)

[Technical Support Document Health Concerns with Radon Exposure](#)

<b>Type of building:</b> Single Family (2 story)	<b>Standards of Practice:</b> Ohio Department of Health 2013 Radon Standards	<b>House or building occupied during the measurement period:</b> No
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<b>Weather/Wind Speeds During Test:</b> Clear, Low wind speeds during the testing period <30 mph	<b>Device Start Date:</b> 3-1-17	<b>Device Start Time:</b> 0900
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<b>Device Stop Date:</b> 3-3-17	<b>Device Stop Time:</b> 1300	<b>Device Handled by:</b> Robert Lawrence, Ohio Radon Mitigation Specialist RS 226
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**Any permanent vents observed that Closed House Conditions Present:**

<b>allow outdoor air into building:</b> No	Yes, upon device placement and retrieval
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# 1. Short Term Radon Measurement

There is an uncertainty in any radon measurement due to certain statistical limitations and other factors including natural daily and seasonal fluctuations in radon concentrations. Short-term radon tests for the purpose of a real estate transaction are intended to give you an indication of the radon levels during the measurement period in the area where the test was conducted. Please see the web links in this report for direct links to the (EPA) website and Ohio Department of Health publications to better assist you in evaluating your test results and to assist you in a course of action should mitigation be recommended.

## Styles & Materials

**Radon Device Type:**

Accustar Labs Radstar RS800  
continuous Monitor  
Serial # 1537

**Location of Device:**

Lowest potential livable space (basement)  
Extra Info : Finished basement room

**Length of Measurement:**

76 hours

**Tamper Controls Used:**

Device movement sensor  
Room temperature sensor  
Room humidity sensor  
A/C current interupter sensor  
Closed house conditions issued to seller/occupant

**Testing Area/Level Less Than 2000 sq ft:**

Yes

**HVAC System on:**

Yes

**HVAC System Mode:**

Heat

**HVAC Temperature Setting:**

70

**Radon Mitigation System Present:**

No

**Extreme Factors Affecting Measurement:**

None


**Test duration was at least 48 hours of usable data:**


Yes


		IN	MI	NP
<b>1.0</b>	<b>Average Radon Concentration (When Applicable)</b>		X	
<b>1.1</b>	<b>Tamper Proof Controls</b>	X		
<b>1.2</b>	<b>Closed House Conditions</b>	X		
<b>1.3</b>	<b>Measurement Guidelines</b>	X		
<b>1.4</b>	<b>Diagram of measurement area and CRM monitor</b>	X		

IN MI NP

IN=Inspected, MI=Mitigation Is Recommended, NP=Not Present

 **1.0** A short-term radon measurement was conducted for the purpose of a real estate transaction. The average Radon concentration was **10.1 pCi/L**. The results are **above** the Ohio Department of Health action level of **4.0 pCi/L**. You should consult a Licensed Radon Mitigation Contractor to have the homes Radon levels mitigated.

 **1.1** The tamperproof controls on the continuous radon monitor showed no signs that the device or test was tampered with during the measurement period. Tamper controls track movement of the device, humidity and temperature in the room and power interruptions should the device be unplugged and moved.

 **1.2** The home was vacant during the radon test. A closed house conditions checklist was placed near the radon monitor which advises the occupants to maintain closed house conditions during the entire test.

The selling real estate agent of the property was also sent an email which explains that closed house conditions should be in place 12 hours prior to the test and during the entire test.

**🏠 1.3 Measurement guidelines:**

3' from exterior doors and windows: Yes

1' from exterior walls: Yes

20" from the floor: Yes

4" from objects: Yes

4' from fireplace or furnace: Yes

10' from sump crock or pump: Yes

Diagram of building and testing location on file with licensed radon tester. Available upon request from seller or buyer.



1.3 Picture 1



1.3 Picture 2

**1.4** Diagram of the layout of the home and placement of the CRM on file with licensed radon tester.

**Radon Health Risk Information** 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 homes radon test results are 4.0 pCi/l or greater. The national average indoor radon level is about 1.3 pCi/l. The higher the homes radon level the greater the health risk. **Reducing radon levels can be done easily, effectively and inexpensively. Even homes with very high radon levels can be reduced below 4.0 pCi/l.**

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