



Radon Measurement Contract Agreement

This Agreement is made and entered into by and between ABC Home Inspection, Inc. and the "Client"

Client Name _____ Address _____

Client City _____ State _____ Zip _____ Phone _____ Email _____

The client will pay the sum of \$ _____ due at the time of service or before.

The findings, written or verbal, will not be released until payment is received. The client agrees to pay all legal and time expenses in collecting past due payments. **The Radon Measurement test is for the property located at:**

Address _____ City _____ State _____ Zip _____

Radon Vial #s _____ Location _____

Continuous Radon Monitor # _____ Location: _____

Start Time: _____ Day: _____ Date: _____ End Time: _____ Day: _____ Date: _____

The listed client hereby orders a radon measurement test for the above referenced property to be conducted by ABC Home Inspection Inc. The continuous monitor test covers the placement of radon measuring equipment, and the collection and emailing results to the client. The Liquid scintillation Vial tests cover the placement of the test bottles. The client will be responsible to collect the test bottles and mail or deliver them to the Radon laboratory. For an additional fee ABC Home Inspection Inc. will collect the bottles and mail or deliver them to the Radon laboratory. This radon test is a screening measurement that serves to indicate the potential for radon levels at the location tested in the above referenced property. It will provide information to help determine if any additional action or additional testing is needed at this time. Radon is a colorless, odorless radioactive gas that may be harmful to humans. The amount of radon in the air is measured in picocuries of radon gas per liter of air, or "pCi/L." While any radon exposure creates some risk to health, a level of 4 pCi/L or higher is generally considered dangerous by the EPA, which recommends that remedial measures be taken to reduce or eliminate radon from the home/building. The client can go to www.abchomeinspection.com and press the radon button for additional radon information. The continuous monitor results will be emailed to the client. The vial test results need to be obtained by the client by going to www.abchomeinspection.com and clicking the get radon and water results button. The client fully understands that ABC Home Inspection, Inc. and its inspectors follow the laboratory's instructions for testing procedures and cannot be held accountable for any issues relative to the laboratory testing or tampering of the test during the testing. All Continuous Monitor testing is performing with the Radstar RS 300 Continuous monitor. All monitors are calibrated and certified by Radon Away Company 3 Saber Way, Haverhill MA 01835. All liquid scintillation tests vials are provided by either New England Radon LTD. Or Accustar Labs.

The Client agrees to be responsible to assure that the conditions below are followed.

CLOSED BUILDING CONDITIONS REQUIREMENTS

- All windows and doors must be closed 12 hours before the start and during the entire test period. Normal entry and exit through exterior doors is acceptable.
- All doors leading to the outside must be kept closed, except for normal entry and exit.
- Heat and Air Conditioning may be used, with the fan in the AUTO mode.
- Whole house fans should not be used.
- Ceiling fans, portable dehumidifier and air filters should not be used within 20 feet of the monitor.
- Fireplaces should not be used during the test period and the flue damper should be kept closed, unless they are a primary heat source.
- Dryers, range hoods and bathroom exhaust fans can be used in moderation.
- If your home has a radon mitigation system, the system shall be running for at least 24 hours prior and continuously during the testing period.
- Home temperature should be kept at normal living conditions, temperature range can be between 50-90 degrees.
- Window fans should be removed or sealed shut.
- **The radon detector cannot be moved, covered, or altered in any way.**

The continuous monitor test device can show unusual swings in radon concentration. At the inspector's discretion, the inspector may nullify the test results if it appears that, in the inspector's professional judgment, the results are unreliable due to the suspicion of tampering. In that event, the client may incur the cost of a retest if they so choose. The Liquid Scintillation vial test does not have the ability to indicate suspected tampering. The client understands that our control of the above test conditions is limited to the actual placement of the test device. Any tampering or manipulation of the test conditions prior to or during the test period is out of the control of ABC Home Inspection Inc. and its inspectors. The fee is due whether or not the occupants comply with the test conditions. Changes in heating and ventilation may raise or lower radon levels. Inclement weather such as storms or high winds can contribute to unreliable test results. Since radon levels can vary greatly from season to season as well as from room to room, this screening measurement only serves to indicate the potential for a radon problem. Changing soil conditions can also affect results from year to year. The test results are only an average of radon concentrations in the area tested during the period the measurement device was exposed. The EPA and ABC Home Inspection, Inc. suggest regular follow-up measurements be made throughout the various seasons. The client agrees the report is confidential, and is made for the sole benefit of the client. If you allow or cause the report to be distributed to a third party, you agree to indemnify, defend, and hold ABC Home Inspection Inc. And its inspector's harmless if a third party brings a claim against ABC Home Inspection Inc. and its inspectors regarding this test. In the event of a claim against ABC Home Inspection, Inc., the client agrees to supply ABC Home Inspection Inc. And its inspectors with the all documentation relative to this radon test.

The client understands that the Inspector is a generalist and is not acting as certified radon testing lab technician, licensed engineer or expert in any craft/trade. Client agrees to pay the fee listed above.

This contract contains the entire agreement between the parties hereto relative to the radon testing, and there are no other representations, warranties or commitments, except as are specifically set forth in this document. This agreement may be modified, altered or amended only by an amendment signed by all of the parties hereto.

The Client, by signing this agreement, states that they have fully read and understand the contract into which is entered and acknowledges receipt of a copy of this agreement. ABC Home Inspection, Inc. must receive a signed copy of this agreement.

- (1) **Clients Initials** _____ The client understands that some of the windows on the upper floors of the house might remain open during the test which does not follow the EPA protocol. The client has decided to allow the test to proceed.
- (2) **Clients Initials** _____ The client understands that the EPA protocol for test location is the lowest living level or lowest level that could be lived in without substantial renovation. The client understands that the location for this test does not fall within the EPA test location protocol. The client should contact their real estate agent and attorney for advice on any contract issues relative to radon testing in a non-protocol location. By initialing below the client authorizes to have the test performed in this non protocol location.
- (3) **Clients/agents Initials** _____ The windows are open at this time and therefore the inspector cannot start the radon test today. The client/real estate agent was given the radon vials and will be responsible for the placement, removal, and pick up of the vials.
- (4) **Client/Agent Initials** _____ The windows are open at this time and therefore the inspector cannot start the radon test today. The client/Real estate agent will activate the continuous monitor by turning the key to the on position.

Client _____ Date _____

Inspector _____ Date _____

