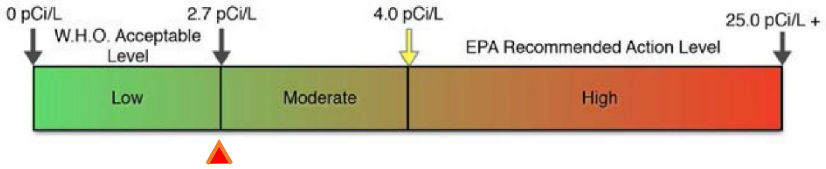
Radon Evaluation Report

Test Date: 10/29/2025
Property [redacted]
Inspector: R. Hill
Lic. #49446

Test Site	Radon Results	Recommendations
1) Living Room	2.7 pCi/L	No mitigation recommended at this time. Conduct a follow-up test in one year.



Property Results

Quality Controls & Test Validation Test duration meets minimum requirement of one hour. No indication of severe weather interference. No Tampering or other interference was detected.

Mitigation Recommendations
The EPA recommends mitigation if the radon level is 4 pCi/L (picocuries per liter) or more. A follow-up test is recommended every year and every time the structure undergoes major structural and/or HVAC changes.

Measurement Results
This property was tested for the presence of radon gas short term testing protocols for real estate transactions. The test is considered a screening of average radon gas concentrations at the specific test location(s) during the measurement period only. Indoor radon levels fluctuate daily, seasonally, and annually based on human occupancy, mechanical appliance usage, weather, and other geologic factors.

Test Locations
The greatest exposure to radon is in the home; especially in rooms that are below grade (e.g. basements), rooms that are in contact with the ground and those rooms immediately above them. For this reason, this home was tested in a livable area in accordance with industry standards. Radon devices are never placed in unlivable spaces such as crawlspaces, sump pits, closets, etc.

Disclaimer:
There can be uncertainty with any radon measurement due to interference and other factors such as changes in the weather and operation of the dwelling. While Direct Inspections, LLC and our agents make every effort to maintain the highest possible quality control and include verification in our procedures, we make NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED for the consequences of erroneous test results. Direct Inspections, LLC nor its employees or agents shall be liable under any claim, charge or demand, whether in contract, 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 evaluation, report or test.

Radon Evaluation

Customer Info:

[redacted]

The Results are as follows:

Serial No.	Type	Location(s)	Test Start Time	Test End Time	Results (pCi/L)
SP251	SST	Living Room	11:35 am	12:42pm	2.7

Conditions:	Requirements for Closed-Building Met
Tampering:	None Observed
Weather:	No Abnormal Weather Conditions
Mitigation:	No
Comments:	None

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 that further action be taken when a home's 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 home's radon level, the greater the health risk to you and your family. Reducing your radon levels can be done easily, effectively and fairly inexpensively. Even homes with very high radon levels can be reduced below 4.0 pCi/L. Please refer to the EPA website at www.epa.gov/radon for further information to assist you in evaluating your test results or deciding if further action is needed.

Indoor Air Quality (IAQ) Evaluation

Test Date: 10/29/2025

Evaluations Conducted:

TVOC

Total Volatile Organic Compounds. Volatile Organic Compounds (VOCs) are a combination of gases and odors emitted from many different toxins and chemicals found in everyday products.

VOCs can cause serious health effects in both the short and long term. Health effects vary from minor eye, nose and throat irritations all the way to liver and kidney damage or cancer, depending on the level of exposure.

TVOC levels and associated concerns

- Low concern: Less than 0.3 mg/m3
- Acceptable 0.3 to 0.5 mg/m3
- Marginal: 0.5 to 1 mg/m3
- High concern: Greater than 1 mg/m3

HCHO

This is formaldehyde. Formaldehyde is an important chemical used widely by industry to manufacture building materials and numerous household products. It is also a by-product of combustion and certain other natural processes. Thus, it may be present in substantial concentrations both indoors and outdoors.

Formaldehyde can cause irritation of the skin, eyes, nose and throat. High levels of exposure may cause some types of cancers.

The World Health Organization recommends the following acceptable levels of formaldehyde in indoor air:

- **Short-term testing (1 hour):** 0.1 mg/m^3

Carbon Dioxide (C02)

Carbon dioxide levels and potential health problems are indicated below:

- 250-350 ppm: background (normal) outdoor air level.
- 350-1,000 ppm: typical level found in occupied spaces with good air exchange.
- 1,000-2,000 ppm: level associated with complaints of drowsiness and poor air.
- 2,000-5,000 ppm: level associated with headaches, sleepiness, and stagnant, stale, stuffy air; poor concentration, loss of attention, increased heart rate and slight nausea may also be present.
- >5,000 ppm: This indicates unusual air conditions where high levels of other gases also could be present.

Humidity Levels

Normal Humidity levels are between 30%- 50%
According to the EPA, high humidity levels, 60% and above, can lead to moisture problems and can contribute to mold and mildew growth.

Indoor Air Quality Evaluation

Property Location: [redacted]
Test Location(s): Living room
Time frame: 1 hour +- 10min.
Weather Conditions: Moderate rain last 48 hours
Temperature: 26c
AQD Calibration Date: 9/25/2025
Inspector: R. Hill
Lic. #49446

Location 1: Living Room	Measurements
TVOC	.001 mg/m3
HCHO	.001 mg/m3
C02	420 ppm
Humidity	47 %

Summary:

There are no concerns with indoor air quality. Moderate rain over the last 48 hours may contribute to the slightly elevated humidity level, this is normal.

Recommendation:

Re-test in 1 year

END OF REPORT