

Radon Inspection Report

Test Location:

Tiana Jacobson
33 Bullet Way
Jefferson, CO 80456
Tianajacobson@gmail.com
815-517-6191

Test For:

Type: Real Estate Transaction

Inspected By:

PO Box 728
Pine, CO 80470
720-515-7688
Lic/Cert. # RME.0000168

Monitor Placement:

Troy Donoghue

Certificate:

RME.0000168

**Monitor Retrieval:**

Troy Donoghue

Certificate:

RME.0000168

Test Result: Mitigation Recommended

Overall Average:

24.8 pCi/l

Test Device Details:

Serial Number: 252771014
Model Number: 1028XP
Last Calibration: 05/01/2024
Next Calibration: 05/01/2025
Cal-Factors: 2.49
Motion Error: No

Test Site Condition:

Condition: Clear and Dry
Wind:
Structure Type: Wood Frame
Year Built: 1988
Sq Ft: 1152
Mitigation Sys: Not Installed

Test Summary:

<u>CRM Location:</u>	<u>Start:</u>	<u>Stop:</u>	<u>Interval:</u>	<u>Duration:</u>
Basement Bedroom	07/26/2024 02:05 PM	07/28/2024 02:05 PM	1 hr	48 hr
	<u>Min:</u>	<u>Max:</u>	<u>Average:</u>	<u>Measurement Units:</u>
Radon Concentration:	4.8	38.2	24.8	pCi/l
Temperature	57.4	74.1	59.2	F
Humidity	42	61	58	%
Pressure	21.31	21.46	21.38	inHg

Comments:

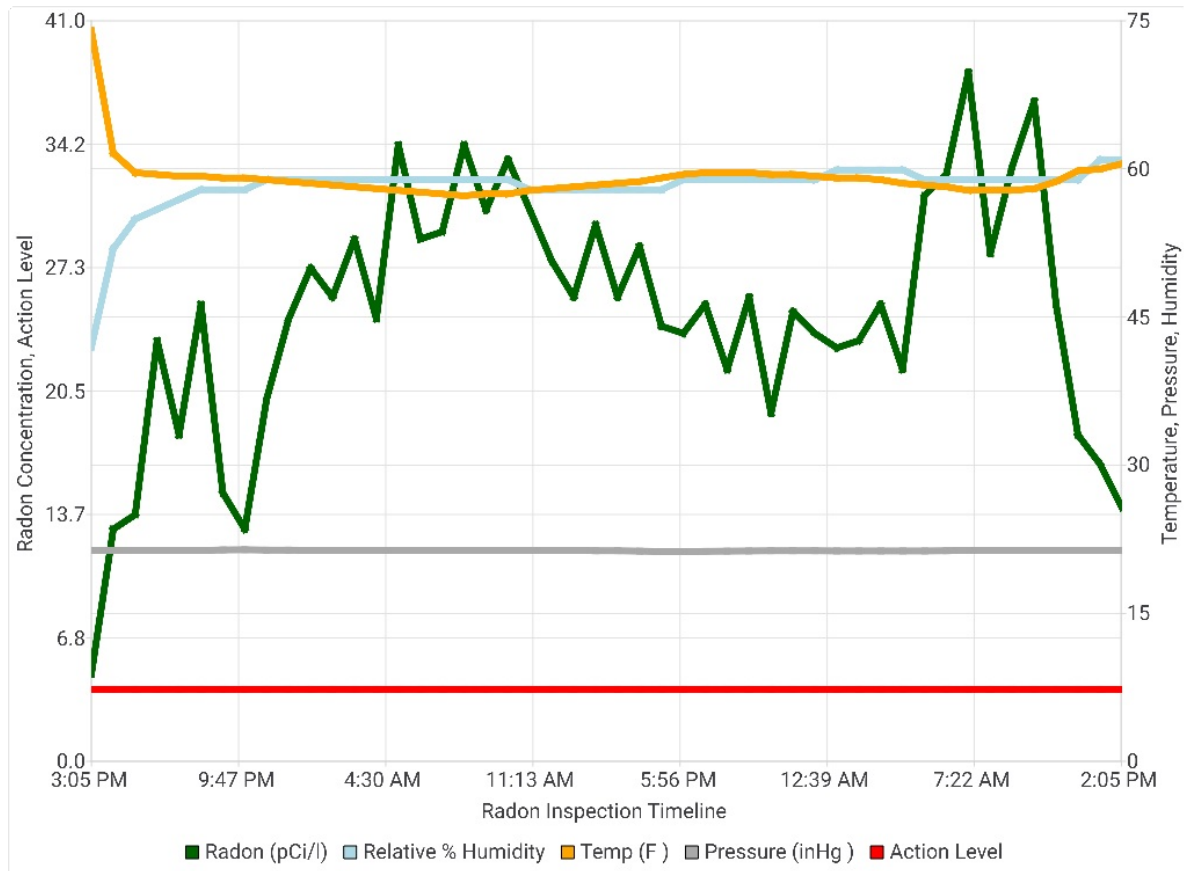
Radon levels are very high. Mitigation is highly recommended.

Ty Donoghue

Lic/Cert Signature

Inspection Report Date: 07/28/2024

Radon Inspection Chart



Test Result: Mitigation Recommended

Test Location: 33 Bullet Way Jefferson , CO 80456

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Test device manufactured by SunRADON, LLC



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Test Checklist

- ☒ The location of the detector was selected so the detector was not to be disturbed during testing.
- ☒ The monitor was not placed in an area of high humidity such as: Kitchen, laundry room, cellar, spa room, garage, crawl space or sump area.
- ☒ The detector was not located near drafts caused by HVAC vents, windows and doors.
- ☒ Whole house fans were turned off during the testing.
- ☒ The detector was not placed near areas of excessive heat, such as a fireplace or in direct sunlight.
- ☒ Portable window fans were removed or sealed in place prior to testing.
- ☒ The detector was placed within the breathing zone of at least 20 inches to 6 feet above the floor and at least 1 foot below the ceiling if suspended.
- ☒ Window air conditioners were operable in recirculation mode only.
- ☒ The detector was not placed within 1 foot of outside walls of the home or within 3 feet of any windows or doors to the exterior of the home.
- ☒ Ceiling fans, portable dehumidifiers, portable humidifiers, portable air filters, and all window air conditioners are not operated within 20 feet of the detector.

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Test Table

<u>Date/Time</u>	<u>Radon(pCi/l)</u>	<u>Temp(F)</u>	<u>Pres(inHg)</u>	<u>Humidity(%)</u>	<u>Flags</u>
07/26/24 03:05 PM	4.8	74.1	21.43	42	-
07/26/24 04:05 PM	12.9	61.7	21.43	52	-
07/26/24 05:05 PM	13.7	59.7	21.42	55	-
07/26/24 06:05 PM	23.3	59.5	21.42	56	-
07/26/24 07:05 PM	18.1	59.4	21.41	57	-
07/26/24 08:05 PM	25.3	59.4	21.42	58	-
07/26/24 09:05 PM	14.9	59.2	21.45	58	-
07/26/24 10:05 PM	12.9	59.2	21.46	58	-
07/26/24 11:05 PM	20.1	59.0	21.44	59	-
07/27/24 12:05 AM	24.5	58.8	21.44	59	-
07/27/24 01:05 AM	27.3	58.6	21.43	59	-
07/27/24 02:05 AM	25.7	58.5	21.43	59	-
07/27/24 03:05 AM	28.9	58.3	21.43	59	-
07/27/24 04:05 AM	24.5	58.1	21.41	59	-
07/27/24 05:05 AM	34.1	57.9	21.39	59	-
07/27/24 06:05 AM	28.9	57.7	21.39	59	-
07/27/24 07:05 AM	29.3	57.6	21.38	59	-
07/27/24 08:05 AM	34.1	57.4	21.38	59	-
07/27/24 09:05 AM	30.5	57.6	21.39	59	-
07/27/24 10:05 AM	33.3	57.6	21.39	59	-
07/27/24 11:05 AM	30.5	57.9	21.39	58	-
07/27/24 12:05 PM	27.7	58.1	21.38	58	-
07/27/24 01:05 PM	25.7	58.3	21.37	58	-
07/27/24 02:05 PM	29.7	58.5	21.35	58	-
07/27/24 03:05 PM	25.7	58.6	21.35	58	-
07/27/24 04:05 PM	28.5	58.8	21.33	58	-
07/27/24 05:05 PM	24.1	59.2	21.31	58	-
07/27/24 06:05 PM	23.7	59.5	21.31	59	-
07/27/24 07:05 PM	25.3	59.7	21.32	59	-
07/27/24 08:05 PM	21.7	59.7	21.33	59	-
07/27/24 09:05 PM	25.7	59.7	21.34	59	-
07/27/24 10:05 PM	19.3	59.5	21.35	59	-
07/27/24 11:05 PM	24.9	59.5	21.35	59	-
07/28/24 12:05 AM	23.7	59.4	21.35	59	-
07/28/24 01:05 AM	22.9	59.2	21.34	60	-
07/28/24 02:05 AM	23.3	59.2	21.34	60	-
07/28/24 03:05 AM	25.3	59.0	21.34	60	-
07/28/24 04:05 AM	21.7	58.6	21.34	60	-
07/28/24 05:05 AM	31.3	58.5	21.34	59	-
07/28/24 06:05 AM	32.5	58.3	21.35	59	-
07/28/24 07:05 AM	38.2	57.9	21.37	59	-
07/28/24 08:05 AM	28.1	57.9	21.38	59	-
07/28/24 09:05 AM	32.9	57.9	21.38	59	-
07/28/24 10:05 AM	36.5	58.1	21.38	59	-

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07/28/24 11:05 AM	25.3	58.8	21.38	59	-
07/28/24 12:05 PM	18.1	59.9	21.38	59	-
07/28/24 01:05 PM	16.5	60.1	21.37	61	-
07/28/24 02:05 PM	14.1	60.6	21.37	61	-

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Radon Test Information

Radon Risk Information

Radon causes lung cancer by means of the decay of its daughter products after breathing in air contaminated with higher levels of Radon. The World Health Organization (WHO) estimates that 15% of lung cancers worldwide are caused by exposure to elevated indoor levels of Radon. Overall, radon is the second leading cause of lung cancer responsible for about 21,000 lung cancer deaths every year in the US alone. Radon gas is the number one cause of lung cancer among non-smokers. The U.S. Environmental Protection Agency (EPA), the U.S. Surgeon General, and the Center for Disease Control and Prevention (CDC) strongly recommend that ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy and recommend having the radon levels professionally mitigated if elevated radon concentrations are found.

Understanding Radon Test Results

Recommended Action Levels vary by country and typically range from 3 pCi/l (100 Bq/m³) to 8 pCi/l (300 Bq/m³). Recommendations below are based on test results by a Continuous Radon Monitor (CRM) Test of at least 48h duration and are based on recommendations by the EPA.

Measured Average Radon Level:

- At or above 4.0 pCi/l (148 Bq/m³): Corrective measures to reduce exposure to radon gas is strongly recommended (ANSI MAH2014)
- Between 2-4 pCi/l (74-148 Bq/m³): Consider mitigation or periodic retest as indoor Radon levels vary by season and weather conditions
- Below 2 pCi/l (74 Bq/m³): Consider bi-annual retest or whenever significant changes to the home structure or mechanical systems occurred

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