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Richard F. Pezzino, CRI, RMS
NYS License #16000005200
American Society of Home Inspectors (ASHI)
ASHI Certified Inspector ID #250078
National Association of Home Inspectors (NAHI)
Certified Real Estate Inspector membe #10-10248
New York State Department of Environmental Conservation
(Pest Inspector 7C License #T9847715)
National Radon Safety Board (NRSB)
Radon Measurement Specialist Certification #1SS0032.

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Confidential Inspection Report

5374 Roberts Ave
Lewiston, NY 14092

May 12, 2017

Prepared for: Weston Solutions, Inc

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GENERAL INFORMATION

Client & Site Information:

Inspection Date:

May 12, 2017 11:00 AM.

Client:

Weston Solutions, Inc
1400 Weston Way
West Chester, PA 19380

Inspection Site:

5374 Roberts Ave
Lewiston, NY 14092

Property Occupied?

Yes.

People Present:

Homeowner, Weston Rep, EPA Rep.

Building Characteristics:

Building Style & Type:

1 family, Cape Cod.

Stories:

1.5.

Space Below Grade:

Full Basement.

Climatic Conditions:

Weather:

Clear.

Soil Conditions:

Damp.

What is Radon?

Radon is a gas created in the soil from trace amounts of uranium and radium in the soil. These elements can be found everywhere in the world. Therefore, any building has the potential for elevated levels of radon. It is usually not a question of "Is there radon?" but rather, "How much radon is there?"

Radon comes from natural deposits of uranium and radium in the soil. Typically, it is not a result of manmade landfills or other suspicious sources.

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Uranium breaks down to radium, which in turn decays into radon gas. Radon is an inert gas, which means that it does not react or combine with the elements in the ground. Because of this, radon gas can move up through the soil into the atmosphere, where it is easily diluted. However, when it enters a building constructed on top of this soil, it can build up and become a health concern.

People cannot see, taste or smell radon. There is no way that one can sense the presence of radon. Despite this, it can have a detrimental effect on people by increasing their likelihood of developing lung cancer.

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RADON SCREENING

Radon Screening

Testing Technician:

Richard F Pezzino, RMS
National Radon Safety Board
Radon Measurement Specialist Certification #1SS0032.

E.P.A. Certified Laboratory:

RTCA
Radon Testing Corp of America
2 Hayes Street
Elmsford, New York 10523
NYS ELAP #10806.

Type of Screening Device Used:

E-Smart Continuous Radon Monitor

- Continuous Radon Monitors use an electronic detector to accumulate and store information related to the periodic average concentration of radon gas or radon decay products. They are activated and left on site for a period of not less than 48 hours.

Charcoal Canisters(AC)

Charcoal canisters are small flat containers filled with a measured amount of **activated charcoal**. The lid is usually perforated or screened to keep the charcoal from falling out. Once set , they are left unattended for at least 48 hours but not over 144 hours. The canister after the test period is then sealed and sent to an E.P.A. Listed Lab where the contents are analyzed. Analysis consists of counting the gamma radiation emission rate from the radon decay products resulting from the radon absorbed in the charcoal.

Number of Sampling Units Set:

(1) - One continuous monitor
(4) - Charcoal canisters.

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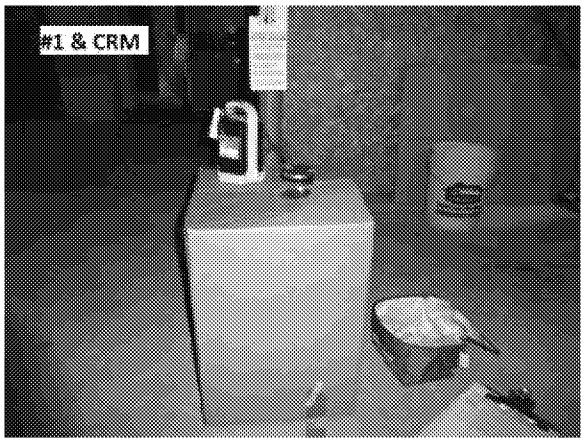
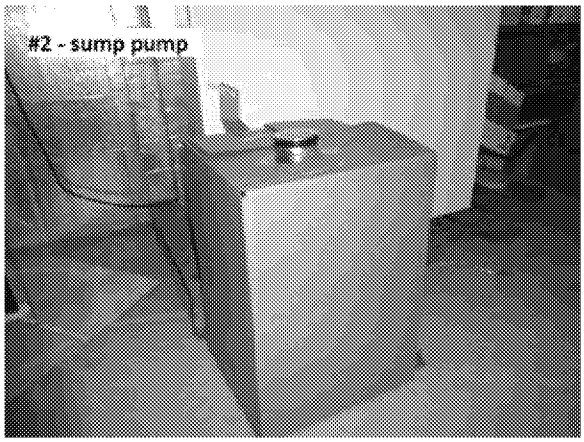
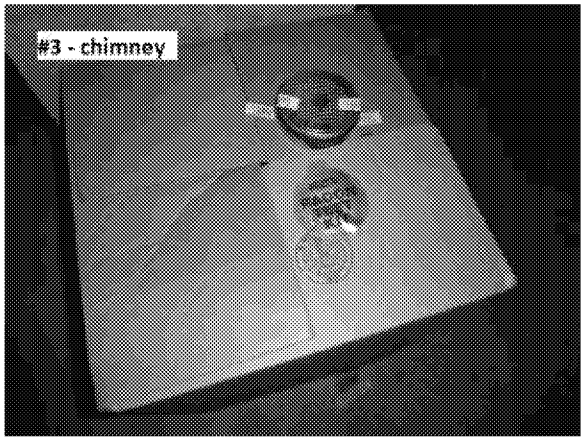




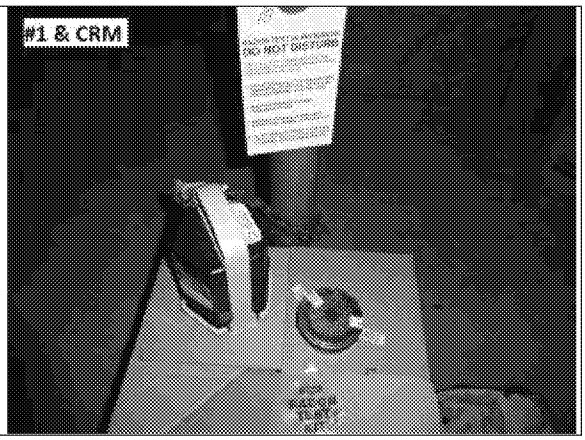


Continuous Sampling Device # 1:

Serial # P0001160.

Duplicate or Sequential Sampling Taken:

(1) - Duplicate - Test Canister # 1.



Sampling Location:

Basement level.

Lowest Living Level Type:

The lowest living level would be considered the Basement level. According to the E.P.A. Measurement Protocols, the lowest living level or levels suitable for occupancy shall have one primary measurement.

Testing Location Minimum 20" Above Floor:

Yes.

Testing Location Minimum 12" From Exterior Door:

Yes.

Minimum of 4" Clearance Around Monitor:

Yes.

High Winds Noted During The Sampling Period:

No.

Rain Noted During Screening Period:

None or minimal rain during the screening period.

Was the Exposure Time Over 48 Hours:

Yes.

Start Date:

May 12, 2017.

Start Time:

SEE LAB REPORT FOR DETAILS OF EACH PLACEMENT TIME.

Stop Date:

May 15, 2017.

Stop Time:

SEE LAB REPORT FOR DETAILS OF EACH PLACEMENT TIME.

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Closed House Conditions:

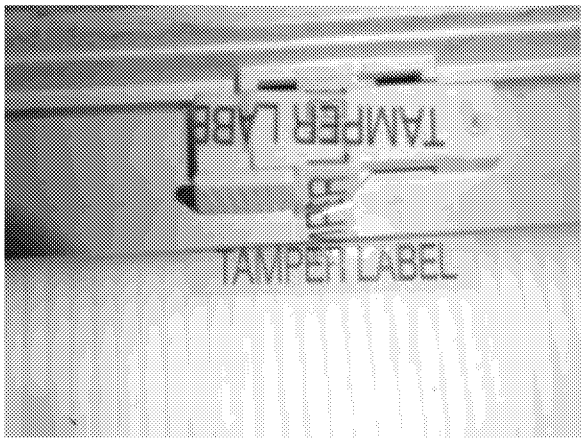
Yes, the structure had been in a closed condition for at least 12 hours prior to the start time of the measurement period. A closed-house condition means that all windows shall be kept closed for a period of 12 hours prior to and during the measurement period and all entry or access doors also be kept closed except for normal entry and egress.

Radon Test In Progress Sign Posted:

Yes, a radon test in progress sign was posted in a conspicuous area of the structure. This notice also contained a listing of the testing conditions.

Windows & Non-essential Doors Sealed:

The windows and non-essential doors were sealed or tagged(BASEMENT WINDOWS)



Window or Door Seals Disturbed:

None of the installed seals were disturbed.

Results Measurement & Recommendations:

The reported results indicate that Radon levels in the building tested are **BELOW** the United States Environmental Protection Agency (EPA) action level of ***4.0 pC/L.*** Mitigation is NOT recommended at this time.

- EPA recommended re-testing if living patterns change and/or any remodeling occurs to the building.
- EPA recommends re-testing your property every 2-3 years.

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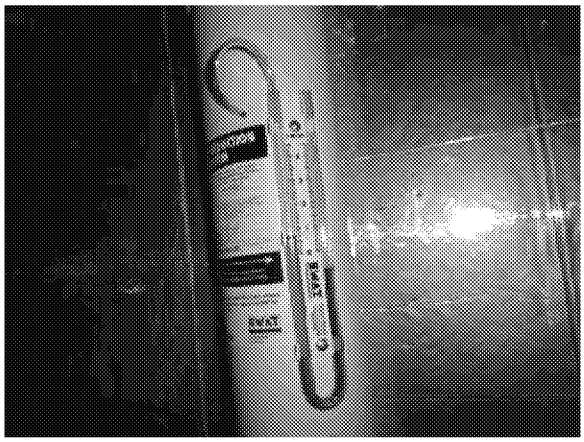
Signature May 23, 2017.

Existing Mitigation System:

Existing Radon Mitigation System:

The U Tube is installed and does not appear to be broken or disconnected. Determining the adequacy of function of the U Tube is beyond the scope of this inspection.