



MICHAEL LEAVITT & Co INSPECTIONS, INC.

THE MOST QUALIFIED INSPECTOR IN UTAH!

591 W. 760 North * Orem, Utah 84057 * 801-636-6816

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RADON REPORT



887 E. Quail Hollow Drive - Alpine, UT

The purpose of the radon screening is to provide a professional opinion of a structure's radon levels as of the date of screening; limited to the test conditions identified in this report.

LIMITATIONS OF LIABILITY: Our radon testing firm cannot be assured that the necessary conditions were maintained throughout the screening period. There can be uncertainty with any radon measurement due to statistical variations and other factors such as changes in the weather and operation of the dwelling. While we and our agents make every effort to maintain the highest possible quality control and include checks and verification steps in our procedures, we make **NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED**, for the consequences of erroneous test results. Neither the radon testing firm nor our employees or agents shall be liable under any claim, charge or demand, whether in contract, tort, or otherwise, for any and all loss, cost charge, claim, demand, fee, expense or damage of any kind arising out of, connected with, resulting from, or sustained as a result of any radon test.

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COPYRIGHT LAWS.**



CLIENT & INSPECTION INFORMATION

CLIENT'S NAME:	Heather Osmond
DATE OF INSPECTION:	03/22/2024
START TIME:	8:30 AM
INSPECTION #:	32224A
INSPECTOR:	Michael D. Leavitt - Master Inspector



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GENERAL INFORMATION

SCREENING START INFORMATION

START DATE: 3/22/2024.
 START TIME: 9:14 AM.
 AMBIENT TEMPERATURE: 38 degrees and warming.
 INSIDE TEMPERATURE: 67 degrees.
 WEATHER: Overcast with some rain, snow, and then sunshine.
 HOUSE OCCUPIED? Yes.

SCREENING STOP INFORMATION

STOP DATE: 3/25/2024.
 STOP TIME: 1 PM.
 AMBIENT TEMPERATURE: 48 degrees.
 INSIDE TEMPERATURE: 67 degrees.
 WEATHER: Sunny after snow and rain.

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF HOUSE: 2002.
 BUILDING TYPE: Mansion.
 STORIES: 1
 FOUNDATION STYLE: Basement.
 BASEMENT: Finished.
 BASEMENT WALLS: Poured concrete.
 HOUSE TIGHTNESS: Very tight.
 HEATING SYSTEM: Forced air gas system via a boiler.
 COOLING SYSTEM: Central air conditioning system.
 FAN OPERATION: The circulation fan was operated in the "Automatic" mode during the screening.

CRM TEST & PROTOCOLS

TESTING LOCATION #1

LOCATION: Basement Front Left Bedroom.
 CONTINUOUS MONITOR: Sun Nuclear Continuous Radon Monitor Model 1028 - UNIT 2.
 SERIAL #: 108083020.
 DATE OF LAST CALIBRATION: May 2023.
 OVERALL AVERAGE: 3.0 pCi/l.
 EPA AVERAGE: 3.0 pCi/l.
 HOURLY READINGS:

Date:	03/22/2024	
Time	Counts	Flags
	pCi/l	
10:14	1.5	
11:14	2.2	M
12:14	1.8	
13:14	1.5	
14:14	2.9	
15:14	2.9	
16:14	2.2	



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17:14 4.0
 18:14 4.8
 19:14 4.0
 20:14 5.1
 21:14 4.8
 22:14 3.7
 23:14 2.9

Date: 03/23/2024

Time Counts Flags
 pCi/l

00:14 3.7
 01:14 4.4
 02:14 3.3
 03:14 4.8
 04:14 3.3
 05:14 1.5
 06:14 3.3
 07:14 2.2
 08:14 3.7
 09:14 3.3
 10:14 4.0
 11:14 3.3
 12:14 1.1
 13:14 3.3
 14:14 3.3
 15:14 2.9
 16:14 5.1
 17:14 3.3
 18:14 4.8
 19:14 3.3
 20:14 3.7
 21:14 4.4
 22:14 4.4
 23:14 5.1

Date: 03/24/2024

Time Counts Flags
 pCi/l

00:14 2.6
 01:14 2.9
 02:14 2.6
 03:14 1.8
 04:14 2.6
 05:14 3.3
 06:14 1.5
 07:14 1.5
 08:14 2.6
 09:14 1.8
 10:14 2.2
 11:14 2.2
 12:14 3.3
 13:14 4.4
 14:14 2.9
 15:14 3.3
 16:14 3.3
 17:14 3.7
 18:14 2.6
 19:14 2.6



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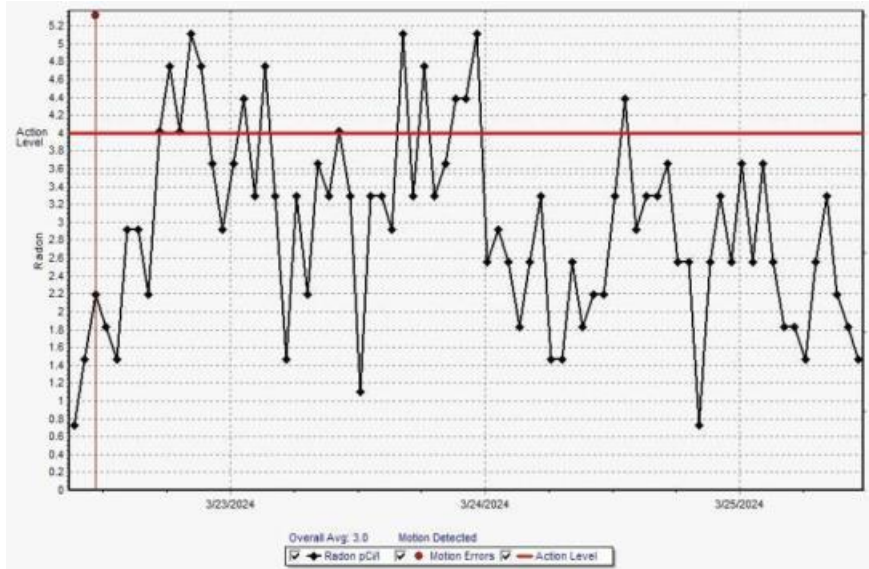
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20:14	0.7
21:14	2.6
22:14	3.3
23:14	2.6
Date:	03/25/2024
Time	Counts Flags
	pCi/l
00:14	3.7
01:14	2.6
02:14	3.7
03:14	2.6
04:14	1.8
05:14	1.8
06:14	1.5
07:14	2.6
08:14	3.3
09:14	2.2
10:14	1.8
11:14	1.5
00:14	1.7

GRAPH:



TESTING LOCATION #2

LOCATION:	Basement Front Right Bedroom.
CONTINUOUS MONITOR:	Sun Nuclear Continuous Radon Monitor Model 1028 - UNIT 4.
SERIAL #:	108083020.
DATE OF LAST CALIBRATION:	August 2023.
OVERALL AVERAGE:	3.8 pCi/l.
EPA AVERAGE:	3.9 pCi/l.
HOURLY READINGS:	Date: 03/22/2024
	Time Counts Flags
	pCi/l
	10:45 2.9
	11:45 1.7
	12:45 4.1
	13:45 2.9



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14:45 4.1
 15:45 5.0
 16:45 5.8
 17:45 5.0
 18:45 3.7
 19:45 5.0
 20:45 3.7
 21:45 4.1
 22:45 2.9
 23:45 2.5

Date: 03/23/2024

Time Counts Flags
 pCi/l

00:45 2.5
 01:45 3.7
 02:45 7.5
 03:45 2.9
 04:45 3.3
 05:45 2.5
 06:45 3.3
 07:45 5.0
 08:45 3.3
 09:45 4.1
 10:45 2.5
 11:45 3.3
 12:45 6.6
 13:45 5.8
 14:45 2.9
 15:45 5.4
 16:45 5.0
 17:45 6.2
 18:45 3.3
 19:45 8.3
 20:45 7.0
 21:45 5.0
 22:45 2.5
 23:45 2.5

Date: 03/24/2024

Time Counts Flags
 pCi/l

00:45 5.4
 01:45 2.9
 02:45 4.1
 03:45 2.9
 04:45 4.1
 05:45 4.6
 06:45 5.0
 07:45 2.9
 08:45 4.1
 09:45 4.6
 10:45 4.1
 11:45 5.0
 12:45 3.3
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 14:45 4.1
 15:45 2.5
 16:45 5.4



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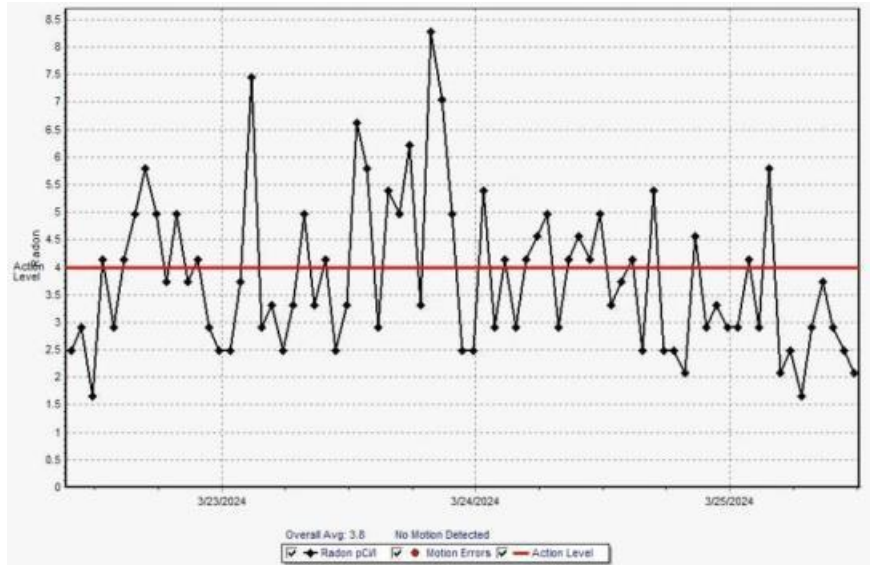
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06:45	1.7
07:45	2.9
08:45	3.7
09:45	2.9
10:45	2.5
11:45	2.1
09:45	2.5.

GRAPH:



EXPLANATION OF CRM DATA: The measurement was performed using a Continuous Radon Monitor (CRM), and was performed in conformance with test protocols established by the US Environmental Protection Agency in the document entitled "Protocols for Radon and Radon Decay Product Measurements in Homes."

TABULAR DATA: This portion of the data provides numerical listing of the Radon gas measurements that were made throughout the measurement period.

AVERAGE: This portion of the data gives the average Radon gas concentration measured during the entire measurement period. This average is computed in two ways. The "Overall Average" is the average of all of the values listed in the Tabular Data. The "EPA Average" is the average of all of the values listed in the Tabular Data, except those values recorded in the first four hours of the measurement period. The "EPA Average" is computed in a manner consistent with the protocols cited in the "Protocols for Radon and Radon Decay Product Measurements in Homes."

OTHER INFORMATION: In the printout, the letter "P" or "M" may appear next to a given value. The "P" indicates



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that, during this measurement interval, the power was disconnected to the CRM. The "M" indicates that, during this measurement interval, the CRM was disturbed or moved.

RESULTS: The action level established by the US EPA and Surgeon General is 4 pCi/l. Results under the action level of 4 pCi/l are still considered a risk. Final test results averaging over 4 pCi/l are considered a risk that should be mitigated. Excessive radon levels is an indoor air quality issue related to cancer that can be improved with the addition of a radon mitigation system.

PROTOCOLS OBSERVED:

"CLOSED HOME" CONDITIONS:	Yes.
CLOSED WINDOWS:	Yes.
CLOSED DOORS:	Yes.
PLACEMENT CHOICE:	The Radon screening device was placed away from drafts & heat and 4" of perimeter clearance..
HEIGHT:	The screening device was placed at least 20" off of the floor on a tripod, 1 foot from exterior walls and 3 feet from exterior openings.
WINDS:	Sustained winds of over 30 MPH did not occur during the screening.
ACTIVE MONITORING:	Active monitoring was not used on the doors.
MITIGATION SYSTEM:	There is no active Radon mitigation system installed in the home.
SCREENING DEVICE LOCATION:	This home has such a large footprint, that it was deemed appropriate to use two electronic monitors with one installed on each end of the home. I chose the front bedrooms on the right side and left sides of the home. It is interesting that the right side (east) bedroom gave consistently higher readings. This is due to the extreme size of the building.

SUMMARY

USEPA RECOMMENDATIONS:

RECOMMENDATIONS:	UNDER 4 pCi/l - The USEPA states that "EPA Average" results in this range (less than 4 pCi/l) are below the accepted risk threshold, but still pose a risk. You should consider installing a whole home mitigation system. NOTE: It is laughable to think that a test resulting in 3.9 pCi/l is okay, but 4.1 pCi/l is going to kill you unless you mitigate. Radon readings fluctuate throughout the year and the difference between 3.9 and 4.1 is very minor. You should consider installing a radon mitigation system to lower the levels in this home. The other option is to conduct a longer term test would be a more reliable indicator and if the readings averages over 4 pCi/l with your normal lifestyle then a mitigation system should be considered.
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ALPHA-TRACK TEST

ADDITIONAL TESTING:	ALPHA-TRACK TEST - The recommended longer term testing option for "EPA Average" test results near the 4.0 pCi/l action level is to conduct a 90 day to 1 year Alpha-Track test. Since radon readings fluctuate throughout the year the Alpha-Track test can better help to pinpoint the actual long term radon levels in the home with your normal lifestyle. This long term Alpha-Track test is NOT best suited for real estate transactions due to the contractual time constraints involved. This Alpha-Track test is an accurate way to measure radon in the home with your normal lifestyle because it is in the home much longer than the electronic short term test that was just performed. Here is a link to an online laboratory who sells the long term test kits... http://radon.com/cgi-bin/oo.cgi .
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EPA LISTED MITIGATORS:

UTAH RADON MITIGATORS:

There are several radon mitigation firms in the state of Utah. Below are three that I located on a national listing for approved radon mitigation providers. I encourage you to call each and inquire about their experience and installation fees. It is also important to have them demonstrate to you that the system being installed will meet or exceed the EPA standards. My opinion is that it does no good to cut corners, save a buck, and then end up with a system that will be red flagged later as not meeting the EPA standards. If these providers do anything in an unprofessional manner, then please notify me and I will remove them from my list. By the same token, if they do a great job then please let share that feedback as well.

- Radon Away Inc. * Salt Lake City * (801)205-7788 *
www.RadonUtah.com
- Radon Be Gone Inc. * Clearfield * (801)510-8705 *
www.RadonBeGone.com
- Greene Concrete Cutting, Inc. * Woods Cross * (801) 292-6699 *
www.greeneconcretecutting.com.

REPORT PREPARED BY

TESTING PROFESSIONAL:

PREPARATION DATE:

March 26, 2024.