



MICHAEL LEAVITT & Co INSPECTIONS, INC.

THE MOST QUALIFIED INSPECTOR IN UTAH!

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

www.**THEHOME**INSPECTOR.com



RADON REPORT



996 West 1050 South - Springville, 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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CLIENT & INSPECTION INFORMATION

CLIENT'S NAME:	Adam Charlton
DATE OF INSPECTION:	05/05/2025
START TIME:	9:28 AM
INSPECTION #:	50725B
INSPECTOR:	Michael D. Leavitt - Master Inspector
CLIENT'S AGENT:	Vickie Bischoff - Berkshire Hathaway Homeservices Elite Real Estate



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GENERAL INFORMATION

SCREENING START INFORMATION

START DATE: 5/5/2025.
START TIME: 9:28 AM.
AMBIENT TEMPERATURE: 47 degrees.
INSIDE TEMPERATURE: 69 degrees.
WEATHER: Overcast.
HOUSE OCCUPIED? Yes.

SCREENING STOP INFORMATION

STOP DATE: 5/7/2025.
STOP TIME: 1:15 PM.
AMBIENT TEMPERATURE: 62 degrees.
INSIDE TEMPERATURE: 70 degrees.
WEATHER: Sunny.

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF HOUSE: 2020.
BUILDING TYPE: Single Family Dwelling.
STORIES: 2
FOUNDATION STYLE: Slab.
HOUSE TIGHTNESS: Very tight.
JENN-AIRE: There is no Jenn-Aire style range in the kitchen.
WELL WATER: No. The home does not use well water.
HEATING SYSTEM: Forced air gas system.
COOLING SYSTEM: Central air conditioning system.
FAN OPERATION: The circulation fan was operated in the "Automatic" mode during the screening.

CRM TEST & PROTOCOLS

CONTINUOUS MONITOR TESTING:

CONTINUOUS MONITOR: Sun Nuclear Continuous Radon Monitor Model 1028.
SERIAL #: #2 - 1010330002.
DATE OF LAST CALIBRATION: March 2025.

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.

RESULTS IN pCi/l:

OVERALL AVERAGE pCi/l:

8.3 pCi/l.

EPA AVERAGE pCi/l:

8.6 pCi/l.

HOURLY READINGS:

Date: 05/05/2025

Time Counts Flags
pCi/l

09:28 3.7
10:28 4.6
11:28 5.4
12:28 5.4
13:28 5.0
14:28 9.9
15:28 8.3
16:28 12.4
17:28 7.5
18:28 9.9
19:28 3.3
20:28 4.1
21:28 8.3
22:28 6.2
23:28 9.9

Date: 05/06/2025

Time Counts Flags
pCi/l

00:28 6.2
01:28 7.0
02:28 10.4
03:28 9.1
04:28 12.8
05:28 6.6
06:28 4.6
07:28 6.6
08:28 6.2
09:28 7.0
10:28 8.3
11:28 7.0
12:28 8.3
13:28 7.5
14:28 8.7
15:28 5.8
16:28 5.8
17:28 9.1
18:28 7.0
19:28 8.7
20:28 5.8
21:28 10.8
22:28 7.9
23:28 9.1

Date: 05/07/2025



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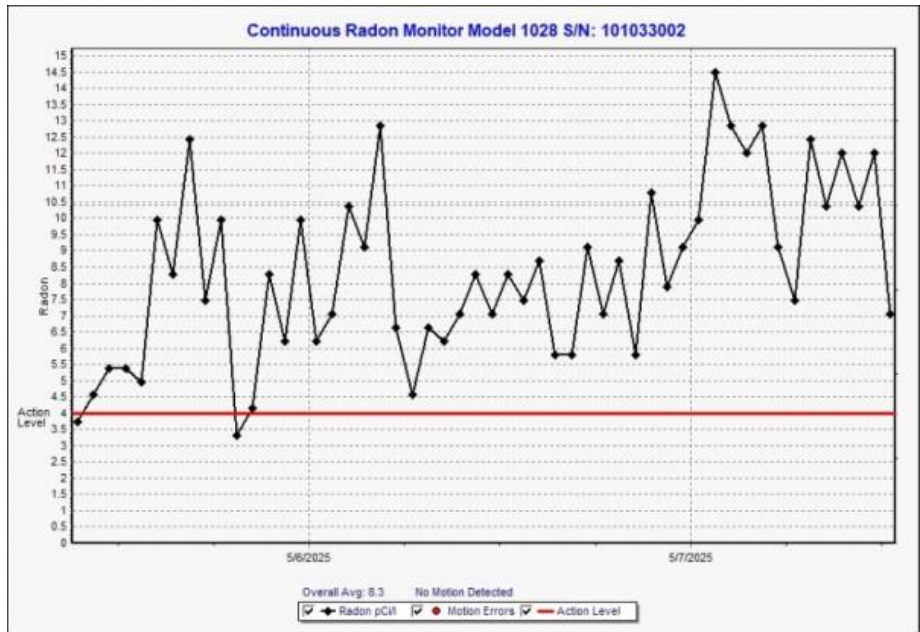
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Time	Counts pCi/l	Flags
00:28	9.9	
01:28	14.5	
02:28	12.8	
03:28	12.0	
04:28	12.8	
05:28	9.1	
06:28	7.5	
07:28	12.4	
08:28	10.4	
09:28	12.0	
10:28	10.4	
11:28	12.0	
12:28	7.0.	

GRAPH:



PROTOCOLS OBSERVED:

"CLOSED HOME" CONDITIONS:

CLOSED WINDOWS:

CLOSED DOORS:

PLACEMENT CHOICE:

LOCATION:

HEIGHT:

WINDS:

CERTIFICATION SEALS:

ACTIVE MONITORING:

MITIGATION SYSTEM:

Yes.

Yes.

Yes.

The Radon screening device was placed away from drafts & heat and 4" of perimeter clearance..

The unit was placed on the north wall of the living room.

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.

Sustained winds of over 30 MPH did not occur during the screening.

Certification seals were not used in the screening.

Active monitoring was not used on the doors.

There is no active Radon mitigation system installed in the home.



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SUMMARY

USEPA RECOMMENDATIONS:

RECOMMENDATIONS:

OVER 4 pCi/l - The USEPA states that for "EPA AVERAGE" test results 4pCi/l and higher, remedial actions should be performed to lower the home's Radon level. It is recommended that you contact a Radon Mitigation specialist for more details and have a mitigation system installed.

NOTE: Elevated radon levels is not like a "Scarlet Letter" on the home. Instead, it is great that the unsafe indoor air quality condition was finally identified and that a mitigation system can now be installed. As an inspector, when I show up to a home and see a radon mitigation system installed, I breath a sigh of relief that testing has been performed and action taken. I then re-assure my clients that it is the homes that do not have a radon mitigation system installed that concern me more, because in most cases testing has never been performed. Once I see the mitigation system, then I look closely to ensure that the EPA protocols have been followed on its installation, because many home owners opt for the cheapest bid and end up with a sub-par mitigation system that does not meet the EPA minimum standards. Knowing that, get a system installed by a reputable licensed and certified EPA Radon Mitigator.

EPA LISTED MITIGATORS:

UTAH RADON MITIGATORS:

There are very few 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:

May 7, 2025.