



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



126 Polaris Drive - Saratoga Springs, 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:	JT Heward
DATE OF INSPECTION:	11/07/2023
START TIME:	3:00 PM
INSPECTION #:	110723B
INSPECTOR:	Michael D. Leavitt - Master Inspector
CLIENT'S AGENT:	Kennen Pyne - Smart Moves Realty Inc.



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GENERAL INFORMATION

SCREENING START INFORMATION

START DATE: November 7, 2023.
START TIME: 2:51 PM.
AMBIENT TEMPERATURE: 48 degrees.
INSIDE TEMPERATURE: 68 degrees.
WEATHER: Rain preceded my arrival.
HOUSE OCCUPIED? Yes.

SCREENING STOP INFORMATION

STOP DATE: November 9, 2023.
STOP TIME: 3:10 PM.
AMBIENT TEMPERATURE: 47 degrees.
INSIDE TEMPERATURE: 69 degrees.
WEATHER: Sunny.

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF HOUSE: 2021.
BUILDING TYPE: Single Family Dwelling.
STORIES: 3
FOUNDATION STYLE: Slab.
HOUSE TIGHTNESS: Very tight.
ATTIC FANS: There is no attic fan installed to depressurize the attic cavity.
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.



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CRM TEST & PROTOCOLS

CONTINUOUS MONITOR TESTING:

CONTINUOUS MONITOR: Sun Nuclear Continuous Radon Monitor Model 1028.
SERIAL #: 108083020.
DATE OF LAST CALIBRATION: May 2023.

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 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:	2.6 pCi/l.
EPA AVERAGE pCi/l:	2.7 pCi/l.
HOURLY READINGS:	Date: 11/07/2023
	Time Counts Flags
	pCi/l
	17:51 1.8
	18:51 2.2
	19:51 2.9
	20:51 2.6
	21:51 1.8
	22:51 1.8
	23:51 2.2
	Date: 11/08/2023
	Time Counts Flags
	pCi/l
	00:51 1.1
	01:51 2.6
	02:51 2.6
	03:51 3.3
	04:51 1.5
	05:51 1.1
	06:51 1.8
	07:51 2.9
	08:51 4.0
	09:51 2.6
	10:51 2.6



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11:51 4.0
 12:51 2.2
 13:51 3.3
 14:51 1.1
 15:51 2.9
 16:51 2.2
 17:51 4.0
 18:51 2.9
 19:51 2.6
 20:51 2.2
 21:51 2.6
 22:51 3.3
 23:51 2.9

Date: 11/09/2023

Time Counts Flags
 pCi/l

00:51 3.3
 01:51 5.8
 02:51 2.6
 03:51 3.3
 04:51 2.2
 05:51 4.8
 06:51 4.8
 07:51 4.0
 08:51 2.2
 09:51 4.8
 10:51 1.5
 11:51 3.7
 12:51 2.9
 13:51 0.7
 14:51 0.0
 15:51 0.4.



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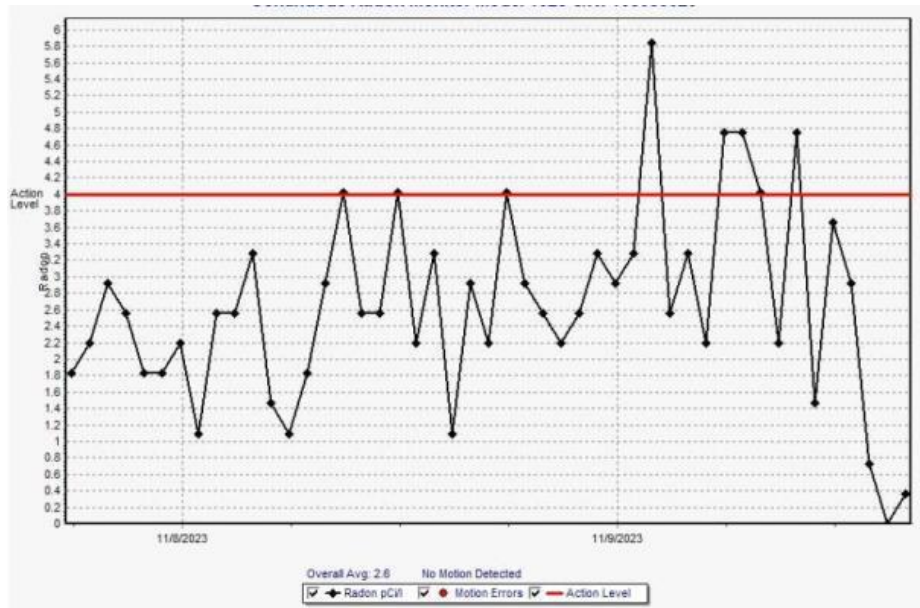
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GRAPH:



PROTOCOLS OBSERVED:

- "CLOSED HOME" CONDITIONS: **Yes.**
- CLOSED WINDOWS: **Yes.**
- CLOSED DOORS: **Yes.**
- PLACEMENT CHOICE: **I opted to use the tripod and placed it on the north wall of the main floor living room.**
- WINDS: **Sustained winds of over 30 MPH did not occur during the screening.**
- RAINFALL: **Total rainfall during this screening did not exceed 1/2".**
- CERTIFICATION SEALS: **Certification seals were not used in 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.**



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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. This test came back with results below the action level, but I do not know what the radon levels are at other times of the year. 5 of the hourly readings were slightly above this action level. Consider performing a long term Alpha-Trac test.

ALPHA-TRACK TEST

ADDITIONAL TESTING:

ALPHA-TRACK TEST - Another testing option is to conduct a longer term 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>.

REPORT PREPARED BY

TESTING PROFESSIONAL:

PREPARATION DATE:

November 09, 2023.