



THE HOLMES COMPANY

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Certified Moisture Analysis & EIFS / Stucco Inspections
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FHA – Approved Compliance Inspector
Certified Construction Inspector

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Date: March 9, 2013

To: Nancy & Jeff Hombuyers; 4477 Blue Jacket Drive @ Lee's Summit, MO 64064

Re: **Radon Screening**; 1234 Anywhere Street @ Lee's Summit, MO 64086

This letter is to inform you of the results of the radon testing devices in the home you are buying.

[X] The radon test results are **ABOVE** the EPA's "Action Level" at this time (ELEVATED).

[] The radon test results are **BELOW** the EPA's "Action Level" at this time.

The EPA suggests that **4.0 pCi/L (pico-curies-p/litre) or above** is where remedial action (reduction/mitigation) is recommended. A radon screening test was performed for over 48 hours at the above property, using an **electronic continuous reading monitor**. The electronic monitor produced an EPA overall average radon concentration of **(7.4) pCi/L** for the time period tested.

Test results are often higher in the winter (December to February) and a lower in summer months. The radon levels within a given home will go up and down with the season, temperature, weather, barometric pressure, and many other factors. The most accurate way to determine your annual risk exposure to radon within a building is to either test it during 2 opposing seasons and average the results, or perform a long term test (60-90 days). EPA suggests this type of action for homeowners when the initial testing results are just slightly elevated. However, for a potential homebuyer involved in active real estate transaction these options are not usually feasible.

If your EPA radon screening test results **are over 4.0 pCi/l**, you will want to call the EPA for their free brochure on radon and then fix the problem (usually a radon mitigation system). Radon Gas is typically considered to be a "Class A Carcinogen", and according to health professionals like the EPA, the American Lung Association, the American Medical Association, and the local Kansas/Missouri health departments, long term exposure to Elevated Radon Levels may be the 2nd leading cause of lung cancer in the USA after cigarette smoking.

For further information on radon you may look in the Yellow Pages under "Radon" for the names of radon mitigation contractors in our area (there are only a few - less than 5 that we know). If needed, a **typical radon mitigation system on a home in this area will run from \$850-\$1,200 installed.**

A copy of the hour-by-hour printout is included with this report.

Thank You,

Dan Bowers, CRI, ACI, CMI

Certified Real Estate Inspector, NAHI
ASHI Certified Inspector
Certified Master Inspector, iNACHI
EPA Trained Radon Measurement Proficiency
Certified Radon Measurement Specialist / PITI

