Executive Home Inspection
6985 S. Union Park Center Suite 150
Midvale, Utah 84047

Dear Client,

Attached is the Radon test that was done on the home at 123 Anystreet in Salt Lake City. The test is a continuous 48 hour Radon Monitor testing device, that has been evaluated and accepted by the US EPA for use in real estate transaction testing. Your overall average is 14.3 which is well above the 4.0 that the EPA considers acceptable and corrections are advised including the possibility or installment of a Radon mitigation system. Below is a Utah article about Radon risks . If you need any more information, go to my website at www.executive-homeinspections.com. This site will link you to state and national radon sites including the EPA and will answer most questions about radon and methods of lowering levels if test results are high. Be advised that this test was done in the basement area where levels are normally the highest.

What Is Radon and Why Are We Concerned?

Radon is an odorless, tasteless gas created in the ground where uranium and radium exist. The more uranium found beneath the home, the higher the potential for elevated radon levels within a building constructed upon that soil.

In short, uranium breaks down into radium, which then decays into radon gas. Radon moves up through the soil into the atmosphere, where it dilutes and presents little concern. However, when it enters a building constructed on top of the soil, it can accumulate and present a health concern for occupants.

Note that buildings other than homes can also have radon concerns (such as commercial buildings, schools, apartments, etc.).

Radon breaks down into several radioactive elements called "radon decay products," which are solid particles that become suspended in air. They are extremely small and easily inhaled, where they can attach to lung tissue. Because of their very short "half-lives" radon decay products further decay and expose the lungs to radiation. Next to smoking, scientists believe that radon is associated with more lung cancer deaths than any other compound. Radon is classified as a "Group A" carcinogen, defined as a substance known to cause cancer in humans.

The U.S. EPA, the American Medical Association, the American Lung Association, the U.S. Surgeon General, and the National Academy of Sciences - in addition to many other health organizations - all agree that radon is a health concern that must be addressed. In May of 1993, the National Association of Realtors (NAR) joined the EPA in urging all Americans to test their homes for radon. NAR encouraged state associations to develop and support legislation or regulation requiring mandatory property condition disclosure, including radon, by the seller.

Learn some terminology and consider some statistics!

- The average indoor level of radon is 1.3 pCi/L.
- The average indoor level of radon in Utah homes is 2.6 pCi/L.
- The average outdoor level of radon is 0.4 pCi/L.
- The 4 pCi/L guidance is not a safety standard. Levels below this still represent some risk.
- It is estimated that radon causes about 14,000 deaths per year in the U.S. However, this number could range from 7,000 to 30,000.
- Statistics place radon as a significant cause of death in the U.S.

Professional
Radon Monitor

Start Date : 11/3/2005
Start Time : 11:00:00 PM
End Date : 11/5/2005
End Time : 1:00:00 PM
Serial # : 42914111
Location : Basement

Signature:

Data in pCi/l
Time Interval 1 Hr

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  T  4.2     7.6    14.2
    14.6    15.0    15.0
    14.6    16.6    17.0
    18.6    19.2    16.6

    18.6    15.6    16.6
    13.6    17.2    15.6
    23.2    15.2    13.0
    15.2    13.6    13.0

    17.6    16.2    12.0
    12.6    17.2    15.2
    16.6    16.0    13.6
    11.2    11.2    12.2

     9.6     9.6    16.2
    14.6    13.2    14.2
    11.0    11.0    10.2
    12.2     9.0    10.6

    12.0  T 14.6

Overall Avg.=14.2
EPA Protocol Avg.=14.5
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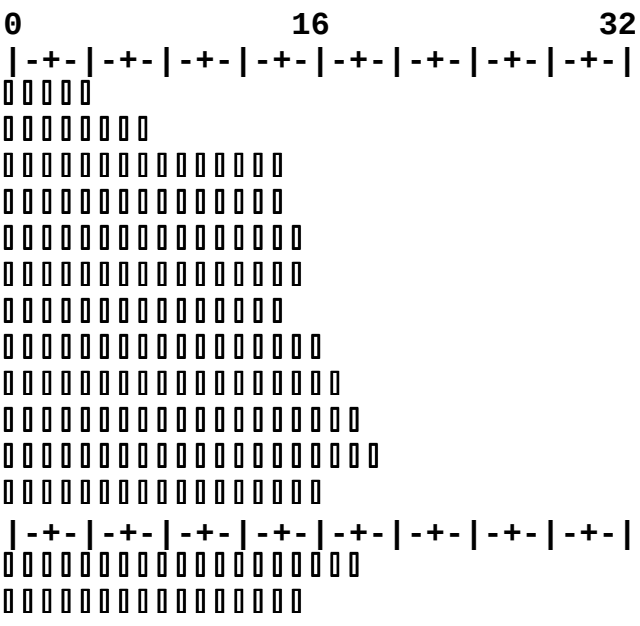

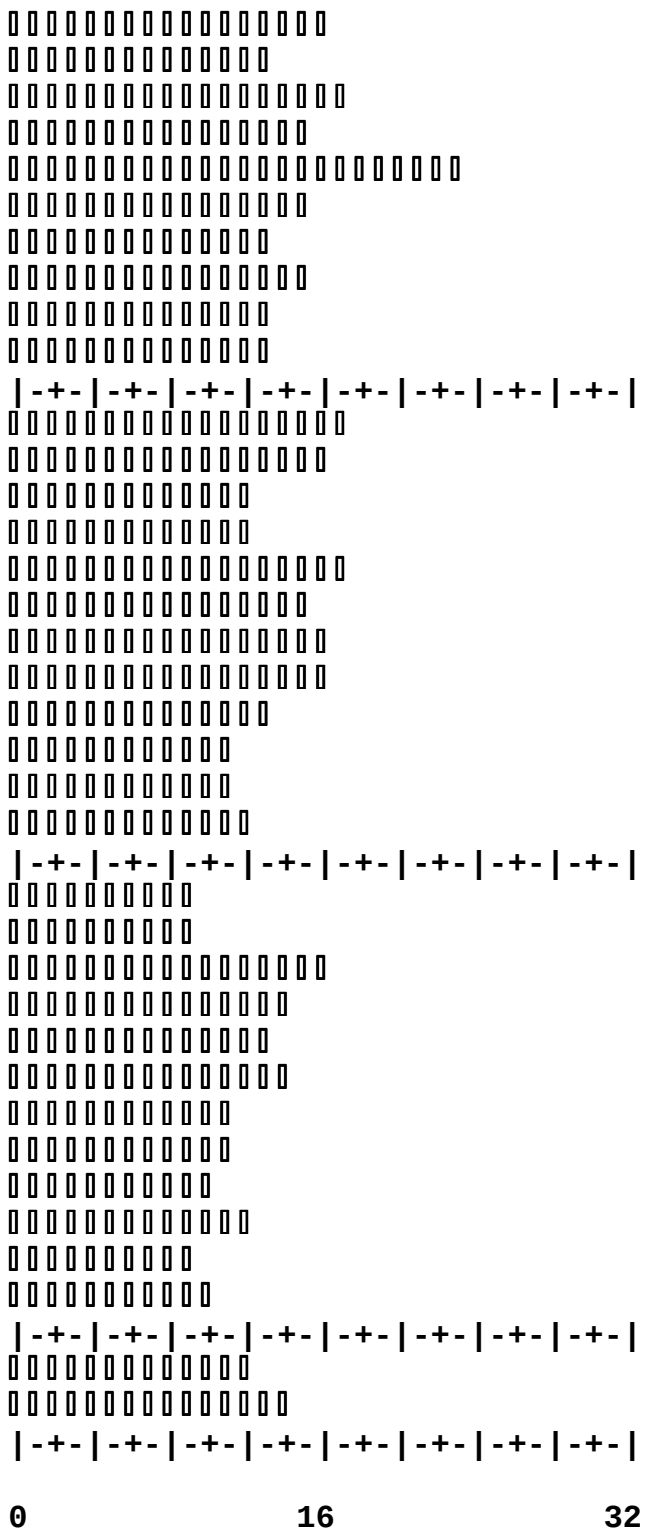
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