

INSPECT DES MOINES, LLC

RESIDENTIAL RADON AGREEMENT

(Please Read Carefully)

This radon agreement is supplemental to the pre-inspection agreement. Both agreements must be signed in order for a home inspection and radon measurement service to be performed.

CLIENT'S DUTY:

If you are not currently occupying the home the radon test is being performed in, it is your duty to inform the occupant(s) and their representative of closed house conditions and tampering requirements. The document is below for download, **please download and forward to the occupant as soon as possible**. The other two documents for your reference are the EPA's Home Buyers and Seller's Guide to Radon as well as Inspect Des Moines, LLC Quality Assurance (QA) Quality Control (QC) plan. If you have any questions, please do not hesitate to call us.

REAL ESTATE MEASUREMENTS

- EPA recommends that testing device(s) be placed in the lowest level of the home that could be used regularly, whether it is finished or unfinished. Conduct the test in any space that could be used by the buyer as a bedroom, play area, family room, den, exercise room, or workshop. Based on their client's intended use of the space, the qualified testing professional should identify the appropriate test location and inform their client (buyer). Do not test in a closet, stairway, hallway, crawl space or in an enclosed area of high humidity or high air velocity. An enclosed area may include a kitchen, bathroom, laundry room or furnace room.
- Split-level houses or other designs, which include multiple foundation areas (type), are recommended to have test locations selected above each foundation area.
- Locations must be selected where the detector is not to be disturbed during the measurement period.
- The detector must not be placed near drafts caused by HVAC vents, windows, and doors. Avoid locations near excessive heat, such as fireplaces or in direct sunlight.
- The detector should be suspended hanging the test kit(s) from the hook on the kit within the breathing zone (20 inches to 6 feet from the floor.) The test kit opening will not be obstructed with an object within 4 inches of the kit.

- The detector must not be placed within 12 inches of an exterior wall or within 3 feet of any opening to the outside such as windows, vents, or exterior doors.
- Test devices may be suspended from interior, non-masonry walls in a manner to ensure that the test kit opening is not obstructed.
- Rooms with increased humidity levels, such as: kitchens, bathrooms, laundry rooms, root cellars, garages, crawl spaces, or sumps, are not suitable measurement locations.

CLOSED HOUSE CONDITIONS:

The weather and building ventilation conditions prior to and during the measurement are in accordance with the guidelines set forth by the EPA (Device Protocols [EPA 402-R-92-004], Section 1.2.2, page 1-2). These guidelines are paraphrased in the instructions to clients.

1. Closed-house/closed-building conditions are maintained for twelve hours prior to the start of the radon survey, if the test period is four days or fewer in duration and recommended for tests up to seven days long. Inspect Des Moines, LLC testers inquire with the responsible individual to determine if closed-house/closed-building conditions have been maintained for the twelve hours prior to the start of the test.
2. Closed-house/closed-building conditions require that all the windows are kept closed.
3. External and any basement to first floor doors are closed except for normal momentary entering and exiting.
4. Structural openings due to disrepair or structural defects that allow a significant amount of ventilation are repaired to correct their condition **before** initiation of closed-house/closed-building conditions.
5. Heating, air conditioning, and the recovery ventilators shall be operated normally. Operation of dryers, range hoods, and bathroom fans should be kept to a minimum. **Inspect Des Moines, LLC** testers will inform the responsible individual that overuse of an appliance that exhausts air may influence the final readings.
6. The test technician at the placement and retrieval of the detector inspects all exterior windows and doors. The test technician inspects the outside of the test location to inspect for closed-house/closed building condition.
7. Whole house/building fans are not operated.
8. Portable window fans are removed from the window or sealed in place.
9. Window air conditioning units are only operated in a re-circulating mode.

10. If the dwelling or school contains an air handling system, the air handling system is not set for continuous operation unless the air handling equipment is specifically used for radon control and labeled as such.
11. Fireplaces or combustion appliances are not to be operated unless they are the primary sources of heat for the dwelling/school.
12. Ceiling fans, portable dehumidifiers, portable air filters and window air conditioners are not operated within twenty feet of the detector.

The test technician takes due and proper care in obtaining closed-house/closed building conditions during short-term testing in order to increase measurement reproducibility. If at the initiation of the test, the technician discovers or visually observes that closed-house/closed-building conditions were not maintained, then the radon survey is not initiated until twelve hours of prior closed-house/closed-building conditions have been maintained or the windows and doors are closed and the test devices are deployed for four full days after closed-house/closed-building conditions are initiated.

A \$50.00 convenience fee will be charged to you, the client, if the technician discovers closed house conditions were not met upon arrival at the testing location.

DETECTOR NON-INTERFERENCE

Test Technicians should not initiate a measurement if the occupant is moving or is planning remodeling, changes in the heating, ventilating and air conditioning (HVAC) system, or other modifications that may influence the radon concentration during the measurement period. The testing device should not be deployed if the occupant's schedule precludes termination of the measurement at the appropriate time.

The testing devices are not to be moved, covered or have its performance altered during the radon survey by anyone. Examples of performance alteration would be covering the detector, moving it to another location during the test period, or opening windows during a short-term test.

The responsible individual is requested to sign a non-interference agreement (see below) that indicates knowledge of the testing conditions and a willingness to cooperate in maintaining the required test conditions.

When testing schools, it is strongly advised that the students and teachers are briefed on the radon testing project, be shown examples of the radon test devices, the importance of the testing, and the implications of detector interference and altering building conditions.

If tampering is suspected, Inspect Des Moines, LLC takes no responsibility for the possible deviation of accurate test results. Therefore, it is your discretion whether another test should be performed. There is no refund for suspected tampering, and another test may be performed at full price.

RADON INSPECTION DECLARATION OF VOLUNTARY COMPLIANCE

As the responsible party for the residence listed below, I hereby acknowledge receipt of the EPA's "Home Buyer's and Seller's Guide to Radon". I further understand that potential purchasers and/or lenders will be making important decisions pending the outcome of this test. Given this information I hereby certify that:

- (1) I agree to keep this house closed (except for normal entry and exit) for at least 12 hours prior to the start of the test.
- (2) I agree to keep all doors and windows shut during the entire test period except for normal entry and exit.
- (3) I will not knowingly alter the test environment in any way including, but not limited to, raising or lowering the thermostat(s) or changing HVAC fan controls, or moving the test device(s).
- (4) I will not touch, tamper with, remove, cover, or change the location of the test device(s).
- (5) I will report any circumstances that occur during the test that may influence the final results such as unusual or severe weather, power outages, etc.
- (6) If I have any questions about the test I will contact the testing firm immediately at

(515) 518-0249

Clients Name (required)

Clients Email (required)

Agents Name

Agents Email

Inspection Address (required)

Check this box if you give Inspect Des Moines the right to share the radon report with your Agent. If you do not check, the report will only be sent to you, the client, and it will be your responsibility to share the report at your discretion.

I have read, understand, and _____ to the agreement above. I understand if I do not agree, my appointment will be canceled.

AGREE

DO NOT AGREE

Signature
