



Radon Preparation 12 Hours Before Testing

When you are taking a short-term Radon test, close windows, and doors to the outside and keep them closed, except for normal entry and exit. If you are taking a short-term test lasting 2 – 7 days, be sure to:

As specified by the Environmental Protection Agency (EPA), the following conditions must be met prior to and during the test period until the testing equipment is retrieved to help ensure an accurate reading:

- 1) All windows, doors, and crawlspace vents must be closed 12 hours before the start and during the entire test period. Normal entry and exit through doors is acceptable except for lower level walkout doors or those sealed with anti-tamper tape. Lower level walkout doors and those we apply anti-tamper tape to are not to be opened until the test device is retrieved by us;
 - 2) internal-external air exchange systems (e.g. whole-house fans, window fans, window air conditioners with outside damper open, etc.) must not be used 12 hours before the start and during the entire period of the test;
 - 3) Radon test devices must not be moved or tampered with in any way during the test period;
 - 4) Normal operation of heating and air conditioning systems as well as fireplaces or wood burning stoves used for heating purposes is permissible, although fireplaces and/or wood burners can only be used if no other source of heat is available.
- Close your windows and outside doors at least 12 hours before beginning the test;

Check list

- Follow the testing instructions and record the start time and date;
- Place the test device at least 20 inches above the floor in a location where it will not be disturbed and where it will be away from drafts, high heat, high humidity, and exterior walls;



Non-Interference Agreement

Dear Occupant:

An important step is being taken to help ensure healthy conditions in your home. It is important that required test conditions be maintained. Any test interference that is detected will be documented in the report, and may nullify the test results.

Person Responsible for Building Operations:

Please sign this form and add any comments to help ensure accurate tests:

To the best of my knowledge, the required conditions were kept during the test.
Print Name: _____
Signature: _____ Date: _____
Comments if any: _____ _____ _____

Device Pick-up: Day _____ Date: _____ Time: _____

Required Closed-Building Conditions

- Closed-building conditions must be maintained throughout the test period and for 12 hours prior to the initiation of measurements lasting less than four days.
- All windows on all levels must be kept closed and external doors must be kept closed (except for momentary entry and exit).
- Heating and cooling systems must be set to normal, occupied operating temperatures; fan/blower controls must be set to intermittent activity unless continuous activity is a permanent setting.
- Whole house fans must not be operated.
- Occupants should avoid excessive operation of clothes dryers, range hoods, bathroom fans and other mechanical systems that draw air out of the building.
- Wood burning fireplaces and solid fuel appliances must not be operated unless they are the primary/normal sources of heat for the dwelling.

We thank you for your cooperation in helping to ensure safe healthy homes.

Sincerely,

Jeff Forsha

PARTIES: The parties to this Agreement are: Ez-1Source, LLC, AKA, A-ProAdvantage Inspection Services (hereinafter Inspector) _____ (hereinafter Client).

We (Ez-1Source, LLC; DBA A-Pro Home Inspection Services) will perform a Radon Measurement test of the building you have an interest in at _____ (the property). The fee for the service is \$ _____ and is immediately due and payable. Additional charges apply if a return is required due to lack of access to the property or non-compliance with Test Conditions outlined below. The fee is due at time of inspection. Amounts unpaid after 20 days are subject to a late charge of \$ 75.00 and a monthly interest rate of 1.5% simple interest on the unpaid balance along with all reasonable collection costs. On-site inspection time caused by delays beyond A-PRO's control may be billed at \$ 200.00 per hour. \$ 75 NSF Check Fee.

We and you (the customer); understand and agree to the following:

Purpose – This radon test is a screening measurement that serves to indicate the potential for radon levels at the location tested in the above referenced property. It will provide information to help determine if any additional action or testing is needed at this time. Please refer to the latest edition of the Environmental Protection Agency publication “Home Buyer’s & Seller’s Guide to Radon” for further information regarding the purpose, benefits, and interpretation of the results of this test.

Limit of Liability/Confidentiality – If you or any third party claim we are liable for negligently conducting the test or if for any other reason we have not fully satisfied all of our obligations under this Agreement, our liability to you is limited to the fee paid for our services and you release us from any additional liability. You agree this report is confidential and for your use only. If you allow or cause the report to be distributed to a third party, you agree to indemnify, defend and hold us harmless if a third party brings a claim against us regarding this test.

Test Conditions – As specified by the Environmental Protection Agency (EPA), the following conditions must be met prior to and during the test period until the testing equipment is retrieved to help ensure an accurate reading: 1) all windows, doors, and crawlspace vents must be closed 12 hours before the start and during the entire test period. Normal entry and exit through doors is acceptable except for lower level walkout doors or those sealed with anti-tamper tape. Lower level walkout doors and those we apply anti-tamper tape to are not to be opened until the test device is retrieved by us; 2) internal-external air exchange systems (e.g. whole-house fans, window fans, window air conditioners with outside damper open, etc.) must not be used 12 hours before the start and during the entire period of the test; 3) radon test devices must not be moved or tampered with in any way during the test period; 4) normal operation of heating and air conditioning systems as well as fireplaces or wood burning stoves used for heating purposes is permissible, although fireplaces and/or wood burners can only be used if no other source of heat is available.

Limitations of Test – You understand that our control of these conditions is limited to the actual placement of the test device. Any tampering or manipulation of the test conditions prior to or during the test period are out of our control and might not be detected. **The fee is due whether or not the occupants comply with test conditions.** Changes in heating and ventilation may raise or lower radon levels. Inclement weather such as storms or high winds can contribute to unreliable test results. Since radon levels can vary greatly from season to season as well as room to room, this screening measurement only serves to indicate the potential for a radon problem. Changing soil conditions can also affect results from year to year. The test results are only an average of radon concentrations in the area tested during the period the measurement device was exposed. The EPA and Ez-1Source, LLC suggest regular follow-up measurements be made.

Binding Arbitration – Each of us agrees that any dispute between us, except those for non-payment of fees, that in any way, directly or indirectly, arise out of, or relate to this Agreement or to the interpretation of this Agreement, the scope of the services provided to you, the Report, or any other matter involving the services we perform, shall be submitted to binding arbitration under the construction industry rules of the American Arbitration Association, except for the procedure for selecting the arbitrator. The parties shall mutually appoint an arbitrator experienced with the professional radon testing industry. The arbitration decision shall be binding on all parties, and judgment upon award of the arbitrator may be entered in any court having jurisdiction. **If no arbitration proceeding is initiated by either of the parties to this Agreement within one year of the date of the inspection, the failure to imitate the arbitration proceedings will be**

considered conclusive evidence that the parties are satisfied that each has properly and completely performed their obligations under this Agreement.

Entire Agreement – This Agreement contains the entire agreement between the parties hereto relative to the radon testing, and there is no other representations, warranties or commitments, except as are specifically set forth in this document. This document supersedes and all representations or discussions, whether oral or written, if any, among the parties relating to the subject matter of this Agreement. This Agreement may be modified, altered or amended only by a writing signed by all of the parties hereto.

THIS AGREEMENT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES. THE RESULTS OF THIS TEST DO NOT CONSTITUTE A WARRANTY, AN INSURANCE POLICY, OR GUARANTEE OF ANY KIND.

Release:

Does the client give A-ProAdvantage Inspection Services the authorization to release the original, and/or a copy of the inspection report to the clients Realtor or real estate agency, solely for the purpose to aid you, the client who is to pay for this inspection? **Yes / No (circle one).**

Intended Test Start Date: ____/____/____

Print Name:	Ez-1Source, LLC, DBA A-ProAdvantage Inspection Services
	Jeff Forsha
Customer Signature:	Owner:
Date:	Date:
Credit Card#/Expiration Date:	