



BOULDER HOME INSPECTOR

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RADON INSPECTION

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Austin Gantner
MARCH 14, 2018



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The inspection is supplemental to the Property Disclosure. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction.

This document was prepared as a report of Radon Testing noted at the time and date in the Testing Results Document. It is subject to all terms and conditions specified in the BHI Radon Testing Agreement.

It should be noted that a Radon Test is the initial steps in testing for Radon in a dwelling and that further radon tests may be required to determine the radon levels throughout the house. The testing and testing report are offered as the tests results over a 48 hour Radon test with 12 or more hours of closed home policy before testing and during the complete duration of the Radon Test. The radon results show increments of hourly radon levels observed on the days of the inspection. Although every reasonable effort is made to discover radon levels that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the test the InterNACHI Advanced Radon Measurement Service Provider'. The scope of the testing is outlined in the Radon Testing Closed Home Agreement, agreed to and signed by the client. Device Company or Boulder Home Inspector, LLC, for the actual Radon of the building or property being tested.

To company endeavors to perform all testing in substantial compliance with the testing standards of practice of The Radon Report summarizes the Radon Device Test Results at the conclusion of our testing conducted at the inspection address.

Exclusions and Limitations

The client should understand that this is a short term radon test, and not a test to determine long term radon levels , and that, despite all efforts, there is no way we can provide any guaranty that the these levels are the exact levels of radon throughout the house. We suggest that if the client is at all uncomfortable with the results of this test, a professional Radon Consulting/Testing company be consulted to independently evaluate the condition, prior to making a final radon mitigation system.

This Radon test will indicate min/max temperature, humidity, pressure and hourly Radon levels in [pCi/L].

The inspector is not a radon expert or radon mitigation specialist, and does not engage in the unlicensed practice of either discipline.

Acceptance or use of this Radon Testing Report shall constitute acceptance of and agreement to all of the provisions of the Agreement for Radon Testing Services.

SUMMARY

2.1.1 Radon - Summary: Sump Pump

1: DETAILS

Information

Method Continuous, Hourly	Scheduled Radon Testing Time 2 Days	Start Time D1 - 3/15/18 3:22 am and D2 - 3/15/18 3:23 am
End Time D1 - 3/17/18 3:22 am and D-2 3/17/18 3:23 am	Monitor Type: Serial Number 2700006244, 2700006266	Monitor Type: Monitor Location Basement
Monitor Type: Monitor Placement Time 1:15PM		
Database Name Basement 1429LarkspurD1, 1429LarkspurD2 Two devices were placed in the North East Corner of the Basement - D1 - North Corner and D2 - North Corner		



Green Circle = D1 = Divice ending in 6244
Orange Square = D2 = Device ending in 6266

Monitor Type: Corentium Pro - Continuous Radon Monitoring**Corentium Pro**

Corentium Pro samples indoor air through a passive diffusion chamber, using alpha spectrometry to precisely calculate the radon level. Radon is detected using silicon photodiodes to both count and measure the energy of alpha particles resulting from the decay chain of radon gas. The instrument is calibrated to reference instruments in accredited laboratories, and is C-NRPP certified.

The standard deviation from the exact radon level is less than 7% + 5 Bq/m³ after 24 hours (US: 7% + 0.12 pCi/L) and less than 5% + 2 Bq/m³ after 7 days (US: 5% + 0.05 pCi/L)



2: RADON

Information

Summary: Average pCi/l

Basement

4.85 pCi/l

Your Radon Level is comprised of the average from two separate Radon Testing Devices. Your Radon 48 hour tests results are: 4.7, 5.0

Observations

2.1.1 Summary

SUMP PUMP

BASEMENT

The property has a sump pump which may need to be sealed if deemed necessary from the Radon mitigation company or Radon Mitigation Professional.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



STANDARDS OF PRACTICE
