

RADON TESTING ADDENDUM TO INSPECTION AGREEMENT

You have signed an Agreement with us for a home inspection at _____ .

In addition, by signing this Addendum, you are asking us to test for the presence of radon in the terms set forth below.

1. **FEE.** The fee for our radon testing is \$_____. This is in addition to the home inspection fee and is due at the beginning of the test.
2. **TEST METHOD AND DURATION.** We will perform a test of the home to measure the average radon level in the air by the use of an AARST-NRPP approved continuous radon monitor (CRM). The device will need to remain undisturbed in the home for a minimum of 48 hours. We will provide a written report the day that we end the test and retrieve the device.
3. **MITIGATION OUTSIDE SCOPE OF TEST.** We are not responsible for correcting or mitigating radon issues. As a courtesy, we may offer comments related to radon mitigation, but these will not obligate us to create or implement a mitigation plan.
4. **U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) RECOMMENDATIONS.** Radon is a colorless, odorless radioactive gas that may be harmful to humans. The amount of radon in the air is measured in picocuries of radon gas per liter of air, or “pCi/L.” While any radon exposure creates some risk to health, the EPA considers a level of 4 pCi/L or higher dangerous and recommends that you take remedial measures to reduce or eliminate radon.
5. **INSTRUCTIONS WILL DESCRIBE TEST CONDITION REQUIREMENTS.** We will perform the radon testing in accordance with current industry standards and will provide instructions to you and the property owner that describe the conditions that must be maintained in the home during the test period. You will comply with our instructions for the proper testing, detection and analysis of radon gas levels in the property. We are not liable for any negligence or other interference that you or any other person may cause.
6. **RESPONSIBILITY FOR EQUIPMENT.** You understand that delays will result if the equipment is lost, stolen, damaged or destroyed while deployed. If you are the property owner, you understand that, as part of our radon testing, we will leave certain equipment in your residence. If the equipment is lost, stolen, damaged or destroyed while in your residence, you agree to pay for the cost to replace the equipment with identical new equipment.
7. **HOME INSPECTION AGREEMENT TERMS APPLY.** All other provisions of the Home Inspection Agreement you signed apply to our radon testing and to this Addendum.
8. **LARGE PRINT VERSION OF THIS AGREEMENT IS AVAILABLE.** If you would like a large print version of this Agreement before signing it, you may request one by writing or emailing us.

I have carefully read this document. I understand it and voluntarily agree to these terms.

CLIENT SIGNATURE AND PRINTED NAME

(DATE)