



**Homewood Inspections, LLC**

**ADDENDUM TO INSPECTION AGREEMENT**

Customer (Print) \_\_\_\_\_ Date: \_\_\_\_\_

**RADON TESTING**

For an additional fee of \$ \_\_\_\_\_ Customer and Company agree to have the Company perform, short term radon screening test measurement using U.S. EPA qualified professional detection equipment. Testing will conform to established U.S. EPA testing protocol within the limit described below. Company will follow the  Simultaneous Testing or  Single Test option, as defined in the EPA publication PROTOCOLS FOR RADON AND RADON DECAY PRODUCT MEASUREMENTS IN HOMES, EPA 402-4-92-003, June 1993. These options are approved options for time-sensitive real estate transactions. Testing will be performed in the lowest level of the home which is currently suitable for occupancy, meaning currently lived in or could be lived in without renovations. The purpose of this short term testing is to assist Customer in assessing the risk to occupants from radon exposure in the home.

For testing to work properly, testing must be conducted under conditions that maximize the probability of finding elevated radon concentrations. These conditions, identified as a closed house in the testing protocol, must exist 12 hours prior to testing and must continue through the 48 hours or more testing period. A closed house conditions require the following:

1. Windows must be kept closed and doors should not be opened except for normal entrance and exit.
2. Any systems which bring in outside air or exchange inside air for outside air should not be operated.
3. Large volume air exhaust systems should not be operated.
4. Some other conditions which may undermine the validity of the test include:
5. High winds, large barometric pressure changes or severe inclement weather.
6. Normal seasonal variations. Higher readings are more likely during winter months. Large seasonal variations are not uncommon.
7. Drafts or excessive moisture in the test area(s).
8. Disturbance of the testing equipment or conditions.

Type of testing device(s):  Dual Charcoal Canister  Electret(s)  Continuous Monitor.  
The Primary Radon Testing Laboratory which will perform the analysis of the testing device is:  
Laboratory:  
Address:  
Telephone:

Testing devices will be set out on \_\_\_\_\_ by Company provide that the Company feels that the testing conditions are being met, if not, then devices may be set out at another time. Testing devices will be retrieved on \_\_\_\_\_ by Company at about \_\_\_\_\_, unless set out at a later time than above, in which case they will be retrieved at a later date.

The results of the Radon Screening Test are expected, based on the above schedule of deployment and retrieval, to be available to the customer by \_\_\_\_\_.

Company testing personnel will make reasonable efforts while on site to see that the appropriate testing conditions exist. However, many conditions are beyond the control of the Company. Accordingly, the Company does not assume any liability or responsibility for the accuracy of the test results.

**COMPANY AND CUSTOMER EXPRESSLY AGREE THAT UNDER NO CIRCUMSTANCES WILL THE COMPANY BE RESPONSIBLE FOR THE COST OF ANY FOLLOW-UP TESTING OR RADON MITIGATION.**

Should Customer desire a retest or additional radon testing by the Company, this written authorization authorizes Customer's verbal requests for said follow-up tests, so as to expedite the retests. Time is usually of the essence in these matters. Payment for retests to be determined and billed at a later date.

All of the conditions of the Inspection Agreement apply.

Prior to signing this addendum, I have read, understand and signed the Home Inspection Agreement to which this is an addition. I hereby request the Radon Test outlined above. I have received a copy of the U.S. EPA publication A Home Buyer's and Seller's Guide to Radon.

CUSTOMER:

HOMEWOOD INSPECTIONS, LLC

By \_\_\_\_\_

\_\_\_\_\_

Mark F. Giangarra, member duly authorized

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_