

C.H. ADAMS HOME INSPECTIONS, LLC

RADON MEASUREMENT CONTRACT AGREEMENT

THIS AGREEMENT made and entered into by and between C.H. ADAMS HOME INSPECTIONS, LLC and the "CLIENT", _____.

The "CLIENT" shall pay the sum of \$_____ due on or before date of service.

The results of the test, verbal or written, will not be released until full payment is received. The "CLIENT" agrees to pay all legal fees and costs of collection for past due payments.

The Radon Measurement Test shall be conducted for property located:

ADDRESS: _____
CITY: _____
STATE: _____
ZIP CODE: _____

The listed client hereby orders a radon measurement test for the above referenced property to be conducted by C.H. ADAMS HOME INSPECTIONS, LLC. The test covers the placement of radon measuring equipment, and the collection and delivery to the client, all obtained data at the conclusion of the testing period. The testing and report will conform to the standards of the US Environmental Protection Agency (EPA). 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 additional testing is needed at this time.

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, a level of 4 pCi/L or higher is generally considered dangerous by the EPA, which recommends that remedial measures be taken to reduce or eliminate radon from the home/building.

The "CLIENT" and C.H. ADAMS HOME INSPECTIONS, LLC further agree to the following:

***CLOSED BUILDING CONDITIONS REQUIREMENTS**

1. All windows in the house must be kept closed for twelve (12) hours prior to and during the test.

2. All doors leading to the outside must be kept closed, except for normal entry and exit.
3. Heat and Air Conditioning may be used, with the fan in the AUTO mode.
4. Whole house fans should not be used.
5. Ceiling fans, portable dehumidifier and air filters should not be used within 20 feet of the monitor.
6. Fireplaces should not be used during the test period and the flu damper should be kept closed, unless they are a primary heat source.
7. Dryers, range hoods and bathroom exhaust fans can be used in moderation.
8. If your home has a radon mitigation system, the system shall be running for at least 24 hours prior and continuously during the testing period.
9. All accessible basement windows have been sealed, and must remain sealed if this test is to be considered valid.
10. If home is unoccupied, heating or air conditioning system must be set between 67-77F with fan in AUTO mode.
11. Window fans should be removed or sealed shut.

***THE RADON DETECTOR CANNOT BE MOVED, COVERED OR ALTERED IN ANY WAY.**

1. The EPA recommends that radon measurement conducted for real estate transactions be performed using tamper-detection techniques. Be alerted that some detection devices are equipped with the ability to detect, and record when the device is moved. These devices will show unusual swings in radon concentration. At his discretion, the tester may nullify the test results if it appears that, in his professional judgment, the results are unreliable due to the suspicion of tampering. In that event, the seller shall incur the cost of a retest.

The "CLIENT" understands that the providers control of the above-described test conditions is limited to the actual placement of the testing device. Any tampering or manipulation of the test conditions prior to or during the test period are out of the provider's control and may invalidate the test. The fee is due and payable whether or not the occupants comply with all test conditions. Changes in heating and ventilation may altar radon levels. Inclement weather (i.e. storms or high winds) may contribute to unreliable test results. Radon levels can vary greatly from season to season as well as from room to room. IT IS UNDERSTOOD THAT THIS IS A SHORT-TERM TEST (48 hours) DESIGNED FOR REAL

ESTATE TRANSACTIONS. SHORT-TERM TESTING IS DEFINED AS ANYTHING LESS THAN 90 DAYS. THIS PROVIDES ONLY A SNAP-SHOT FOR RADON TEST RESULTS. LONG-TERM TESTING (90 DAYS OR MORE) MAY PROVIDE DIFFERENT RESULTS. THIS SCREENING MEASUREMENT ONLY SERVES TO INDICATE THE POTENTIAL FOR A RADON PROBLEM AND NEED FOR REMEDIAL ACTION.

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 C.H. ADAMS HOME INSPECTIONS, LLC suggest regular follow-up measurements be made.

The "CLIENT" agrees that the liability of C.H. ADAMS HOME INSPECTIONS, LLC for damages, suits, costs of defense, attorney's fees or expenses and payments arising from same, or in any way connected thereto, errors or omissions in the radon testing or test report, shall be limited to the cost of the measurement test and the "CLIENT" releases C.H. ADAMS HOME INSPECTION, LLC from any additional liability. The "CLIENT" agrees the report is confidential and made for the sole benefit of the "CLIENT." If "CLIENT" releases the report to any third party, then "CLIENT" agrees to indemnify, defend and hold C.H. ADAMS HOME INSPECTIONS, LLC harmless should a claim arise in regard to the test. In the event a claim should arise against C.H. ADAMS HOME INSPECTIONS, LLC, the "CLIENT" agrees to provide the following:

1. Written notification of adverse conditions within 14 days of discovery.

2. Access to the premises.

Failure to comply with the above conditions will serve as a release of C.H. ADAMS HOME INSPECTIONS, LLC from any or all further obligations or liability of any kind.

This Agreement contains the entire understanding and undertakings between the parties hereto in regard to the radon testing and there are no other warranties, representations or commitments except as contained herein. C.H. ADAMS HOME INSPECTIONS, LLC does not provide any warranties as to habitability, suitability, merchantability, further use and/or operability for the property tested.

This Agreement may be modified and/or amended only in writing by the parties hereto.

By signing this Agreement, "CLIENT" states that he/she has fully read and understands this contract and hereby acknowledges receipt of a copy of same.

"CLIENT"

DATE

"CLIENT"

DATE

C.H. ADAMS HOME INSPECTIONS, LLC

BY: _____
CURTIS H. ADAMS
RADON SPECIALIST #105592 RT

CONTRACTS-RADON CONTRACT-C.H. ADAMS