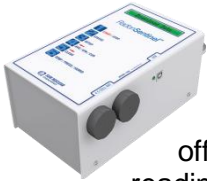




### What does the inspection look like?



Our trained technician will visually assess the structure to determine the best location to place the Continuous Radon Monitors (CRMs). CRMs will be strategically placed throughout the lowest livable level of the structure. The monitors will need to be in a closed environment during testing for a period of 48 hours. Upon the collection of the monitors, the readings will be downloaded by our office and we will generate a report showing the overall average as well as graphs that will show readings collected every 30 minutes. This will allow us to see if there are any spikes from humidity, temperature, or radon levels depending on the time of day. The monitors are also sensitive to motion and will note if any disturbance or tampering was observed during testing.

### When can I expect my report and results?

The report will be ready no later than the business day following pickup of the devices. A report will be generated explaining the results of the devices. All documents will be sent via email in PDF format.

*The report and results will be sent only to the client. Please do not ask us to disseminate this information to other people. The client is at liberty to share the information with anyone they wish. This simply states that if anyone wants to know about the results, they cannot get the information from us without a subpoena. This includes real estate agents, lawyers, sellers, buyers, tenants, etc. Unless the client has authorized us to release information specifically on the original agreement, the client will be the only recipient of the information.*

### How can I prepare for the inspection?

To get an accurate representation of the current levels present, it is recommended to keep the windows and doors closed as safety permits for at least 12 hours prior to inspection and during the 48 hour testing period. The property may remain occupied during the testing process; we recommend the normal amount of entering/exiting be performed, but extended periods of open doors and windows would affect the readings.

Windows, doors, HVAC or exhaust system must remain closed or turned off as much as possible during the sampling process; HVAC system can run in recycle mode only circulating the air in the home around. (Most HVAC systems are designed to run in recycle mode.) The state of California requires a *minimum* sampling time of 48 hours inside the structure.

### What payment options are available?

After the inspection is completed, the inspector will hand write you an invoice and provide you with a carbon copy. We have a few payment options available; the easiest option would be on-site with a check. The inspector can also accept cash, but for safety reasons does not carry change. Alternatively, we can send you an electronic invoice through QuickBooks after the inspection has been completed.

- You can use QuickBooks to issue an eCheck, which requires your checking account and routing number.
- If you would like to use a Visa or MasterCard to pay, please inform the inspector onsite so the electronic invoice can be processed to reflect the correct payment method. Be advised; there is a 3% processing fee for credit card transactions.

*The following options require additional information from us and your own login information for the service. Please reference the address and/or invoice number when submitting payment using these methods to prevent delays.*

- You can process a payment using Chase QuickPay. Please reference the address of the property and/or invoice number when submitting payment so that your payment is applied quickly and accurately.
- You can process a payment using the clearXchange network (also known as Zelle<sup>SM</sup>) through banks such as Bank of America, Wells Fargo, or First Bank. If this is the option you are most familiar with, let us know and we will provide you with the email address and phone number associated with the account. Please reference the address of the property and/or invoice number when submitting payment so that your payment is applied quickly and accurately.
- We also accept payments through Venmo. If this is your preferred payment method, let us know and we will provide you with our username associated with the account. Please reference the address of the property and/or invoice number when submitting payment so that your payment is applied quickly and accurately.

If you have any other questions, feel free to contact us at [info@jlmenvironmental.com](mailto:info@jlmenvironmental.com) or (310) 930-3355.

For more information, a more detailed description of our services, and client reviews visit our website at

[www.jlmenvironmental.com](http://www.jlmenvironmental.com).

## Testing Conditions Agreement

In consideration of the fee and limitation of liability below, JLM Environmental (hereafter referred to as "the COMPANY"), agrees to conduct a professional short-term radon "screen test measurement" using EPA qualified professional detection equipment. This measurement is identified by the EPA as the first step in a two-step process designed to identify structures which may potentially have elevated levels of radon. The purpose of short-term testing is to determine and direct the need for follow-up testing to determine whether or not mitigation is appropriate and to what extent it is necessary in each area of the property.

For the tests to work properly, they must be conducted under conditions that maximize the probability of finding elevated radon concentrations. These conditions, which are identified as "closed house" testing protocol, must exist twelve (12) hours prior to testing and must continue throughout the forty-eight (48) hour testing period. "Closed house" conditions require the following:

- Windows must be kept closed and doors should not be opened except for normal entrance and exit.
- Any system which would bring in outside air should not be operated.
- Large volume air exhaust systems should not be operated.

Other conditions which may undermine the validity of the test include:

- High winds, large barometric pressure changes or severe inclement weather.
- Normal seasonal variations; higher readings are more likely during the winter.
- Drafts or excessive moisture in the test area(s).
- Disturbance of the testing equipment.

The EPA requires that radon measurements conducted for real estate transactions be performed using tamper detection techniques. The equipment employed during the testing utilize such methods and include the ability to detect certain types of testing interference (including, but not limited to, movement of the testing device). At the COMPANY's discretion, the results of a testing device may be nullified if, in the professional opinion of the COMPANY, the results are deemed unreliable due to the suspicion of tampering with the device or environment. The occupant/homeowner may be responsible for the cost of retesting.

Our personnel will make reasonable efforts while on-site to see that the appropriate conditions exist. However, many of these conditions are beyond the control of the COMPANY. Accordingly, the COMPANY cannot assume any liability or responsibility for the accuracy of the test results or the existence of proper testing conditions required to ensure the validity of the test results.

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

### **Authorization Signature**

I, as the undersigned responsible individual understand all of the above conditions and restrictions, and agree to inform all of the occupants of this dwelling of the conditions above, and agree to maintain these conditions during the radon testing period. I also acknowledge that I have been presented with a copy of the testing conditions listed above.

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**Client Signature**

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**Client Name (Print Clearly)**