



RADON TEST REPORT

123 Sample Street, Demo City, ST 12345

6/12/2026 7:11AM

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Introduction

Important Notice Regarding Your Radon Report

Please note that this is not your official radon report. Your official radon report should have been emailed to you from "Reports" with the subject line: "Breeze Radon Monitoring Report for [Property Address]".

If you have any questions or need the official radon report resent, please contact us immediately for assistance.

Understanding Your Radon Test Results

Radon testing is an essential part of assessing indoor air quality and ensuring a safe living environment. Below is a summary of how to interpret your radon test results, for the purpose of a real estate transaction or 48 hour tests:

- **PASS:** If radon levels are measured at 3.9 pCi/L or lower, the home is considered to pass the radon test. No immediate action is required.
- **FAIL:** If radon levels are measured at 4.0 pCi/L or above, the home is considered to fail the radon test. Radon mitigation is recommended to reduce exposure and bring levels below the EPA action threshold.
- **Multiple Foundation Types:** If a home has more than one foundation type tested and the overall average radon level exceeds 4.0 pCi/L for ANY foundation in the home, the home is considered to fail, and mitigation is recommended.

Recommendations for Lower Radon Levels

While the EPA's action level for radon mitigation is 4.0 pCi/L, At Ease Inspections and the EPA highly recommend that homeowners consider sealing foundation gaps and/or installing a mitigation system for any home with overall readings between 2.0 and 3.9 pCi/L. The ideal radon level is 2.0 pCi/L or lower, as prolonged exposure to elevated radon levels may still pose health risks.

What Does pCi/L Mean?

Radon levels are measured in picocuries per liter of air (pCi/L), which is a unit of radioactive decay indicating the concentration of radon gas in the air.

Defects Summary

Radon Testing

 1.1.5 - Radon Levels Above Action Level (4.0 pCi/L or higher)- FAIL

1.0 Radon Testing

SUBSECTION	STATUS	# DEFECTS
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1.1 Summary

● Inspected

1

1.1 Summary

Information

1.1.1 Mitigation System Present: No

1.1.2 Pass Or Fail: FAIL

The EPA action level for radon is 4.0 picocuries per liter (pCi/L). Radon levels of 3.9 pCi/L or less are generally considered to be within acceptable limits, while levels of 4.0 pCi/L or higher are considered elevated and may warrant mitigation to reduce radon concentrations within the home.

1.1.3 Average pCi/L

4.0

1.1.4 Radon Testing Information

Short-term radon testing was conducted for a minimum of 48 hours using an active monitor that records hourly readings, which are averaged to produce the final result. Testing results are attached to this report and will also be sent via separate email.

Per EPA guidelines, levels at or above 4.0 pCi/L indicate that a mitigation system is recommended.

Radon levels naturally fluctuate during any test period due to barometric pressure, humidity, temperature, wind, and HVAC system cycling. This is normal and expected. The overall 48-hour average is the most accurate representation of radon levels under closed-house conditions. Seasonal variations may also affect results — testing during mild weather with reduced HVAC activity may yield lower readings than tests conducted during peak heating or cooling seasons. Follow-up or long-term testing is recommended for a more complete picture of year-round exposure.

Defects

1.1.5 Radon Levels Above Action Level (4.0 pCi/L or higher)- FAIL

! Serious Concern / Safety Hazard / Immediate Action Recommended

Service: Radon Mitigation Specialist

The overall radon levels throughout the home were 4.0 pCi/L (Picocuries). Average readings **4.0 pCi/L or above for the test is considered a FAIL**. At Ease Inspections and the EPA recommends that you take action to reduce radon levels if your radon test result is 4.0pCi/L or higher. High radon levels can be reduced through mitigation. The inspector recommends installing a radon mitigation system in the home. After the system has been functioning for 2 days the home should be retested to ensure the system is operating properly. Please contact At Ease Inspections to retest the home after a mitigation system has been installed.

Important Notice Regarding Your Radon Results

Please note that this report is a courtesy summary provided by At Ease Inspections and is not the official radon report.

Your official radon report should have been emailed to you separately from **"Reports"** with the subject line: **"Breeze Radon Monitoring Report for [Property Address]."**

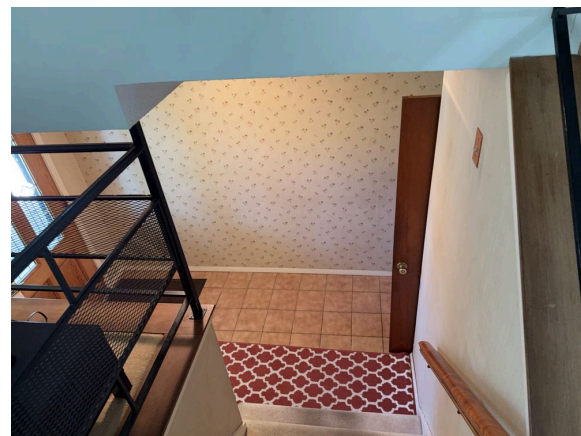
A copy may also be available in your Hive Inspection Portal under **"Additional Reports."** Please refer to the official Breeze Radon Monitoring Report for complete testing data, graphs, and documentation.

Limitations

1.1.6 Foundation(s)- Not Tested- Not Testable Area(s) Per IEMA Standards

One or more foundation(s) in the referenced area(s) were not tested for radon due to conditions that made the area(s) not testable under IEMA (Illinois Emergency Management Agency) standards. Radon testing must be conducted in accordance with state protocols, which require specific environmental and accessibility conditions for valid results. When an area cannot be tested, it may prevent full representation of radon levels throughout the home.

Location: Front Entry , Powder Room



1.1.7 Radon Testing General Limitations

Radon testing is conducted under closed-house conditions for a minimum of 48 hours in accordance with testing protocols. Results reflect radon concentrations at the time of testing only and may not be representative of year-round average levels. Radon concentrations naturally fluctuate due to barometric pressure, temperature, humidity, wind, HVAC operation, and seasonal variation. Testing conducted during mild weather with reduced HVAC activity may yield different results than testing during peak heating or cooling seasons. This test does not guarantee future radon levels and is not a substitute for long-term testing. At Ease Inspections is not responsible for changes in radon levels following the test period. Follow-up or long-term testing is recommended for a more complete understanding of year-round radon exposure.