

# RADON TESTING & RADON WARRANTY PROGRAMS

## WHAT IS RADON?

- Radon is a radioactive gas that forms naturally when uranium, thorium, or radium, which are radioactive metals, break down in rocks, soil and groundwater.
- People are exposed to radon primarily from breathing radon in air that comes through cracks and gaps in buildings and homes. Radon comes from the earth, so people are always exposed to it.
- You cannot see, smell or taste radon. Radon is a cancer-causing, radioactive gas, in which the EPA recommends taking action to reduce radon levels in the air to below 4.0 pCi/l in any occupied home.



Radon is the No. 1 cause of lung cancer among non-smokers, according to EPA estimates. Overall, radon is the second leading cause of lung cancer. Radon is responsible for about 21,000 lung cancer deaths every year. About 2,900 of these deaths occur among people who have never smoked. (Courtesy of the Environmental Protection Agency)

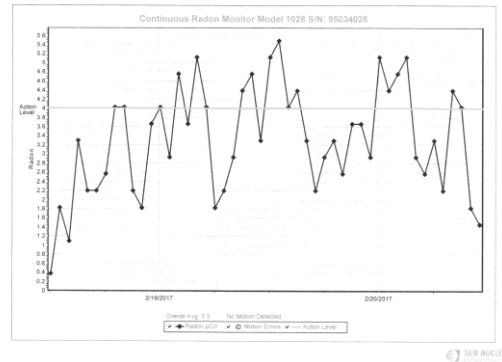
## WHAT IS RADON TESTING?

- Testing is the only way to know if you and your family are at risk from radon.
- Radon testing is a minimum 48-hour test to determine if levels of radon in the home are above the EPA action level of 4.0 pico curies per liter (pCi/l).
- This test is typically conducted using a continuous radon monitor (CRM) that prints a “tape” showing the hourly readings of radon concentration in the air and the overall average radon concentration for the duration of the test.



## RADON TESTING (Continued):

- ReloOlogy Inspection Management Services maintains a network of qualified and licensed professionals to conduct radon testing and we can process your radon testing service needs.



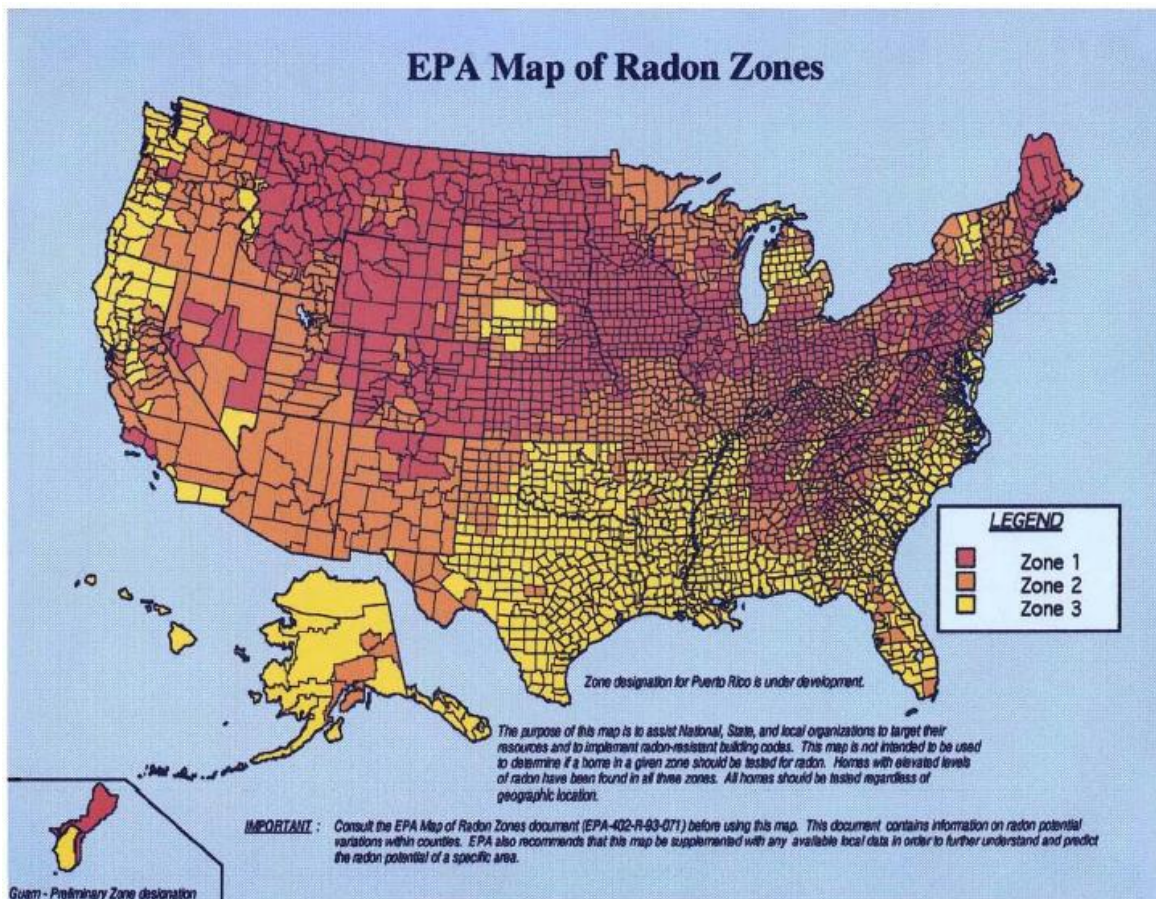
## RADON MITIGATION:

- The EPA recommends contacting a licensed professional to install a radon mitigation system if your radon level is at or above 4.0 pCi/L of air. Radon mitigation systems use a fan to continuously pull air from the soil and vent it outdoors through a pipe. In addition, cracks and openings in the foundation should be sealed.
- The cost of radon mitigation systems installed by qualified mitigators can vary depending on the design of the home and other factors. The average cost of a radon mitigation system was \$1500 - \$3000 (based on 2024 data).



## WHERE IS RADON COMMONLY FOUND?

- The U.S. Environmental Protection Agency (EPA) created a map to identify areas with potential elevated indoor radon levels. Homes with elevated levels of radon have been found in all three zones, however, the potential for elevated levels are higher in specific zones.



What do the colors mean?

|                                                                                     |                              |                                                                                                   |
|-------------------------------------------------------------------------------------|------------------------------|---------------------------------------------------------------------------------------------------|
|  | <b>Zone 1 (red zones)</b>    | Highest potential; average indoor radon levels may be greater than 4 pCi/L (picocuries per liter) |
|  | <b>Zone 2 (orange zones)</b> | Moderate potential; average indoor radon levels may be between 2 and 4 pCi/L                      |
|  | <b>Zone 3 (yellow zones)</b> | Low potential; average indoor radon levels may be less than 2 pCi/L                               |





# ReloOlogy's RADON ASSURANCE PROGRAM

## WHAT IS THE RADON WARRANTY/ASSURANCE PROGRAM?

- **ReloOlogy Inspection Management Services offers a RADON ASSURANCE PROGRAM (RAP)** service offering to all customers and clients with properties in the U.S. and Canada.
- ReloOlogy's RAP service offering eliminates the need for pre-sale radon testing by providing a 12-month warranty to safeguard against the cost of remediating unexpected radon problems.
- This program is designed to supplement, and in most cases entirely cover, any possible remediation costs incurred in the event the property is found to have an unacceptable radon level (4.0 pCi/l or above).
- The ReloOlogy radon assurance program goes into effect on the day of closing for the new buyer and remains in effect for twelve months from the closing date.
- Radon testing may be performed within the 12-month coverage period and claims may be filed with ReloOlogy for any properties in which have high levels of radon tested/reported.
- The buyer may have testing done before the purchase of the property; however, this will be at the expense of the buyer. If the buyer chooses not to test prior to the purchase, they will have the ability to test after closing during the program coverage period. For Platinum and Gold level participants, the buyer can contact ReloOlogy directly for a free and approved Alpha-Track detector (minimum 91-day test) or they may choose to hire a state-certified inspector or a NRSB or NEHA listed inspector at their own expense.



### Platinum LEVEL 1

This is our premium service. A radon detector is AUTOMATICALLY PROVIDED to the homeowner. The homeowner performs the testing in accordance with the provided, simple instructions and submits the results to a pre-selected laboratory at no cost to the homeowner. Remediation assistance is provided if the property test results reflect a radon level of 4.0pCi/L, or higher.



### Gold LEVEL 2

With our gold program, or mid-level option, a radon detector is provided upon request. The homeowner would accomplish the test and submit the results to a qualified, approved laboratory. As with our Level 1 / Platinum program, remediation assistance is provided if the property test results reflect a radon level of 4.0pCi/L, or higher.



### Silver LEVEL 3

With our silver program, the homeowner must hire a licensed radon testing company to perform a short-term test according to EPA protocols at their expense. If the property fails the test, as with our Level 1 / Platinum program, remediation assistance is provided if the property test results reflect a radon level of 4.0pCi/L, or higher.

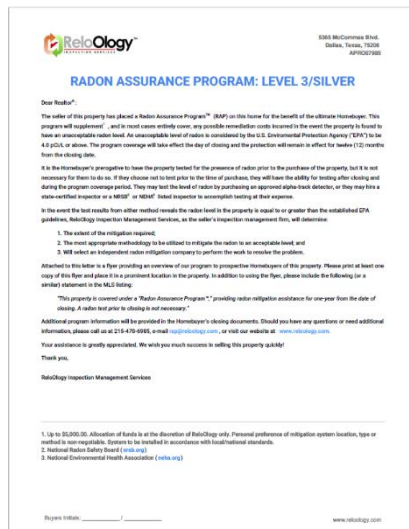


## RADON ASSURANCE PROGRAM Terms & Conditions

- ReloOlogy's Radon Assurance Program requires 100% transaction utilization per corporate client and orders cannot be placed on a case-by-case basis. For example, regardless of EPA radon zone, if a client orders a home inspection and is a participant in this program, a RAP order must accompany the home inspection order.
- It is the responsibility of the homeowner to perform a radon test during the 12-month coverage period. Depending on the level of the RAP service selected, ReloOlogy may provide the homeowner with a testing device kit in order to complete any radon testing.
- ReloOlogy will arrange and pay for up to \$5,000 to mitigate airborne radon levels once test results are verified and exceed the EPA's recommended action level of 4.0 pCi/l. This includes sourcing a qualified and licensed mitigation company, assisting with scheduling and conducting any radon mitigation system installation, and performing a post radon mitigation system test to verify current levels of radon.

## RADON ASSURANCE PROGRAM Documentation

- ReloOlogy will provide the following documentation with each Radon Assurance Program service order:
  - A letter to the Homeowner, Realtor and a flyer to be posted and/or included with the listing indicating the property is covered under a Radon Assurance Program



**RADON ASSURANCE PROGRAM: LEVEL 3/SILVER**

Dear Realtor®,

The seller of this property has placed a Radon Assurance Program™ (RAP) on this house for the benefit of the ultimate Homeowner. This program will ensure that the property is tested for radon and, if necessary, radon levels will be reduced to the EPA's recommended action level of 4.0 pCi/L. The program coverage will take effect the day of closing and the protection will remain in effect for twelve (12) months from the closing date.

If the Homeowner's intention to have the property tested for the presence of radon prior to the purchase of the property, but it is not necessary for them to do so, if they choose not to test prior to the time of purchase, they will have the ability for testing after closing and during the program coverage period. They may test the level of radon by purchasing an approved alpha track detector, or they may hire a state-certified inspector or a MROSP® or MROSP® listed inspector to accomplish testing at their expense.

If the test results from either method reveals the radon level in the property is equal to or greater than the established EPA guideline, ReloOlogy Inspection Management Services, as the seller's inspection management firm, will arrange:

- The extent of the mitigation required;
- The most appropriate methodology to be utilized to mitigate the radon to an acceptable level; and
- Will select an independent radon mitigation company to perform the work to resolve the problem.

Attached to this letter is a flyer providing an overview of our program to prospective Homeowners of this property. Please print at least one copy of this flyer and place it in a prominent location in the property. In addition to using the flyer, please include the following (or a verbal statement in the MLS listing):

"This property is covered under a 'Radon Assurance Program™' providing radon mitigation assistance for coverage from the date of closing. A radon test prior to closing is not necessary."

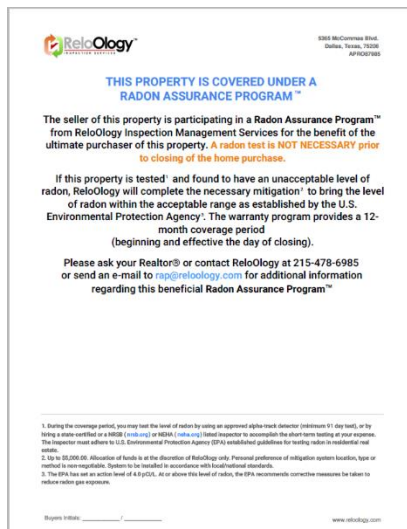
Additional program information will be provided in the Homeowner's closing documents. Should you have any questions or need additional information, please call us at 215-478-6985, email [info@reloology.com](mailto:info@reloology.com), or visit our website at [www.reloology.com](http://www.reloology.com).

Your assistance is greatly appreciated. We wish you much success in selling this property today!

Thank you,

ReloOlogy Inspection Management Services

Buyers Initials: \_\_\_\_\_ / \_\_\_\_\_ [www.reloology.com](http://www.reloology.com)



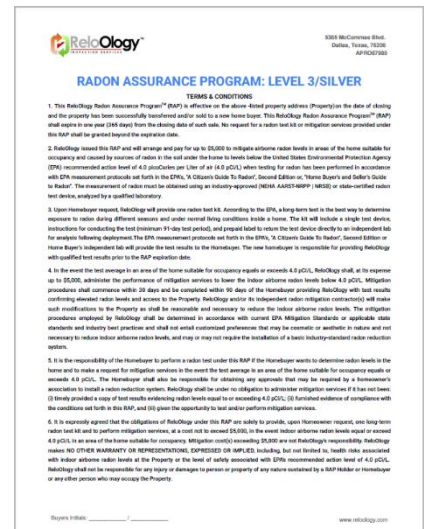
**THIS PROPERTY IS COVERED UNDER A RADON ASSURANCE PROGRAM™**

The seller of this property is participating in a Radon Assurance Program™ from ReloOlogy Inspection Management Services for the benefit of the ultimate purchaser of this property. A radon test is **NOT NECESSARY** prior to closing of the home purchase.

If this property is tested and found to have an unacceptable level of radon, ReloOlogy will complete the necessary mitigation<sup>1</sup> to bring the level of radon within the acceptable range as established by the U.S. Environmental Protection Agency<sup>2</sup>. The warranty program provides a 12-month coverage period (beginning and effective the day of closing).

Please ask your Realtor® or contact ReloOlogy at 215-478-6985 or send an e-mail to [rap@reloology.com](mailto:rap@reloology.com) for additional information regarding this beneficial Radon Assurance Program™.

Buyers Initials: \_\_\_\_\_ / \_\_\_\_\_ [www.reloology.com](http://www.reloology.com)



**RADON ASSURANCE PROGRAM: LEVEL 3/SILVER**

1. This ReloOlogy Radon Assurance Program™ (RAP) is effective on the above listed property address (Property) the date of closing and the property has been successfully transferred and/or sold to a new home buyer. This ReloOlogy Radon Assurance Program™ (RAP) shall expire in one year (365 days) from the closing date of such sale. No request for a radon test kit or mitigation services provided under this RAP shall be granted beyond the expiration date.

2. ReloOlogy issued this RAP and will arrange and pay for up to \$5,000 to mitigate airborne radon levels in areas of the home suitable for occupancy and tested by means of radon in the soil under the home to meet below the United States Environmental Protection Agency (EPA) recommended action level of 4.0 pCi/L (per liter of air) (4.0 pCi/L) when testing for radon has been performed in accordance with EPA measurement protocols set forth in the EPA's "A Citizen's Guide To Radon", Second Edition or "Home Buyer's and Seller's Guide to Radon". The measurement of radon must be performed using an industry approved (MROSP® Accredited) MROSP® or state-certified radon test device, analyzed by a qualified laboratory.

3. Upon Homeowner request, ReloOlogy will provide one radon test kit. According to the EPA, a long-term test is the best way to determine exposure to radon during different seasons and under normal living conditions inside a home. The kit will include a single test device, instructions for conducting the test (minimum 90-day test period), and prepaid label to return the test device directly to an independent lab for analysis following approval of the EPA measurement protocols set forth in the EPA's "A Citizen's Guide To Radon", Second Edition or Home Buyer's and Seller's Guide to Radon. The Homeowner is responsible for providing ReloOlogy with qualified test results prior to the RAP expiration date.

4. In the event the test reveals an area of the home suitable for occupancy equals or exceeds 4.0 pCi/L, ReloOlogy shall, at its expense up to \$5,000, administer the performance of mitigation services to lower the indoor radon levels below 4.0 pCi/L. Mitigation procedures shall commence within 30 days and be completed within 90 days of the Homeowner granting ReloOlogy with test results confirming elevated radon levels and agrees to the Property ReloOlogy and/or independent radon mitigation contractors will make such modifications to the Property as shall be reasonable and necessary to reduce the indoor radon levels. The mitigation procedures employed by ReloOlogy shall be determined in accordance with current EPA Mitigation Standards or applicable state standards and industry best practices and shall not entail structural modifications that may be cosmetic or aesthetic in nature and not necessary to reduce indoor radon levels, and may or may not require the installation of a basic industry-standard radon reduction system.

5. It is the responsibility of the Homeowner to perform a radon test under this RAP if the Homeowner wants to determine radon levels in the home and to make a request for mitigation services in the event the test reveals an area of the home suitable for occupancy equals or exceeds 4.0 pCi/L. The Homeowner shall also be responsible for obtaining any approvals that may be required by a Homeowner's association to install a radon reduction system. ReloOlogy shall be under no obligation to administer mitigation services if it has not been (1) timely provided a copy of test results exceeding radon levels equal to or exceeding 4.0 pCi/L, (2) furnished evidence of compliance with the conditions set forth in this RAP, and (3) given the opportunity to test and/or perform mitigation services.

6. It is expressly agreed that the obligations of ReloOlogy under this RAP are solely to provide, upon Homeowner request, one long-term radon test kit and to perform mitigation services, if a test is not issued (30,000) in the event indoor radon levels equal or exceed 4.0 pCi/L, in areas of the home suitable for occupancy. Mitigation (costs) exceeding \$5,000 are not ReloOlogy's responsibility. ReloOlogy makes NO OTHER WARRANTY OR REPRESENTATIONS, EXPRESSED OR IMPLIED, including, but not limited to, health risks associated with indoor radon levels at the Property or the level of safety associated with EPA recommended action level of 4.0 pCi/L. ReloOlogy shall not be responsible for any injury or damages to person or property of any nature sustained by a RAP Holder or Homeowner or any other person who may occupy the Property.

Buyers Initials: \_\_\_\_\_ / \_\_\_\_\_ [www.reloology.com](http://www.reloology.com)

Contact ReloOlogy Inspection Services at [RAP@reloology.com](mailto:RAP@reloology.com) or visit our website, [www.reloology.com](http://www.reloology.com) for additional information on radon testing and ReloOlogy's RADON ASSURANCE PROGRAM.

