

Inspection Report

Provided by:



Friendly Home Inspections

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"Making Sure Your Home Inspection Experience is a Friendly One!"

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Property Address

Sample Report



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Report Information

Property Information

Approximate Year Built	2017
Approximate Square Footage	6,610 sq ft
Number of Bedroom	7
Number of Bath	6
Direction House Faces	Southwest

Inspection Information

Inspection Date	Test Start Date & Time: April 15th, 2025 — 1:20 PM Test End Date & Time: April 19th, 2025 — 9:40 AM
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1.1) Radon Test Results



A radon test was conducted at the above property using a continuous radon monitoring (CRM) device. The testing spanned approximately four days and was performed to evaluate indoor radon gas concentrations. Radon is a naturally occurring radioactive gas that can enter homes through soil contact, cracks, and openings in the foundation. Prolonged exposure to elevated radon levels is a recognized health risk and has been linked to an increased risk of lung cancer.

It was noted during the inspection that the property is equipped with an active radon mitigation system at the time of testing.

Test Results Summary:

Maximum Radon Level Recorded: 17.05 pCi/L

Minimum Radon Level Recorded: 0.59 pCi/L

Average Radon Level Recorded: 4.14 pCi/L

Analysis:

During the testing period, radon levels varied due to typical fluctuations caused by environmental conditions, changes in ventilation, and air pressure differences between the home and the surrounding soil. The measured radon levels ranged from a minimum of 0.59 pCi/L to a maximum of 17.05 pCi/L, with an overall average of 4.14 pCi/L.

The U.S. Environmental Protection Agency (EPA) recommends that homes with radon levels at or above 4.0 pCi/L should take action to reduce concentrations. In this case, the average level slightly exceeded the EPA action level, and the recorded maximum level was significantly elevated during portions of the testing period.

While the home is currently equipped with a radon mitigation system, these results suggest the system may not be functioning optimally, or environmental conditions during the test may have temporarily impacted radon levels. A properly operating mitigation system is typically expected to maintain indoor radon levels well below the EPA action threshold.

Recommendations:

Given that the home has an active radon mitigation system installed but still returned an average reading above 4.0 pCi/L — along with a particularly high peak measurement — it is recommended that the mitigation system be evaluated by a licensed radon mitigation professional to ensure proper operation and effectiveness.

The professional evaluation may include:

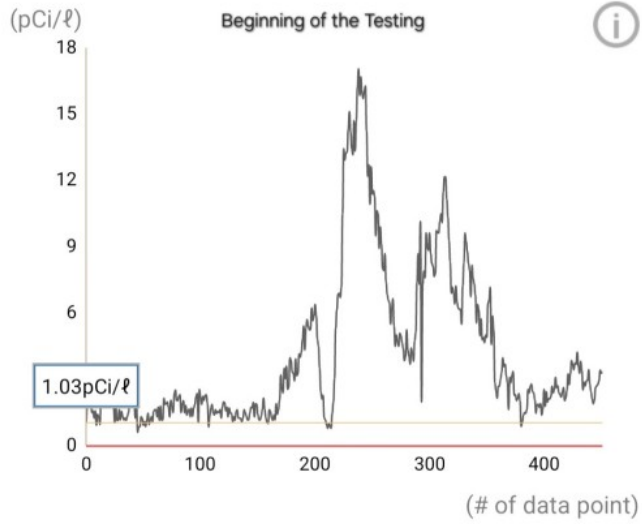
Confirming the mitigation fan is functioning properly.

Inspecting for air leaks in the system.

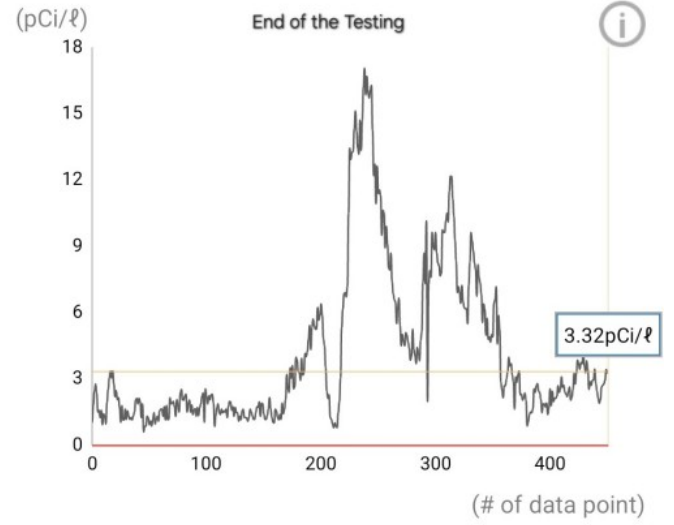
Assessing whether the current mitigation design is sufficient for the home's layout and conditions.

Once any necessary repairs or adjustments are completed, follow-up testing is advised to verify that the radon levels have been successfully reduced to below the EPA recommended action level.

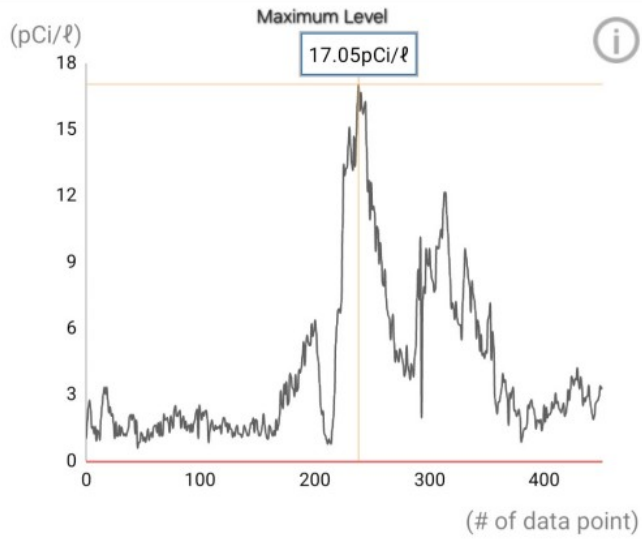
Radon Data



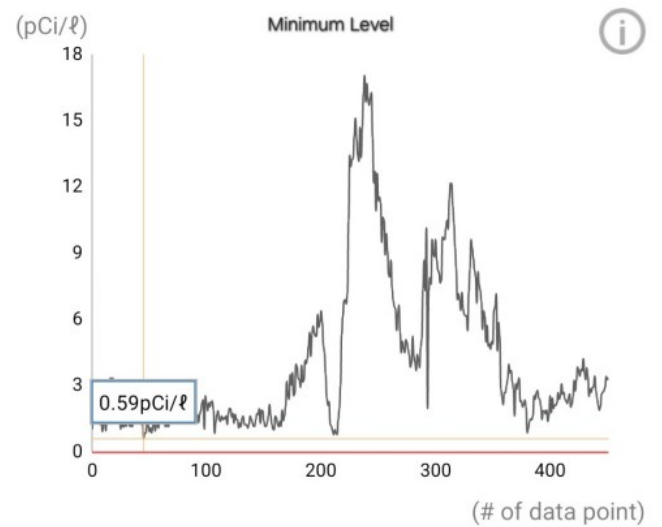
Radon Data



Radon Data



Radon Data



Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.