Radon Measurement Report

COMPANY INFORMATION

Name:	First Class Home Inspections, LLC
Phone Number:	(570) 660-9337
Email:	robbie@firstclass-homeinspections.com
Address:	

CERTIFICATIONS

Name:	Number:	Expiration Date:
PA DEP License #	3494	04/30/2027

PROPERTY INFORMATION

Property Name:	Smith
Address:	512 Logan Rd, Pittsburgh, PA 15120
Foundation Type:	Basement
Radon Mitigation System:	None

TEST INFORMATION

Average Radon Level:	55.0 pCi/L
Dataset Name:	Monaco
Measurement Type:	Real-Estate Transaction
Start Date:	May 2, 2025, 1:40 p.m. EDT
End Date:	May 4, 2025, 1:40 p.m. EDT
Measurement Duration:	48h
Floor/Level:	Basement
Room:	Basement
Comment:	No comments documented.

RADON TESTING MONITOR(S) WERE PLACED AND RETRIEVED BY:

Robbie Risley

THERE ARE NO PERMANENT VENTS TO OPEN AND CLOSE

No permanent vents that would allow outside air to enter were observed while placing the continuous radon monitor(s) for testing

NO SEVERE WEATHER OCCURRED DURING THE TESTING PERIOD

No high winds or heavy rain occurred during the testing period.

MEASUREMENT SUMMARY

	MINIMUM	AVERAGE	MAXIMUM
LEVEL OF RADON	7.2 pCi/L	55.0 pCi/L	81.4 pCi/L
TEMPERATURE	61.9 °F	64.4 °F	70.2 °F
HUMIDITY	61.0 %rH	70.6 %rH	72.5 %rH
ATMOSPHERIC PRESSURE	28.4640 inHg	28.5588 inHg	28.6282 inHg

MOTION EVENTS

No motion events were detected during this measurement.

Recommended Actions

≥4.0 PCI/L - W/O MITIGATION SYSTEM

The average measured radon level is at or above the Environmental Protection Agency (EPA) Action Level of 4.0 pCi/L. The EPA recommends having a radon mitigation system installed to reduce the concentration of indoor radon. Retest the building at least 24 hours but within 30 days after the system has been installed and running. The EPA recommends having the building retested at least once every 2 years to ensure the system remains effective. Performing follow-up tests during the heating season is recommended since this is when radon levels tend to be the highest. A 12-month long test, or continuous monitoring, will most accurately reflect radon exposure throughout the year.

Radon Mitigation System

THE HOME DOES NOT HAVE AN EXISTING RADON MITIGATION SYSTEM

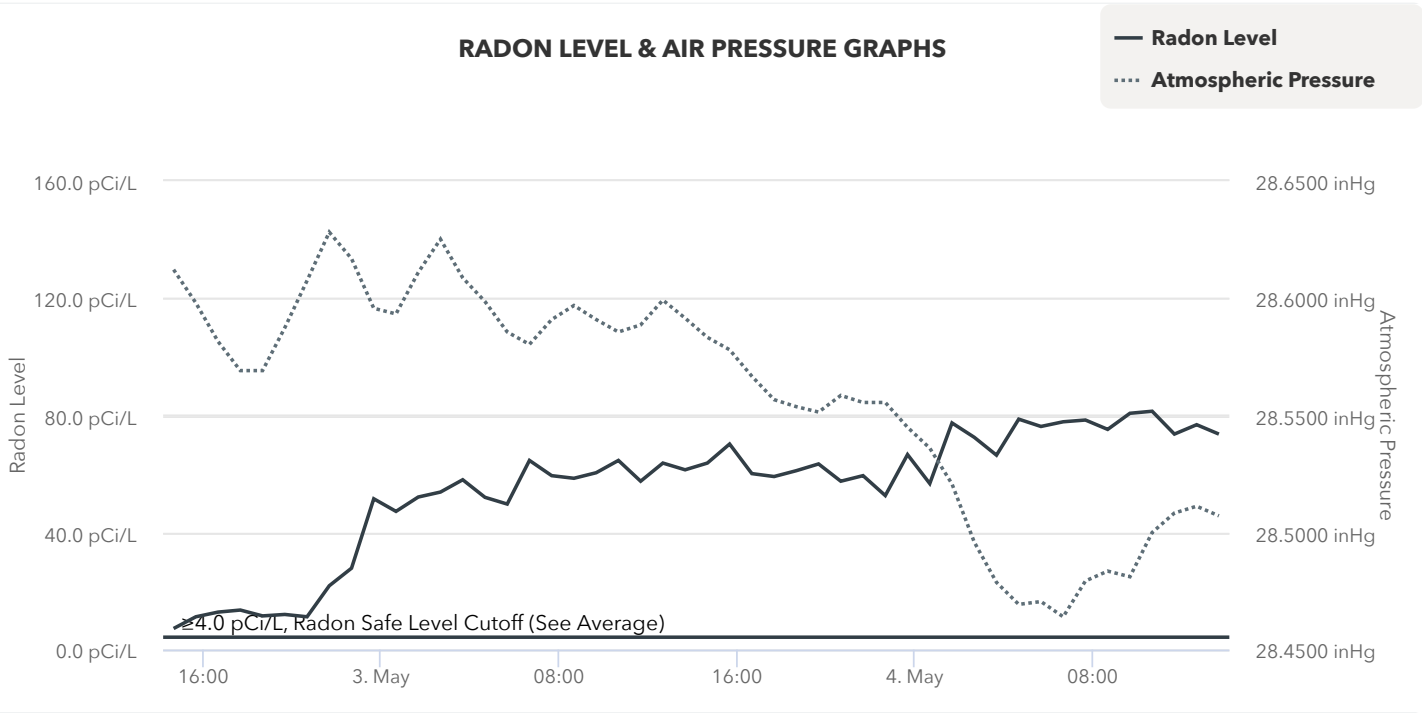
The inspector did not observe a passive or active radon mitigation system.

Manometer Value for Existing Active System

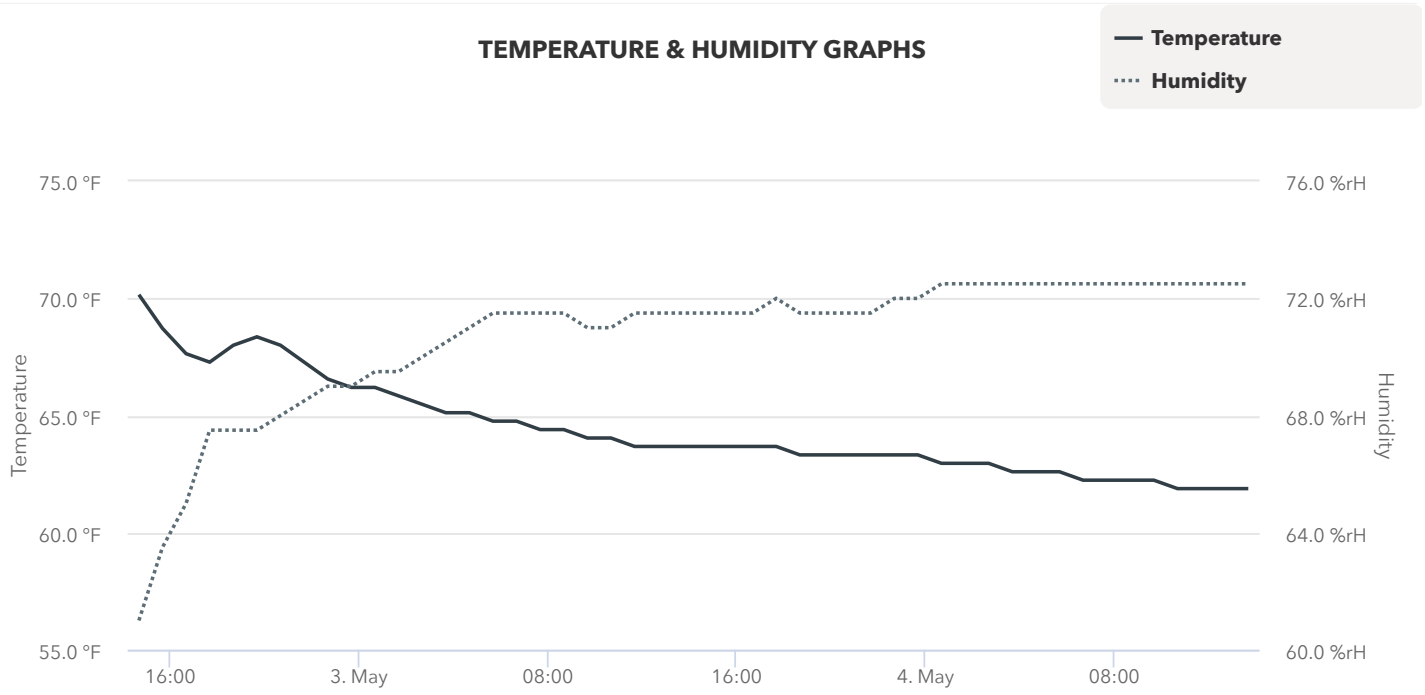
NO MANOMETER PRESENT

Value N/A

RADON LEVEL & AIR PRESSURE GRAPHS



TEMPERATURE & HUMIDITY GRAPHS



HOURLY MEASUREMENT DATA

Note : Measurements are offset by 1 hour from the start of the test. (The first hour will read 3:00 for a 2:00 start time).

	DATE & TIME	RADON	AIR PRESSURE	TEMPERATURE	HUMIDITY
1	2025-05-02, 2:40 p.m. EDT	7.2 pCi/L	28.6122 inHg	70.2 °F	61.0 %rH
2	2025-05-02, 3:40 p.m. EDT	11.2 pCi/L	28.5980 inHg	68.7 °F	63.5 %rH
3	2025-05-02, 4:40 p.m. EDT	12.8 pCi/L	28.5815 inHg	67.6 °F	65.0 %rH
4	2025-05-02, 5:40 p.m. EDT	13.5 pCi/L	28.5691 inHg	67.3 °F	67.5 %rH
5	2025-05-02, 6:40 p.m. EDT	11.5 pCi/L	28.5691 inHg	68.0 °F	67.5 %rH
6	2025-05-02, 7:40 p.m. EDT	12.0 pCi/L	28.5874 inHg	68.4 °F	67.5 %rH
7	2025-05-02, 8:40 p.m. EDT	11.2 pCi/L	28.6075 inHg	68.0 °F	68.0 %rH
8	2025-05-02, 9:40 p.m. EDT	21.8 pCi/L	28.6282 inHg	67.3 °F	68.5 %rH
9	2025-05-02, 10:40 p.m. EDT	27.8 pCi/L	28.6169 inHg	66.6 °F	69.0 %rH
10	2025-05-02, 11:40 p.m. EDT	51.5 pCi/L	28.5957 inHg	66.2 °F	69.0 %rH
11	2025-05-03, 12:40 a.m. EDT	47.2 pCi/L	28.5933 inHg	66.2 °F	69.5 %rH
12	2025-05-03, 1:40 a.m. EDT	52.1 pCi/L	28.6110 inHg	65.8 °F	69.5 %rH
13	2025-05-03, 2:40 a.m. EDT	53.8 pCi/L	28.6252 inHg	65.5 °F	70.0 %rH
14	2025-05-03, 3:40 a.m. EDT	58.0 pCi/L	28.6087 inHg	65.1 °F	70.5 %rH
15	2025-05-03, 4:40 a.m. EDT	52.0 pCi/L	28.5986 inHg	65.1 °F	71.0 %rH
16	2025-05-03, 5:40 a.m. EDT	49.7 pCi/L	28.5856 inHg	64.8 °F	71.5 %rH
17	2025-05-03, 6:40 a.m. EDT	64.6 pCi/L	28.5803 inHg	64.8 °F	71.5 %rH
18	2025-05-03, 7:40 a.m. EDT	59.4 pCi/L	28.5909 inHg	64.4 °F	71.5 %rH
19	2025-05-03, 8:40 a.m. EDT	58.5 pCi/L	28.5969 inHg	64.4 °F	71.5 %rH
20	2025-05-03, 9:40 a.m. EDT	60.4 pCi/L	28.5909 inHg	64.0 °F	71.0 %rH
21	2025-05-03, 10:40 a.m. EDT	64.6 pCi/L	28.5856 inHg	64.0 °F	71.0 %rH
22	2025-05-03, 11:40 a.m. EDT	57.5 pCi/L	28.5886 inHg	63.7 °F	71.5 %rH
23	2025-05-03, 12:40 p.m. EDT	63.7 pCi/L	28.5992 inHg	63.7 °F	71.5 %rH
24	2025-05-03, 1:40 p.m. EDT	61.4 pCi/L	28.5915 inHg	63.7 °F	71.5 %rH
25	2025-05-03, 2:40 p.m. EDT	63.7 pCi/L	28.5833 inHg	63.7 °F	71.5 %rH
26	2025-05-03, 3:40 p.m. EDT	70.2 pCi/L	28.5780 inHg	63.7 °F	71.5 %rH
27	2025-05-03, 4:40 p.m. EDT	60.1 pCi/L	28.5667 inHg	63.7 °F	71.5 %rH
28	2025-05-03, 5:40 p.m. EDT	59.1 pCi/L	28.5567 inHg	63.7 °F	72.0 %rH
29	2025-05-03, 6:40 p.m. EDT	61.1 pCi/L	28.5537 inHg	63.3 °F	71.5 %rH
30	2025-05-03, 7:40 p.m. EDT	63.4 pCi/L	28.5514 inHg	63.3 °F	71.5 %rH
31	2025-05-03, 8:40 p.m. EDT	57.5 pCi/L	28.5585 inHg	63.3 °F	71.5 %rH
32	2025-05-03, 9:40 p.m. EDT	59.4 pCi/L	28.5555 inHg	63.3 °F	71.5 %rH

33	2025-05-03, 10:40 p.m. EDT	52.6 pCi/L	28.5555 inHg	63.3 °F	72.0 %rH
34	2025-05-03, 11:40 p.m. EDT	66.6 pCi/L	28.5449 inHg	63.3 °F	72.0 %rH
35	2025-05-04, 12:40 a.m. EDT	56.7 pCi/L	28.5360 inHg	63.0 °F	72.5 %rH
36	2025-05-04, 1:40 a.m. EDT	77.4 pCi/L	28.5207 inHg	63.0 °F	72.5 %rH
37	2025-05-04, 2:40 a.m. EDT	72.5 pCi/L	28.4959 inHg	63.0 °F	72.5 %rH
38	2025-05-04, 3:40 a.m. EDT	66.4 pCi/L	28.4787 inHg	62.6 °F	72.5 %rH
39	2025-05-04, 4:40 a.m. EDT	78.7 pCi/L	28.4693 inHg	62.6 °F	72.5 %rH
40	2025-05-04, 5:40 a.m. EDT	76.2 pCi/L	28.4705 inHg	62.6 °F	72.5 %rH
41	2025-05-04, 6:40 a.m. EDT	77.8 pCi/L	28.4640 inHg	62.2 °F	72.5 %rH
42	2025-05-04, 7:40 a.m. EDT	78.4 pCi/L	28.4793 inHg	62.2 °F	72.5 %rH
43	2025-05-04, 8:40 a.m. EDT	75.2 pCi/L	28.4835 inHg	62.2 °F	72.5 %rH
44	2025-05-04, 9:40 a.m. EDT	80.7 pCi/L	28.4811 inHg	62.2 °F	72.5 %rH
45	2025-05-04, 10:40 a.m. EDT	81.4 pCi/L	28.5000 inHg	61.9 °F	72.5 %rH
46	2025-05-04, 11:40 a.m. EDT	73.6 pCi/L	28.5083 inHg	61.9 °F	72.5 %rH
47	2025-05-04, 12:40 p.m. EDT	76.8 pCi/L	28.5112 inHg	61.9 °F	72.5 %rH
48	2025-05-04, 1:40 p.m. EDT	73.6 pCi/L	28.5071 inHg	61.9 °F	72.5 %rH

TEMPORARY CONDITIONS & DEVIATIONS FROM PROTOCOL

Temporary Conditions: None documented.

Deviations from Protocol: None documented.

MONITOR INFORMATION

Serial Number:	2700011543
Calibration Date:	2025-03-31
Calibration Expiration Date:	2026-03-31
Manufacturer:	Airthings
Model:	Corentium Pro
Calibration Chamber:	Airthings Lab
License #:	TC111706 / TRC2101
Noninterference Controls:	Corentium Pro uses a motion sensor to detect movement of the monitor during the measurement. It also records hourly temperature, humidity, and atmospheric pressure data to detect if closed-building conditions may have been broken during the measurement.

TIME REPORT WAS GENERATED

Unique Report ID:	2700011543-2025-05-02T18:40:12Z
Date Report Was Generated:	2025-07-28
Time:	7:32 a.m. EDT

RADON PROFESSIONAL INFORMATION

Name:	Robbie Risley II
Email address:	robbie@firstclass-homeinspections.com
Phone number:	5706609337

STATEMENT OF LIMITATIONS

There is an uncertainty with any radon measurement result due to statistical variations in radiation, and other factors such as conditions which change daily and seasonally and can cause variations in indoor radon levels. These conditions can change based on the weather, the use or disuse of appliances, systems, and components of the structure, tampering with the radon test, or failure to comply with the closed-building conditions necessary for a valid radon measurement result.

Radon Health Risk Information

Radon is the second leading cause of lung cancer, after smoking. The U.S. Environmental Protection Agency (EPA) and the Surgeon General strongly recommend taking further action when the home's radon test results are 4.0 pCi/L or greater. The National average indoor radon level is about 1.3 pCi/L. The higher the home's radon level the greater the health risk to you and your family. Reducing your radon levels can be done easily, effectively, and fairly inexpensively. Even homes with very high radon levels can be reduced below 4.0 pCi/L. For further information about reducing elevated radon levels, please refer to the ''Pennsylvania Consumers Guide to Radon Reduction". To read this document, follow the link [HERE].

Notice to Clients

The radon certification act requires that anyone who performs radon testing, mitigation, or laboratory analysis activities must be certified by the Pennsylvania department of environmental protection. Any person providing these radon services shall present to the client a current dep-issued photo identification card upon request. If you have any questions, you may contact dep at the bureau of radiation protection, department of environmental protection, p.o. box 8469, Harrisburg, PA 17105-8469, (717) 783-3549.

ADDITIONAL RADON INFORMATION

For further information regarding your radon measurement report, radon exposure risk, a radon professional, or to obtain a list of certified radon measurement and mitigation professionals in your area, contact your jurisdiction's Department of Health.

For more Home Buyer and Home Seller information on Radon, follow the link [HERE].

RADON PROFESSIONAL'S SIGNATURE

This report is certified by Robbie Risley II.

Robbie Risley II

Electronic Signature

2025-07-28

PHOTOS

No photos