

Radon measurement Report

9012 Fox Den Way, Columbia, MD 21045

CLIENT The Alvarez Family	INSPECTION DATE August 10–12, 2026	WEATHER Mild, no storms during test
OCCUPANCY Occupied — closed-building	INSPECTOR Kevin P. O'Malley	SERVICE AREA Columbia and surrounding

5
SERVICEABLE

3
MONITOR

3
REPAIR / REPLACE

0
SAFETY HAZARD

Summary of findings

A 48-hour short-term radon measurement was conducted in the unfinished basement (the lowest level suitable for occupancy) using a calibrated continuous radon monitor in general accordance with ANSI/AARST protocols. The overall average was 5.8 pCi/L, which exceeds the EPA action level of 4.0 pCi/L. Mitigation by a AARST-NRPP certified radon mitigation professional is recommended, followed by post-mitigation testing.

SCOPE & COMPANY PROFILE

TEST PROTOCOL

Device type & serial

SERVICEABLE

Sun Nuclear 1028-XP continuous radon monitor, serial 51882314; calibration current (certificate dated March 2026).



CRM deployed, basement

Closed-building conditions

SERVICEABLE

Closed-building conditions verified at placement and at retrieval; tamper sensors showed no interference events.

Test start & stop

SERVICEABLE

Test period: August 10, 2026 4:12 PM through August 12, 2026 4:12 PM (48.0 hours).

EQUIPMENT & INSTRUMENTATION

PLACEMENT

Lowest livable level

SERVICEABLE

Basement, southeast corner

Device placed in the unfinished basement, 22 inches above the floor, 3 feet from exterior walls and 6 feet from the sump.

OBSERVATIONS & DIAGNOSTICS

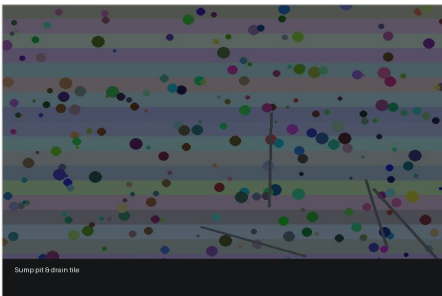
BUILDING OBSERVATIONS

Sump / drain tile

MONITOR

Basement

Open sump pit with drain tile — a likely radon entry pathway that can be incorporated into a sub-slab depressurization system.



Open sump pit

Existing mitigation system

SERVICEABLE

No existing radon mitigation system was present.

SAMPLING DETAILS

RESULTS

Average pCi/L

REPAIR / REPLACE

Overall average 5.8 pCi/L (EPA action level 4.0 pCi/L).

Recommendation: Mitigation by a AARST-NRPP certified radon mitigation professional is recommended.

Hourly variation

MONITOR

Hourly readings ranged 3.1–9.4 pCi/L with typical diurnal peaking overnight.

EPA 4.0 pCi/L action level comparison

REPAIR / REPLACE

The measured average exceeds the EPA action level; EPA also suggests considering mitigation for results between 2.0 and 4.0 pCi/L.

CONCLUSIONS & RECOMMENDATIONS

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Mitigation recommendation

REPAIR / REPLACE

Install an active sub-slab depressurization system with a sealed sump cover; retest no sooner than 24 hours after activation.

Retest guidance

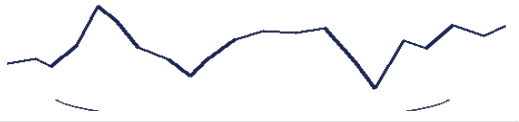
MONITOR

Retest every two years, after renovations, or after any change to HVAC or foundation conditions.

Acknowledgement & signatures

The signatures below acknowledge receipt and review of inspection report SAR-2026-0146 for 9012 Fox Den Way, Columbia, MD 21045.

INSPECTOR



Kevin P. O'Malley

AARST-NRPP Cert. #114821-RMP

Signed 8/18/2026, 11:42:00 PM

CLIENT



The Alvarez Family

Client — acknowledgement of receipt

Signed 8/19/2026, 1:15:00 PM

SCOPE & LIMITATIONS

Radon measurement and mitigation in Maryland are performed by AARST-NRPP certified professionals; the EPA action level is 4.0 pCi/L. This document is a demonstration sample containing fictional parties, license numbers, measurements, and findings.

Radon levels vary daily and seasonally. This measurement reflects the test period and conditions only; the EPA recommends mitigation at or above 4.0 pCi/L and consideration of mitigation between 2.0 and 4.0 pCi/L.