

RADON TESTING Inc.

**EPA LISTED & TRAINED
TESTING / MITIGATION**

**P.O. BOX 7304
FAIRFAX STATION, VA 22039
(703) 690-9090**

PROPERTY

**9011 GEORGETOWN PIKE
GREAT FALLS
VA 22080**

**DATE: 9/8/98
SUB: CHESHIRE
ORD#: 9873**

PURCHASER

RIDLEY

OWNER

BINKLEY

PAID RECEIPT

SELLING AGENT

**GAYLE BAILEY
REMAX PREFERRED
15428 KENTWELL CIRCLE
CENTREVILLE
VA 20120
PHONE #: 266-7949
PHONE #: 968-9026
FAX #: 968-8720**

TESTING FEE

FEE	260.00
DISCOUNT	111.00
TOTAL PRICE	\$149.00

LIMITATION OF LIABILITY: While we at Radon Testing, Inc. make every effort to maintain the highest possible quality control and include several checks and verification steps in our procedures, we make **NO WARRANTY OF ANY KIND EXPRESSED OR IMPLIED, INCLUDING WITHOUT LIMITATION ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS** with respect to any tests furnished, information supplied or services rendered you by Radon Testing, Inc. Before any action is taken on the basis of test results or analyses given to you by Radon Testing, Inc., we recommend that further testing be done. Neither Radon Testing, Inc., nor any of our employees or agents, shall be liable under any claim, charge, or demand whether in contract, tort, or otherwise for any and all losses, costs, charges, claims, demands, fees, expenses, injuries or damages (including without limitation **INCIDENTAL OR CONSEQUENTIAL DAMAGES WHICH ARE EXCLUDED**) of any nature or kind arising out of, connected with, resulting from, or sustained as a result of any tests furnished, information supplied, or service rendered to you by Radon Testing, Inc.

RADON TESTING INC.

ANALYSIS REPORTING FORM

NAME: RIDLEY
ADDRESS: 9011 GEORGETOWN PIKE
GREAT FALLS VA 23066

DATE SAMPLE COLLECTED: 9-9-98 - 9-11-98
DATE SAMPLE RECEIVED: Friday, September 11, 1998
DATE SAMPLE ANALYZED: Friday, September 11, 1998

THIS ANALYSIS REPRESENTS THE RADON - 222 CONCENTRATION IN THE AIR ONLY AT THE TIME OF SAMPLING. YOUR MEASUREMENT RESULT IS:

6.2 pCi/L

TESTING EQUIPMENT USED: CONTINUOUS MONITOR - E-PERM

THESE RESULTS ARE CONFIDENTIAL AND WILL NOT BE RELEASED TO ANYONE ELSE WITHOUT YOUR PERMISSION. THIS IS A SCREENING MEASUREMENT RESULT. YOU SHOULD NOT INITIATE COSTLY CHANGES OR REPAIRS BECAUSE OF THIS MEASUREMENT. IF YOU HAVE RADON LEVELS WE RECOMMEND YOU MAKE ADDITIONAL LONGER-TERM MEASUREMENTS. THE FOLLOWING INFORMATION ON RECOMMENDED ACTIONS FOR VARIOUS RADON LEVELS HAS BEEN EXTRACTED FROM A CITIZENS GUIDE TO RADON.

DETERMINING THE NEED FOR FURTHER MEASUREMENTS:

IN MOST CASES THE SCREENING MEASUREMENT IS NOT A RELIABLE MEASURE OF THE AVERAGE RADON LEVEL TO WHICH YOU AND YOUR FAMILY ARE EXPOSED. SINCE RADON LEVELS CAN VARY FROM SEASON TO SEASON AS WELL AS FROM ROOM TO ROOM, THE SCREENING MEASUREMENT ONLY SERVES TO INDICATE THE POTENTIAL FOR A RADON PROBLEM. DEPENDING UPON THE RESULT OF YOUR SCREENING MEASUREMENT, YOU MAY NEED TO HAVE FOLLOW-UP MEASUREMENTS MADE TO GIVE YOU A BETTER IDEA OF THE AVERAGE RADON LEVEL IN YOUR HOME.

THE FOLLOWING GUIDELINES MAY BE USEFUL TO YOU IN DETERMINING THE URGENCY OF YOUR NEED FOR FOLLOW-UP MEASUREMENTS AND REMEDIAL ACTIONS:

IF YOUR SCREENING MEASUREMENT RESULT IS LESS THAN ABOUT 0.05 WL OR LESS THAN ABOUT 4 pCi/L:

FOLLOW-UP MEASUREMENTS ARE PROBABLY NOT REQUIRED. IF THE SCREENING MEASUREMENT WAS MADE WITH THE HOUSE CLOSED UP PRIOR TO AND DURING THE TESTING PERIOD, THERE IS RELATIVELY LITTLE CHANCE THAT THE RADON CONCENTRATION IN YOUR HOME WILL BE GREATER THAN 0.02 WL OR 4 pCi/L AS AN ANNUAL AVERAGE.

IF YOUR SCREENING MEASUREMENT RESULT IS ABOUT 0.05 WL TO ABOUT 0.1 WL OR ABOUT 4 pCi/L TO ABOUT 10 pCi/L:

PERFORM FOLLOW-UP MEASUREMENTS. EXPOSE DETECTORS FOR ONE YEAR, OR MAKE MEASUREMENTS OF NO MORE THAN ONE WEEK IN DURATION DURING EACH OF THE FOUR SEASONS. BASED ON YOUR FOLLOW-UP MEASUREMENT RESULTS: EXPOSURES IN THIS RANGE ARE CONSIDERED ABOVE AVERAGE FOR RESIDENTIAL STRUCTURES. YOU SHOULD TAKE ACTION TO LOWER LEVELS TO ABOUT 0.02 WL (4 pCi/L) OR BELOW. WE RECOMMEND THAT YOU TAKE ACTION WITHIN A FEW YEARS, OR SOONER IF LEVELS ARE AT THE UPPER END OF THIS RANGE.

IF YOUR SCREENING MEASUREMENT RESULT IS ABOUT 0.1 WL TO ABOUT 1.0 WL OR ABOUT 20 pCi/L TO ABOUT 200 pCi/L PERFORM FOLLOW-UP MEASUREMENTS. EXPOSE DETECTORS FOR NO MORE THAN THREE MONTHS. DOORS AND WINDOWS SHOULD BE CLOSED AS MUCH AS POSSIBLE DURING TESTING. BASED ON YOUR FOLLOW-UP MEASUREMENT RESULTS: EXPOSURES IN THIS RANGE ARE CONSIDERED GREATLY ABOVE AVERAGE FOR RESIDENTIAL STRUCTURES. YOU SHOULD TAKE ACTION TO REDUCE LEVELS AS FAR BELOW 0.1 WL (20 pCi/L) AS POSSIBLE. WE RECOMMEND THAT YOU TAKE ACTION WITHIN SEVERAL MONTHS.

IF YOUR SCREENING MEASUREMENT RESULT IS GREATER THAN ABOUT 1.0 WL OR GREATER THAN 200 pCi/L, YOU SHOULD PERFORM FOLLOW-UP MEASUREMENTS AS SOON AS POSSIBLE. EXPOSE THE DETECTORS FOR NO MORE THAN ONE WEEK. DOORS AND WINDOWS SHOULD BE CLOSED AS MUCH AS POSSIBLE DURING TESTING. YOU SHOULD ALSO CONSIDER TAKING ACTION TO IMMEDIATELY REDUCE THE RADON LEVELS IN YOUR HOME. BASED ON YOUR FOLLOW-UP MEASUREMENT RESULTS: RESIDENTS SHOULD TAKE ACTION TO REDUCE LEVELS AS FAR BELOW 1.0 WL (200 pCi/L) AS POSSIBLE. WE RECOMMEND THAT YOU TAKE ACTION WITHIN SEVERAL WEEKS. IF THIS IS NOT POSSIBLE, YOU SHOULD DETERMINE, IN CONSULTATION WITH APPROPRIATE STATE OR LOCAL HEALTH OR RADIATION PROTECTION OFFICIALS, IF YOU CAN TEMPORARILY RELOCATE UNTIL THE LEVELS CAN BE REDUCED. EXPOSURES AMONG THIS RANGE ARE AMONG THE HIGHEST OBSERVED IN HOMES.

REMEMBER: THERE IS INCREASING URGENCY FOR TAKING ACTION AT HIGHER CONCENTRATIONS OF RADON. THE HIGHER THE RADON LEVEL IN YOUR HOME, THE FASTER YOU SHOULD TAKE ACTION TO REDUCE YOUR EXPOSURE.

ANY QUESTIONS CALL US AT 800-9080

RADON TESTING, INC.
P.O. BOX 7304
FAIRFAX STATION, VA. 22030

SOURCE: EPA

ALTHOUGH RADON TESTING, INC. USES STATE OF THE ART EQUIPMENT, THAT IN MOST INSTANCES INDICATES IF THERE HAS BEEN TAMPERING AND OR POWER INTERRUPTIONS, NO REPRESENTATION IS MADE AS TO THE CONCENTRATION OF RADON - 222 AT THE TEST SITE PRIOR TO, OR SUBSEQUENT TO, THE TIME AND DATE OF THE MEASUREMENT PERIOD. YOU ARE FURTHER ADVISED THAT THE MEASUREMENT CONDITIONS DURING THE EVALUATION WERE NOT CONSTANTLY MONITORED BY RADON TESTING, INC. RADON TESTING, INC. IS UNABLE TO AND DOES NOT PROVIDE ANY REPRESENTATION, WARRANTY OR GUARANTEE CONCERNING THE MAINTENANCE OF THE MEASUREMENT CONDITIONS OR THE MEASURING EQUIPMENT, DURING THE MEASUREMENT PERIOD. ATTACHED TO OUR RECORDS IS THE OWNER/OCCUPANT AGREEMENT WHICH WAS LEFT AT THE PROPERTY, UNLESS VACANT, FOR SIGNATURE CONFIRMING THE INSTRUCTIONS PERTAINING TO CLOSED-HOUSE CONDITIONS WERE FOLLOWED. IF FOR ANY REASONS THESE CONDITIONS WERE NOT MAINTAINED IN ACCORDANCE WITH THE ABOVE MENTIONED AGREEMENT, THAT FAILURE WOULD INVALIDATE OUR REPORT.

YOU ARE ALSO ADVISED THAT THE ENVIRONMENTAL PROTECTION AGENCY ("EPA") HAS STATED THAT A CHANGE IN THE CONDITIONS OF THE STRUCTURE TESTED SUCH AS SETTLEMENT CRACKS IN THE SLAB, WALLS AND/OR FLOOR DRAWS, CHANGES IN THE CRAWL SPACE AREAS, MOVEMENT IN OR CHANGES IN THE SEASONS, MAY INCREASE OR DECREASE THE LEVEL OF RADON IN THE STRUCTURE. THEREFORE RADON TESTING, INC. STRESSES THE IMPORTANCE OF LONG TERM TESTING WITH ALPHA TRACK. ALPHA TRACK IS A TEST KIT THAT IS EASY FOR THE HOMEOWNER TO USE. ALPHA TRACKS CAN BE PURCHASED AT MOST LEADING HARDWARE STORES OR THROUGH RADON TESTING, INC.

* IF THIS APPEARS AFTER EQUIPMENT TYPE WE CAN NOT TELL IF THERE IS DECEPTION.

RADON TESTING Inc.

EPA LISTED & TRAINED
TESTING - MITIGATION

P.O. BOX 7304
FAIRFAX STATION, VA 22039
591-1111

OWNER: Brinkley P# 759-5484 DATE: 9-15-98

PROPERTY: 9011 Georgetown Ave MC: 3F12
Great Falls, VA 22066 SUB: Cheshire

*PURCHASER: REGINA LAWRENCE PHONE# 202-835-0777

LIST AGENT: PEWNY YERKS (WORK) PHONE# 760-8880

SELL AGENT: _____ PHONE# _____

DIRECTIONS: → FAX to purchaser 202-547-1514

ACCESS: OWNER/LB TIME: 9/16 9-3

MLS FX2442553 REMEDIATION ESTIMATE

Invoice #	Description	Amount
	Install a Fantech or DynaVac centrifugal duct fan or their equivalent and mitigation system, using 3 or 4 in. PVC exposed pipe. Caulking our pipe penetrations (wall & slab) where necessary. This is known as a sub slab vent system.	830 ⁰⁰
	RTI covenants to complete all work set forth herein in a workmanlike manner and in accordance with generally accepted practices in the trade. RTI performance of its obligations hereunder is subject to delays caused by strikes, weather, accidents, shortages of supplies and simillar delays beyond RTI's control.	
	This proposal may be withdrawn by us if not accepted within 7 days.	
	You may cancel this transaction at any time in writing prior to midnight of the third day after the date of this agreement.	

RTI WARRANTIES TO MITIGATE RADON LEVEL TO BELOW EPA ACTION LEVEL OF 4.0 pCi/l FOR THE PERIOD SET FORTH ON THE REVERSE SIDE OF THIS CONTRACT.

Sub Total	830 ⁰⁰
Tax	-
Total	830 ⁰⁰
Deposit	-
Balance	830 ⁰⁰

Customer Signature _____

* SEE CONTRACT TERMS ON REVERSE SIDE OF CONTRACT

PAID
11-11-98

1. **WARRANTY:** The warranty period is one year commencing on the date of this Agreement. Radon Testing, Inc.'s warranty obligation is limited to providing remedial service during Radon Testing, Inc.'s normal business hours and days during the warranty. If during the warranty period, Customer determines that the level of radon in the Customer's property equals or exceeds the Level of 4.0 pCi/l, Radon Testing, Inc. shall, as its sole obligation to the Customer, effect all repairs necessary to reduce the level to below 4.0 pCi/l. Radon Testing, Inc. will perform periodic tests as requested by, and at the cost of, the Customer at the then prevailing testing rates of Radon Testing, Inc. In the event any such test reveals that the Level exceeds 4.0 pCi/l, Radon Testing, Inc. shall refund the cost of such test to the Customer. However, Radon Testing, Inc. shall have no obligation to perform such tests unless and until contracted to by the Customer.

2. **WARRANTY LIMITATION AND EXCLUSION.** Seller will have no further warranty obligation under this Agreement if the equipment is subjected to abuse, misuse, remodeling or alterations to present structure, negligence or accident or if Purchaser fails to perform any of the duties set forth in this Agreement.

3. **DISCLAIMER OF UNSTATED WARRANTIES.** THE WARRANTY PRINTED ABOVE IS THE ONLY WARRANTY APPLICABLE TO THE SERVICES RENDERED UNDER THIS AGREEMENT. ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE DISCLAIMED.

4. **LIMITATION OF LIABILITY.** IT IS UNDERSTOOD AND AGREED THAT SELLER'S LIABILITY WHETHER IN CONTRACT, IN TORT, UNDER ANY WARRANTY, IN NEGLIGENCE OR OTHERWISE SHALL EXCEED THE RETURN OF THE AMOUNT OF THE PRICE PAID BY PURCHASER UNDER THIS AGREEMENT AND UNDER NO CIRCUMSTANCES SHALL SELLER BE LIABLE FOR SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES. THE PRICE STATED FOR THE WORK TO BE PERFORMED UNDER THIS AGREEMENT IS A CONSIDERATION IN THE LIMITING SELLER'S LIABILITY. NO ACTION, REGARDLESS OF FORM, ARISING OUT OF THE TRANSACTIONS UNDER THIS AGREEMENT MAY BE BROUGHT BY PURCHASER MORE THAN ONE YEAR AFTER THE CAUSE OF ACTION AS ACCRUED.

5. **WAIVER OF WARRANTY:** In the event the Customer attempts to repair, replace, alter or in any manner modify any of the work performed by Radon Testing, Inc., all warranties specified in this Agreement shall immediately be deemed void.

6. **MERGER CLAUSE:** Radon Testing, Inc.'s salespersons may have made oral statements about the services described in this Agreement. Such statements do not constitute warranties, shall not be relied upon by the Customer, and are not to be part of the Contract Agreement. The entire Contract Agreement is embodied in this writing. This writing constitutes the final expression of the parties agreement, and it is a complete and exclusive statement of the terms of that agreement.

7. **FAN WARRANTY:** After the first year of this warranty, the Fan will revert to the Manufactures warranty.

JERRY GIESEKE
RADON MEASUREMENT PROFICIENCY #106910T
EPA LISTED & TRAINED
PHONE: 690-4933

TO: OWNER

DATE: NOVEMBER 18, 1998

RE: RADON TEST ANALYSIS FOR:

9011 GEORGETOWN PIKE
GREAT FALLS, VA 22066

TESTING FEE: PAID

TESTING DEVICE: CONTINUOUS MONITOR

INSTALLATION DATE: NOVEMBER 11, 1998

REMOVAL DATE: NOVEMBER 18, 1998

THIS ANALYSIS REPRESENTS THE RADON-222 CONCENTRATION IN THE AIR ONLY AT THE TIME OF SAMPLING. YOUR MEASUREMENT RESULT IS:

1.1 pCi/l

THESE RESULTS ARE CONFIDENTIAL AND WILL NOT BE RELEASED TO ANYONE ELSE WITHOUT YOUR PERMISSION. THIS IS A SCREENING MEASUREMENT RESULT. YOU SHOULD NOT INITIATE COSTLY CHANGES OR REPAIRS BECAUSE OF THIS MEASUREMENT. IF YOU HAVE RADON LEVELS WE RECOMMEND YOU MAKE ADDITIONAL LONGER-TERM MEASUREMENTS.