

Why use a Continuous Radon Monitor for Real-Estate Transactions.

During most real estate transactions, time is an important factor. Most decisions are made during the time restrictions of the parties involved. It is important, due to these constraints, that parties have the best data available when making decisions.

Radon tests done by a qualified tester using a Continuous Radon Monitor with high sensitivity provides the greatest amount of information and data for decision making.

The EPA recommends when doing a Radon test involving a real estate transaction, that not only the Radon be measured, but also that humidity, temperature, barometric pressure and tamper resistance be logged. This helps in assuring proper testing conditions are met. The femto-TECH, CRM-510 meets or exceeds these guide-lines.



**femto-Tech's Model
CRM-510
Continuous Radon Monitor**

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RADON TESTING INFORMATION for a REAL-ESTATE TRANSACTION

When having a radon test done that involves a real estate transaction, it is essential that all EPA guidelines and standard protocols are followed.

This pamphlet gives a brief overview of those guidelines along with information about the testing device being used in accordance with the EPA guidelines



Your Families Health is Important!

When it comes to your health and financial concerns, EPA recommends that you hire a qualified radon test provider who uses an EPA approved and listed testing device. Choosing a testing company that uses the CRM-510, (an EPA listed and approved instrument of the highest quality) decreases the margin for error that may occur during a radon test.

The femto-TECH model CRM-510 has attained the highest pass record of all evaluated Continuous Radon Monitors performed by multiple users. These tests were conducted by the USEPA/RPP performance testing program.

What should you know About Radon

Radon is a cancer causing radioactive gas. You cannot see radon and you cannot smell it or taste it, but it may be a problem in your home. This is because when you breathe air containing radon, you increase your risk of getting lung cancer. In fact, the Surgeon General has warned that radon is the second leading cause of lung cancer.



You should test for radon. Testing is the only way to find out about your home's radon level. The EPA and the Surgeon General recommend testing of all homes below the third floor for radon.

Call your local EPA or State Health officials for information and concerns

You can fix a radon problem. If you find that you have high radon levels, there are ways to fix a radon problem. Even very high levels can be reduced to acceptable levels.

If you are buying a home. EPA recommends that you obtain the radon level in the home you are considering buying. An EPA publication "The Home Buyer's and Seller's Guide" is available through most State Health Departments or Regional EPA offices listed in your local phone book. EPA, also recommends that you use a certified or state licensed radon tester to perform the test. If elevated levels are found it is recommended that these levels be reduced. In most cases, this can be accomplished at reasonable cost by a professional or home owner installed mitigation system that adheres to the EPA's approved methods for reduction of radon in a residential structure.

Radon Testing

The EPA and industry have established testing guidelines for performing radon tests. These protocols have been designed to assure increased dependability and confidence in the test results. It is important that the person performing the radon test has knowledge of these guidelines and adheres to industry standards.

About *femto*-TECH Model CRM-510 Continuous Radon Monitor

femto-TECH Inc., has established itself as a leader in the design, manufacturing and servicing of radon testing instruments. Current customers using our highly regarded instruments include the USEPA, numerous state health departments, US Air Force, Army, Navy and the US Army Corps of Engineers. We also provide instrumentation to major labs and professional radon testing companies. Over the last few years, many professional home inspectors have elected to use *femto*-Tech testing units over less sensitive or non-data logging devices, thus increasing the quality of service they provide their clients.

There are two key elements in a quality radon test. One is the knowledge and ability of the individual placing and retrieving the test. Two is the amount and quality of the data recorded. Both are very important!



Using a professional tester and state of the art testing device reduces the chances of errors.

Radon Testing Protocols

The *femto*-TECH CRM-510 is designed to provide quality radon measurements in accordance with accepted industry and EPA standard radon testing guidelines:

1. Closed house conditions must be maintained for 12 hours before the start of the test and for the test duration with the exception of normal entry and exit.
2. The test period is for a minimum of 48 hours.
3. Test placement shall be in the lowest area deemed livable in the structure.
4. Device placement shall be a minimum of 20 inches above the floor and no higher than 8 feet.
5. Away from outside door and window openings.
6. Heating and air conditioning systems shall be operated in the auto-mode during the test.

The above steps are designed to give uniformity to the test data when making decisions with reference to the EPA radon action level of 4.0 pCi/l.

The *femto*-TECH CRM-510 provides accurate hourly data print-outs of the radon, temperature, barometric pressure and humidity as well as providing Tamper Resistance Measures. This provides the tester and client a higher level of confidence in their test results over other devices on the market today.

This brochure complements of:

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