



BLUEGRASS HOME INSPECTIONS LLC

2702310825

bluegrasshomeinspectionsllc@gmail.com

<https://www.BluegrassHomeInspectionsLLC.com>



RADON INSPECTION

432 Maple Ave
Owensboro, KY 42301

Mary Bryan Hood Estate Tom Neal Executor

05/08/2025



Inspector

David Johnson

KY#270106 IN#HI02100119 TN#2494

2702310825

bluegrasshomeinspectionsllc@gmail.com

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1: DETAILS

Information

Elapse Time

2 days

End Time

05/10/2025 09:40

Measurement Interval

1 hr



Method

Continuous

Monitor Location

Basement

Start Time

05/08/2025 09:40



Monitor Type: Model

Radon Eye Pro

Monitor Type: Serial Number

RP22111220018



2: RADON

Information

Summary: Average pCi/l

0.8 pCi/l

Summary: EPA Resources

See Report Attached

This report includes test results from a radon-testing device that records the levels of radon gas in an air sample. The actual radon levels in the home **may vary depending on many factors** including, time, temperature, season, barometric pressure, ventilation, and other factors.

Homes tested using the EPA's protocol **should not be mitigated on the basis of a single short term test** as used for real estate transactions under EPA protocols. A follow-up test is necessary for mitigation decisionmaking regardless of the initial test result.

Consulting with a professional radon mitigation specialist is your best option for retesting if there is a concern for mitigation to reducing the level of radon in the home.

EPA recommends that you should "fix your home" if the radon level is equal to or greater than 4 pCi/L (the Action Level) and "consider fixing your home" if the radon level is equal to or greater than 2 pCi/L.

Homes should be checked every few years to make sure homes are **lower than the 4pCi/L level set by the EPA**, whether or not you have a mitigation system.

More information can be found [directly at the EPA's website](#).



STANDARDS OF PRACTICE

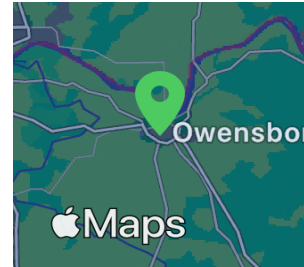
Radon



Radon Inspection Report

Measurement Information

Client Name	Building Year
Hood Estate	1912
Measurement Started	Building Type
05/08/2025 09:40	Single-family home
Measurement Ended	Room Type
05/10/2025 09:40	Den
Inspection Duration	Floor
96 hour (Data No: 96)	Basement
	Test Purpose
	Real Estate



Measurement Location
432 Maple Ave.
Owensboro, Kentucky 42301

Test Result: **< EPA Action Level**

EPA recommends mitigation if the radon average is 4pCi/L or more

Overall Average **0.8 pCi/L**

EPA Average* **0.8 pCi/L**

* The EPA protocol average discards the first four hours of the deployment period. The official number to go with is the EPA protocol average.

Device Information

Device S/N
RP22111220018

MDC (Minimum Detectable Concentration)
0.2 pCi/L

Tester Information

Tester Name
David Johnson

Tester Email
bluegrasshomeinspectionsll...

Tester Address
234A Carlton Dr.
Owensboro, Kentucky 42303

Certification # (State-License #)
270106

Tester Phone
2702310825

Test Limitations: There is an uncertainty with any measurement result due to statistical variations and other factors such as daily and seasonal variations in radon concentrations. Variations may be due to changes in the weather, operation of the dwelling, or possible interference with the necessary test conditions.

Inspection Information

Delay/Discard
the first 4 hours

Inspection Duration
96 hours

Measurement Started
05/08/2025 09:40

Measurement Ended
05/10/2025 09:40

Measured Radon Concentration Max
1.6 pCi/L

Measured Radon Concentration Min
0.5 pCi/L

%Uncertainty
2.1

Historical Radon Trend

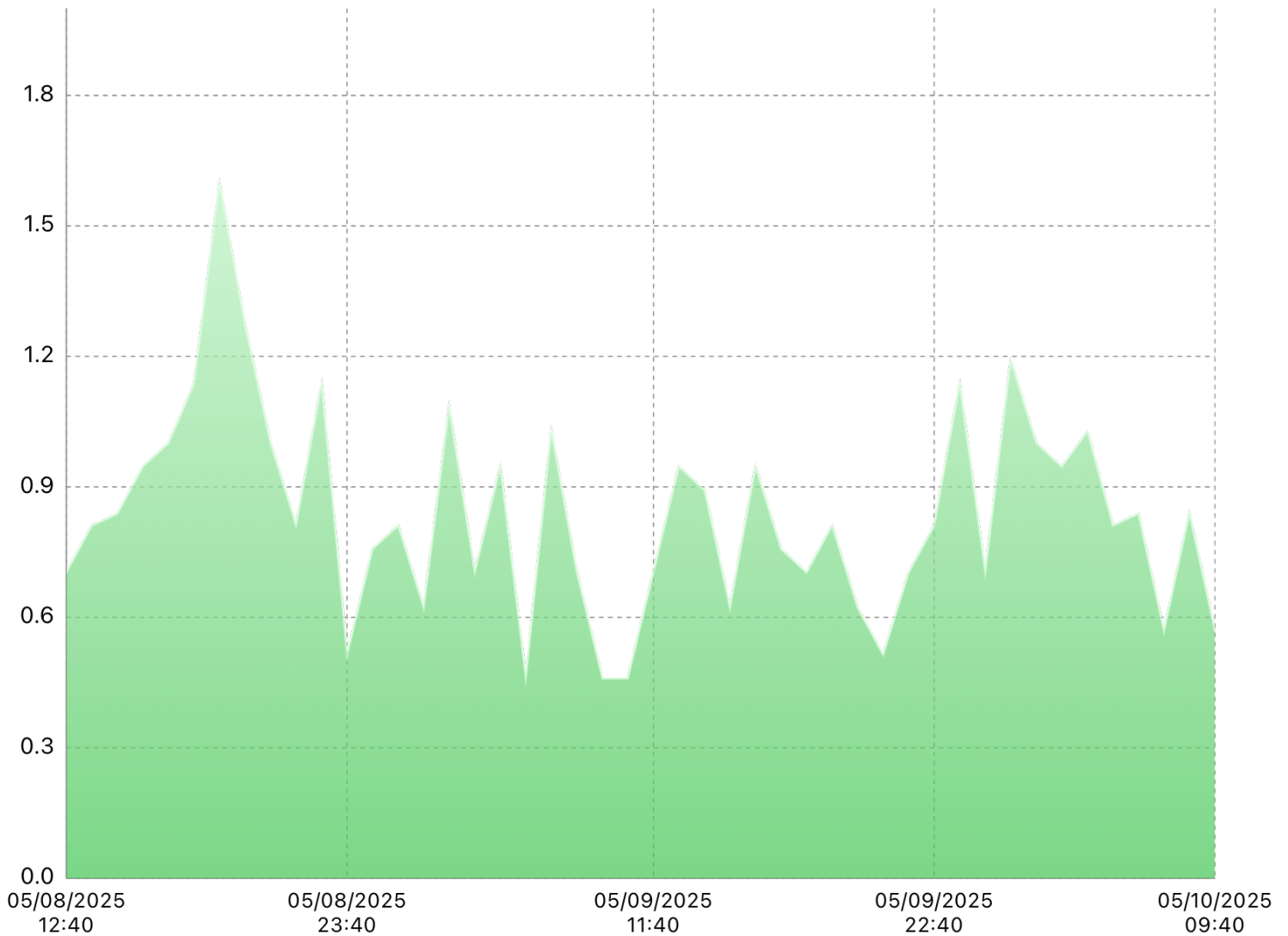


Table of Hourly Radon Measurements

Radon Concentration Average: 0.8 pCi/L

Timestamp	Radon Value	Temp(F)	RH(%)	Timestamp	Radon Value	Temp(F)	RH(%)
05/08/25 10:40	1.1	68	52	05/08/25 22:40	1.1	69	53
05/08/25 10:40	1.1	68	52	05/08/25 22:40	1.1	69	53
05/08/25 11:40	1.1	69	52	05/08/25 23:40	0.5	69	53
05/08/25 11:40	1.1	69	52	05/08/25 23:40	0.5	69	53
05/08/25 12:40	0.7	70	51	05/09/25 00:40	0.8	69	54
05/08/25 12:40	0.7	70	51	05/09/25 00:40	0.8	69	54
05/08/25 13:40	0.8	70	51	05/09/25 01:40	0.8	69	54
05/08/25 13:40	0.8	70	51	05/09/25 01:40	0.8	69	54
05/08/25 14:40	0.8	70	53	05/09/25 02:40	0.6	69	54
05/08/25 14:40	0.8	70	53	05/09/25 02:40	0.6	69	54
05/08/25 15:40	0.9	70	52	05/09/25 03:40	1.1	69	54
05/08/25 15:40	0.9	70	52	05/09/25 03:40	1.1	69	54
05/08/25 16:40	1.0	70	52	05/09/25 04:40	0.7	69	53
05/08/25 16:40	1.0	70	52	05/09/25 04:40	0.7	69	53
05/08/25 17:40	1.1	70	53	05/09/25 05:40	0.9	69	53
05/08/25 17:40	1.1	70	53	05/09/25 05:40	0.9	69	53
05/08/25 18:40	1.6	70	53	05/09/25 06:40	0.5	68	53
05/08/25 18:40	1.6	70	53	05/09/25 06:40	0.5	68	53
05/08/25 19:40	1.3	70	53	05/09/25 07:40	1.0	68	52
05/08/25 19:40	1.3	70	53	05/09/25 07:40	1.0	68	52
05/08/25 20:40	1.0	70	53	05/09/25 08:40	0.7	68	52
05/08/25 20:40	1.0	70	53	05/09/25 08:40	0.7	68	52
05/08/25 21:40	0.8	70	53	05/09/25 09:40	0.5	67	52
05/08/25 21:40	0.8	70	53	05/09/25 09:40	0.5	67	52

* Temperature and humidity can vary depending on environmental conditions.

* The test data was taken from a testing device approved by the National Radon Proficiency Program.

Table of Hourly Radon Measurements

Radon Concentration Average: 0.8 pCi/L

Timestamp	Radon Value	Temp(F)	RH(%)	Timestamp	Radon Value	Temp(F)	RH(%)
05/09/25 10:40	0.5	67	52	05/09/25 22:40	0.8	67	47
05/09/25 10:40	0.5	67	52	05/09/25 22:40	0.8	67	47
05/09/25 11:40	0.7	67	51	05/09/25 23:40	1.1	67	47
05/09/25 11:40	0.7	67	51	05/09/25 23:40	1.1	67	47
05/09/25 12:40	0.9	67	51	05/10/25 00:40	0.7	67	47
05/09/25 12:40	0.9	67	51	05/10/25 00:40	0.7	67	47
05/09/25 13:40	0.9	67	51	05/10/25 01:40	1.2	67	47
05/09/25 13:40	0.9	67	51	05/10/25 01:40	1.2	67	47
05/09/25 14:40	0.6	67	50	05/10/25 02:40	1.0	67	49
05/09/25 14:40	0.6	67	50	05/10/25 02:40	1.0	67	49
05/09/25 15:40	0.9	67	49	05/10/25 03:40	0.9	66	47
05/09/25 15:40	0.9	67	49	05/10/25 03:40	0.9	66	47
05/09/25 16:40	0.8	67	49	05/10/25 04:40	1.0	66	47
05/09/25 16:40	0.8	67	49	05/10/25 04:40	1.0	66	47
05/09/25 17:40	0.7	67	48	05/10/25 05:40	0.8	67	47
05/09/25 17:40	0.7	67	48	05/10/25 05:40	0.8	67	47
05/09/25 18:40	0.8	67	47	05/10/25 06:40	0.8	66	46
05/09/25 18:40	0.8	67	47	05/10/25 06:40	0.8	66	46
05/09/25 19:40	0.6	67	47	05/10/25 07:40	0.6	66	46
05/09/25 19:40	0.6	67	47	05/10/25 07:40	0.6	66	46
05/09/25 20:40	0.5	67	47	05/10/25 08:40	0.8	65	46
05/09/25 20:40	0.5	67	47	05/10/25 08:40	0.8	65	46
05/09/25 21:40	0.7	68	48	05/10/25 09:40	0.6	65	46
05/09/25 21:40	0.7	68	48	05/10/25 09:40	0.6	65	46

* Temperature and humidity can vary depending on environmental conditions.

* The test data was taken from a testing device approved by the National Radon Proficiency Program.

RECOMMENDATIONS (as per ANSI-AARST Radon Measurement in Homes Standard)

Average test result is 4.0 pCi/L or greater: YOUR RADON IS HIGH

- **FIX THE BUILDING.** Test results indicate occupants may be exposed to radon concentrations that meet or exceed the EPA action level of 4 pCi/L or greater.
- Efforts to reduce radon concentrations are not complete until a retest provides evidence of mitigation effectiveness.
- Complete a short-term test between 24 hours and 30 days after installation of a mitigation system.
- Retest every 2 years to ensure the system remains effective.

Average result is between 2.0 and 4.0 pCi/L: YOUR RADON IS MODERATELY ELEVATED

- **CONSIDER FIXING THE BUILDING.** Test results indicate radon levels greater than half the EPA action level.
- The World Health Organization (WHO) recommends mitigation if levels are 2.7 pCi/L (100 Bq/m³) or higher.
- Note that tests conducted when the heating system is active both day and night are more likely to provide a clear characterization of potential radon hazards.

Average test result is less than 2.0 pCi/L: YOUR RADON IS LOW

- **NO FURTHER ACTION REQUIRED AT THIS TIME.** The average indoor radon level is estimated to be about 1.3 pCi/L; the normal outdoor air radon level is 0.4 pCi/L.
- Radon levels in a building can fluctuate due to weather conditions and other factors, including renovations and alterations, or changes in the HVAC system. For this reason, EPA recommends **retesting your home every 5 years** and remediating if levels become elevated.

Times to Retest:

Retest in conjunction with any sale of new or existing buildings. In addition, be certain to test again or continuously monitor when any of the following circumstances occur:

- A new addition is constructed or alterations for building reconfiguration or rehabilitation occur.
- A ground contact area not previously tested is occupied, or a home is newly occupied.
- Heating or cooling systems are significantly altered, resulting in changes to air pressure relationships.
- Ventilation is significantly altered by extensive weatherization, changes to mechanical systems or comparable procedures.
- A mitigation system is altered, modified, or repaired.
- Significant openings to soil occur due to:
 - Groundwater or slab surface water control systems that are altered or added (e.g., sumps, perimeter drain tile, shower/tub retrofits, etc.).
 - Natural settlement causing major cracks to develop.
- Earthquakes, construction blasting, fracking, or formation of sink holes nearby, or
- A mitigation system is altered, modified, or repaired.