

J.C. Broderick & Associates, Inc.

Environmental / Construction Consulting & Testing



December 29, 2025

Mr. Severino Fasulo
Syosset Central School District
99 Pell Lane
Syosset, New York 11791

Re: Perform Professional Consulting and Environmental Sampling and Testing for Radon in Air at:

**Site: South Grove Elementary School
60 Colony Lane
Syosset, New York 11791
Site Visits: December 15 & 18, 2025**

JCB#: 25-62202

Dear Mr. Fasulo:

J.C. Broderick and Associates, Inc. (JCB) was retained by the Syosset Central School District (SCSD) to perform environmental sampling for indoor radon gas within the above referenced school building. The radon sampling was performed by experienced JCB representatives on the above referenced dates following the American National Standards Institute (ANSI)/American Association of Radon Scientists and Technologists (AARST) *Protocol for Conducting Measurements of Radon and Radon Decay Products in Multifamily, School, Commercial and Mixed-Use Buildings* MA-MFLB-2023, effective date December 1, 2023, guidance document. The site visits consisted of the following:

- Collection of radon in air samples from 34 locations within occupied rooms in contact with the ground at the above referenced school building.
- Submission of designated samples to an independent New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP) certified laboratory for radon in air analysis.
- Review and compare the laboratory results to the ANSI/AARST *Protocol for Conducting Measurements of Radon and Radon Decay Products in Multifamily, School, Commercial and Mixed-Use Buildings* MA-MFLB-2023, effective date December 1, 2023.

Summary of Sample Collection, Field Screening and Sample Submission

The following section summarizes the environmental sampling performed.

- On December 15, 2025, a total of 43 short-term radon test kits were deployed at 34 strategic occupied spaces located throughout the above referenced school building. The test kits remained within the given space for a period of three (3) days. A select number of samples served as a duplicate or remained closed as a field blank for QA/QC compliance.

December 29, 2025

Mr. Severino Fasulo of Syosset CSD

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JCB#: 25-62202

- The area around each test kit location was field screened for the presence of total volatile organic compounds utilizing a MiniRAE 3000 Portable photo-ionization detector (PID). Technical data pertaining to the MiniRAE 3000 Portable PID is available upon request.
- On December 18, 2025, a total of 43 short-term radon test kits were retrieved, sealed and assigned individual identification numbers. Chain of custody documents were prepared, and the samples were then delivered to an independent New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP) accredited radon laboratory for analysis. Prior to sample retrieval, temperature and humidity were recorded utilizing a OXV Thermo-Hygrometer meter.

Quality Assurance and Quality Control (QA/QC) Procedures

To ensure that measurement results are reliable, JCB performed duplicate and laboratory blank sampling at nine (9) sample locations. JCB representatives maintained a Radon sampling chain of custody used to track samples from sampling point to analysis which summarized the following:

- Sample identification;
- Test Kit ID number;
- Device ID number;
- Sampling beginning date and time;
- Sampling ending date and time;
- Temperature, °F;
- Humidity, %.

Summary of Laboratory Analysis

Please refer to the Tables located in Attachment #1 for a summary of submitted samples and laboratory analysis results.

- The laboratory analytical results for the radon in air samples were reviewed and compared to the ANSI/AARST *Protocol for Conducting Measurements of Radon and Radon Decay Products in Multifamily, School, Commercial and Mixed-Use Buildings* MA-MFLB-2023, effective date December 1, 2023, which establishes a radon in air action concentration level of 4.0 pCi/L.
 - The laboratory analysis results from the radon in air samples submitted **did not** reveal any elevated concentrations of radon exceeding 4.0 pCi/L, the referenced action level. The highest recorded radon level was located in spaces 2027 and 2075 at a concentration of 1.0 pCi/L each, well below the 4.0 pCi/L action level.
- EMSL Analytical Inc. (EMSL) of Cinnaminson, New Jersey provided laboratory analytical services. Copies of EMSL's NYSDOH certifications are available upon request.

December 29, 2025

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Conclusions and Recommendations

Based upon the results of the laboratory analysis, the USEPA decision matrix does not recommend any additional investigation pertaining to radon in air associated with the above referenced school building.

The ANSI/AARST guidance document recommends that responsible care requires repeating initial testing procedures for all building(s) at least every 5 years and in conjunction with any sale of a building.

Radon testing should also be conducted 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 building is newly occupied;
- heating or cooling systems are significantly altered, resulting in changes to air pressures or pressure relationships;
- ventilation is significantly altered by extensive weatherization, changes to mechanical systems or comparable procedures;
- 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.) or,
 - natural settlement causing major cracks to develop;
- earthquakes or construction blasting, fracking or formation of sink holes nearby; or
- a mitigation system is altered, modified, or repaired.

Should testing indicate concentrations that meet or exceed the action level, conduct evaluations, corrections and further testing until radon concentrations have been mitigated to below the action level.

However, to monitor for possible changes in indoor quality, JCB does recommend that the current annual testing schedule for radon in air within the school building continue.

Please refer to the attached laboratory reports to be included in the District's Radon Measurement Plan.

The following project information is included in the attachments of this report.

1. Tables
2. Figures
3. Field Photograph Logs
4. Laboratory Analysis Reports

If there are any questions or if more information is needed, please feel free to contact our office.

Sincerely,

J. C. Broderick & Associates, Inc.



Steven Muller, P.G.

Director, Subsurface Division

Attachment #1 Tables

**Table No. 1:
Summary of Radon Samples Submitted for Laboratory Analysis**

Sample ID#	AHERA Space ID	Sample Start Date	Sample End Date	Description of Sample	Analysis Method
596122	2002	12/15/2025	12/18/2025	Bookshelf	Radon in Air
5996373 (B)		12/15/2025	12/18/2025		Radon in Air
596114	2005	12/15/2025	12/18/2025	Bookshelf	Radon in Air
596339	2008	12/15/2025	12/18/2025	Closet Shelf	Radon in Air
595548 (Dup)		12/15/2025	12/18/2025		Radon in Air
595529	2011	12/15/2025	12/18/2025	Electrical Panel	Radon in Air
596103	2015	12/15/2025	12/18/2025	Closet Shelf	Radon in Air
596011	2018	12/15/2025	12/18/2025	Cabinet	Radon in Air
596041	2023	12/15/2025	12/18/2025	Closet Shelf	Radon in Air
596348	2041	12/15/2025	12/18/2025	File Cabinet	Radon in Air
596197	2027	12/15/2025	12/18/2025	File Cabinet	Radon in Air
595527	2030	12/15/2025	12/18/2025	Shelf	Radon in Air
596050	2032	12/15/2025	12/18/2025	AED	Radon in Air
596006	2071	12/15/2025	12/18/2025	Bookshelf	Radon in Air
596060 (B)		12/15/2025	12/18/2025		Radon in Air
596023	2075	12/15/2025	12/18/2025	Bookshelf	Radon in Air
596116	2078	12/15/2025	12/18/2025	Bookshelf	Radon in Air
596081	2081	12/15/2025	12/18/2025	Bookshelf	Radon in Air
595539	2086	12/15/2025	12/18/2025	File Cabinet	Radon in Air
596367 (Dup)		12/15/2025	12/18/2025		Radon in Air
595524	2089	12/15/2025	12/18/2025	Shelf	Radon in Air
595589	2096	12/15/2025	12/18/2025	Cabinet	Radon in Air
596150	2068	12/15/2025	12/18/2025	Cabinet	Radon in Air
596316	2068B	12/15/2025	12/18/2025	Cabinet	Radon in Air
596196 (Dup)		12/15/2025	12/18/2025		Radon in Air
595687	2043	12/15/2025	12/18/2025	Bookshelf	Radon in Air
596086	2044	12/15/2025	12/18/2025	Vending Machine	Radon in Air
595603	2045	12/15/2025	12/18/2025	Electrical Panel	Radon in Air
596115	2062	12/15/2025	12/18/2025	File Cabinet	Radon in Air
595596 (B)		12/15/2025	12/18/2025		Radon in Air
596242	2060	12/15/2025	12/18/2025	Shelf	Radon in Air
596342	2058	12/15/2025	12/18/2025	Shelf	Radon in Air
595613	2056	12/15/2025	12/18/2025	Shelf	Radon in Air
596456	2054	12/15/2025	12/18/2025	Bookshelf	Radon in Air
596311	2052	12/15/2025	12/18/2025	Bookshelf	Radon in Air
595557 (Dup)		12/15/2025	12/18/2025		Radon in Air
596302	2050	12/15/2025	12/18/2025	Bookshelf	Radon in Air
596370	Vestibule	12/15/2025	12/18/2025	Cabinet	Radon in Air
595611	Stage	12/15/2025	12/18/2025	Manager Panel	Radon in Air
596110	Room 123	12/15/2025	12/18/2025	File Cabinet	Radon in Air
595525 (Dup)		12/15/2025	12/18/2025		Radon in Air
595585	Room 124	12/15/2025	12/18/2025	File Cabinet	Radon in Air
595538 (Dup)		12/15/2025	12/18/2025		Radon in Air

Notes:

B = Blank

Dup = Duplicate

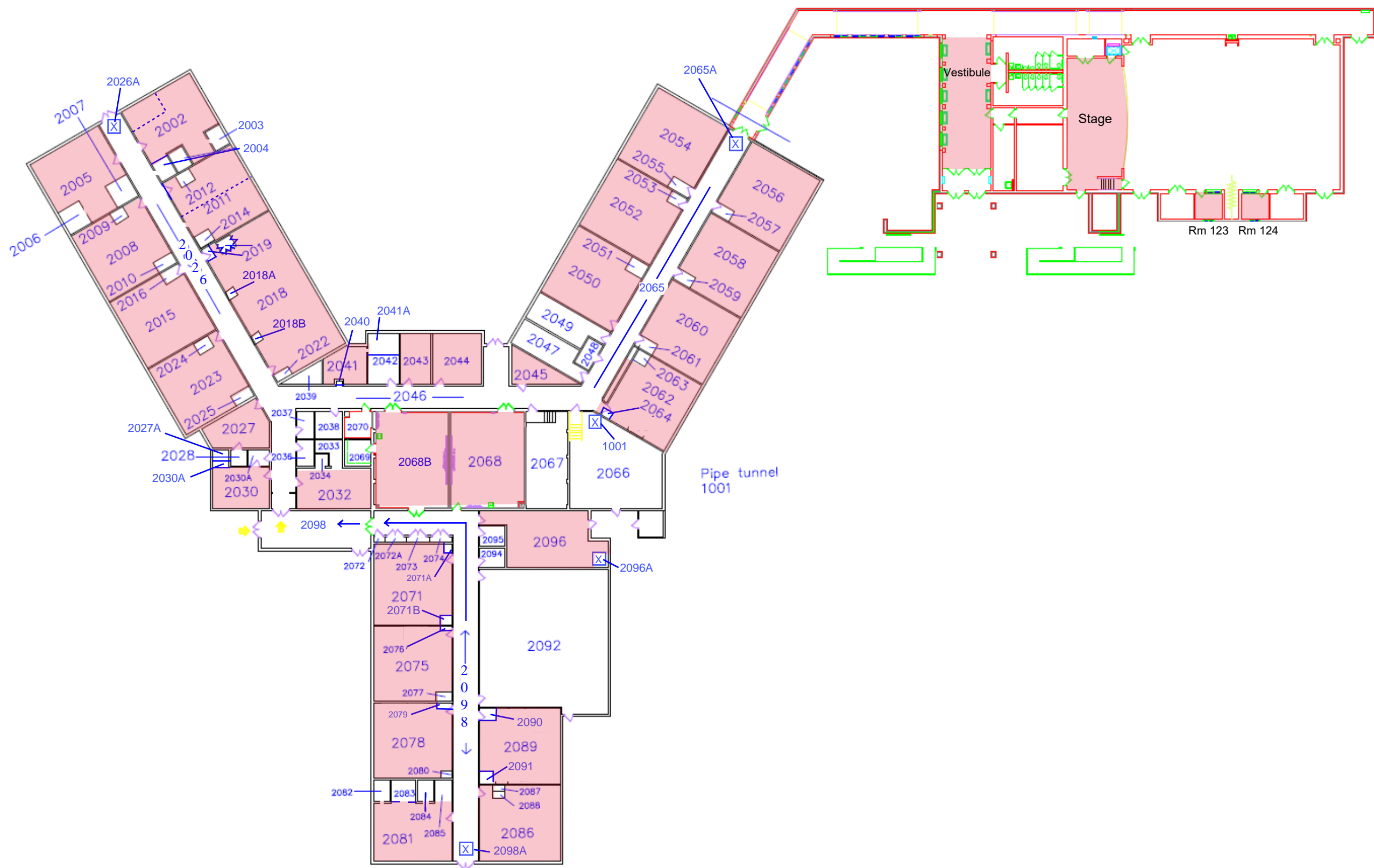
**Table No. 2:
Summary of Radon Laboratory Results**

AHERA Space ID	12/15/25-12/18/25 (pCi/L)	11/7/25-11/10/25 (pCi/L)	8/25/25-8/29/25 (pCi/L)	12/10/24-12/13/24 (pCi/L)	2/5/24-2/8/24 (pCi/L)	1/9/23 - 1/12/23 (pCi/L)	2/6/23 - 2/8/23 (pCi/L)	3/3/23 - 3/6/23 (pCi/L)
2002	0.4	0.1	1.0	0.4	0.6	1.5	-	-
2002 (B)	-0.3	-	0.0	0.0	0.1	0.4	-	-
2005	0.4	0.3	3.0	0.5	0.7	1.9	-	-
2008	0.7	0.1	0.7	0.2	0.4	1.9	-	-
2008 (Dup)	0.7	-	1.2	0.6	0.5	1.9	-	-
2011	0.5	-	0.6	0.2	0.1	1.3	-	-
2015	0.1	-	0.8	0.4	0.3	1.3	-	-
2018	0.6	-	0.5	0.3	0.3	2.2	-	-
2023	0.4	-	0.6	0.3	0.3	1.4	-	-
2041	0.9	-	0.4	0.3	0.3	2.0	-	-
2027	1.0	0.1	1.2	0.3	0.4	1.7	-	-
2030	0.4	-	0.6	0.7	0.5	1.5	-	-
2032	0.4	-	0.4	0.4	0.5	1.6	-	-
2071	0.7	0.1	1.5	0.6	0.2	1.6	-	-
2071 (B)	0.1	-	0.2	-0.1	0.3	0.1	-	-
2075	1.0	-	0.5	0.3	0.5	2.1	-	-
2078	0.8	-	0.9	-0.1	0.4	1.7	-	-
2081	0.4	0.2	1.9	0.4	0.8	1.8	-	-
2086	0.5	0.1	1.1	0.4	0.7	1.3	-	-
2086 (Dup)	0.3	-	1.5	0.5	0.4	1.5	-	-
2089	0.8	-	0.8	0.4	0.5	1.7	-	-
2096	0.7	-	0.3	0.3	0.4	1.8	-	-
2068	0.2	-	0.3	0.3	0.3	1.2	-	-
2068B	0.0	-	0.4	0.3	0.1	1.0	-	-
2068B (Dup)	0.1	-	0.2	0.3	0.3	1.4	-	-
2043	0.6	-	0.0	0.3	0.3	1.6	-	-
2044	0.3	-	0.6	0.3	0.7	1.6	-	-
2045	0.5	-	0.6	0.2	0.4	0.8	-	-
2062	0.8	-	0.8	0.0	0.4	1.9	-	-
2062 (B)	0.2	-	0.1	0.1	-0.2	0.2	-	-
2060	0.6	-	0.7	0.2	0.4	2.1	-	-
2058	0.5	-	-	0.5	0.3	2.4	-	-
2056	0.2	0.1	1.1	0.4	0.5	1.6	-	-
2054	0.5	0.1	1.2	0.5	0.4	2.2	-	-
2052	0.5	-	0.8	0.5	0.6	2.0	-	-
2052 (Dup)	0.2	-	0.8	0.4	0.0	1.9	-	-
2050	0.7	0.1	1.0	0.5	0.4	1.6	-	-
Vestibule	0.5	-	0.6	0.5	0.7	-	0.8	-
Vestibule (Dup)	-	-	-	-	-	-	0.9	-
Stage	0.7	-	0.4	0.6	0.8	-	1.7	-
Stage (Dup)	-	-	-	-	-	-	1.4	-
Room 123	0.4	-	0.2	1.0	1.1	4.0	2.6	1.3
Room 123 (Dup)	0.2	-	0.1	0.7	1.1	-	2.6	1.4
Room 124	0.1	-	0.3	0.6	1.1	3.8	1.6	0.8
Room 124 (Dup)	0.6	-	0.4	0.5	0.8	-	1.2	0.7

Notes:
 B = Blank
 Dup = Duplicate
 - = Not Analyzed

Attachment #2

Figures



J.C. Broderick & Associates
 Environmental Consulting & Testing
 1775 Expressway Dr. North
 Hauppauge, New York 11788
 Phone: 631.584.5492 Fax: 631.584.5913

JCB #: 25-62202
SYOSSET CENTRAL SCHOOL DISTRICT
 South Grove Elementary School
 60 Colony Lane, Syosset, NY 11791

Attachment #3
Field Photograph Logs

Typical Radon Sample



Field Photograph Log

Indoor Radon Investigation at:

**South Grove Elementary School
60 Colony Lane
Syosset, New York 11791**

Photo No. 01

JCB#: 25-62202

Typical Radon Sample with Blank



Field Photograph Log

Indoor Radon Investigation at:

South Grove Elementary School
60 Colony Lane
Syosset, New York 11791

Photo No. 02

JCB#: 25-62202

Typical Radon Sample with Duplicate



Field Photograph Log

Indoor Radon Investigation at:

**South Grove Elementary School
60 Colony Lane
Syosset, New York 11791**

Photo No. 03

JCB#: 25-62202

Attachment #4
Laboratory Analysis Reports



EMSL Analytical, Inc.

200 Route 130 North, Cinnaminson, NJ 08077
Phone/Fax: (800) 220-3675 / (856) 786-0327
<http://www.EMSL.com> cinnaminsonradonlab@emsl.com

EMSL Order: 382505677
CustomerID: JCBR50
CustomerPO:
ProjectID:

Attn: **Steven Muller**
J.C. Broderick & Associates
1775 Expressway Drive North, Suite 1
Hauppauge, NY 11788

Phone: (631) 584-5492
Fax:
Received: 12/23/2025 12:24 PM
Analysis Date: 12/24/2025
Collected: 12/15/2025

Project: **South Grove Elementary School / 60 Colony Ln**

Test **South Grove Elementary School**
Site: **60 Colony Ln**
Syosset, NY 11791

Test Report: Radon in Air Test Results

Liquid Scintillation ID	Location	Radon Activity (pCi/L)	Start	Stop	Temperature F	Humidity %	Sample Type
596122 382505677-0001	2002	0.4	12/15/2025 6:38:00 AM	12/18/2025 4:12:00 PM	75	24	Customer
Sample Notes:							
596373 382505677-0002	2002 B	-0.3	12/15/2025 6:38:00 AM	12/18/2025 4:12:00 PM	75	24	Blank
Sample Notes:							
596114 382505677-0003	2005	0.4	12/15/2025 6:39:00 AM	12/18/2025 4:15:00 PM	75	27	Customer
Sample Notes:							
596339 382505677-0004	2008	0.7	12/15/2025 6:41:00 AM	12/18/2025 4:15:00 PM	74	29	Customer
Sample Notes:							
595548 382505677-0005	2008 B	0.7	12/15/2025 6:41:00 AM	12/18/2025 4:15:00 PM	74	29	Blank
Sample Notes:							
595529 382505677-0006	2012	0.5	12/15/2025 6:42:00 AM	12/18/2025 4:17:00 PM	75	26	Customer
Sample Notes:							
596103 382505677-0007	2015	0.1	12/15/2025 6:42:00 AM	12/18/2025 4:17:00 PM	75	26	Customer
Sample Notes:							
596011 382505677-0008	2018	0.6	12/15/2025 6:43:00 AM	12/18/2025 4:18:00 PM	74	26	Customer
Sample Notes:							
596041 382505677-0009	2023	0.4	12/15/2025 6:44:00 AM	12/18/2025 4:19:00 PM	74	27	Customer
Sample Notes:							
596348 382505677-0010	2041	0.9	12/15/2025 6:45:00 AM	12/18/2025 4:18:00 PM	73	26	Customer
Sample Notes:							



EMSL Analytical, Inc.

200 Route 130 North, Cinnaminson, NJ 08077

Phone/Fax: (800) 220-3675 / (856) 786-0327

<http://www.EMSL.com>

cinnaminsonradonlab@emsl.com

EMSL Order: 382505677

CustomerID: JCBR50

CustomerPO:

ProjectID:

Test Report: Radon in Air Test Results

Liquid Scintillation ID	Location	Radon Activity (pCi/L)	Start	Stop	Temperature F	Humidity %	Sample Type
596197 382505677-0011	2027	1	12/15/2025 6:47:00 AM	12/18/2025 4:20:00 PM	74	27	Customer
Sample Notes:							
595527 382505677-0012	2030	0.4	12/15/2025 6:47:00 AM	12/18/2025 4:21:00 PM	74	27	Customer
Sample Notes:							
596050 382505677-0013	2032	0.4	12/15/2025 6:48:00 AM	12/18/2025 4:22:00 PM	73	25	Customer
Sample Notes:							
596006 382505677-0014	2071	0.7	12/15/2025 6:50:00 AM	12/18/2025 4:24:00 PM	71	29	Customer
Sample Notes:							
596060 382505677-0015	2071 B	0.1	12/15/2025 6:50:00 AM	12/18/2025 4:24:00 PM	71	29	Blank
Sample Notes:							
596023 382505677-0016	2075	1	12/15/2025 6:51:00 AM	12/18/2025 4:25:00 PM	73	28	Customer
Sample Notes:							
596116 382505677-0017	2078	0.8	12/15/2025 6:52:00 AM	12/18/2025 4:26:00 PM	73	28	Customer
Sample Notes:							
596081 382505677-0018	2081	0.4	12/15/2025 6:53:00 AM	12/18/2025 4:28:00 PM	72	27	Customer
Sample Notes:							
595539 382505677-0019	2085	0.5	12/15/2025 6:55:00 AM	12/18/2025 4:29:00 PM	74	28	Customer
Sample Notes:							
596367 382505677-0020	2085 D	0.3	12/15/2025 6:55:00 AM	12/18/2025 4:29:00 PM	74	28	Duplicate
Sample Notes: Duplicate's Customer Sample:382505677-0019							
Duplicate RPD = 50.0%							
595524 382505677-0021	2089	0.8	12/15/2025 6:55:00 AM	12/18/2025 4:31:00 PM	74	31	Customer
Sample Notes:							
595589 382505677-0022	2095	0.7	12/15/2025 6:57:00 AM	12/18/2025 4:34:00 PM	74	32	Customer
Sample Notes:							
596150 382505677-0023	2068	0.2	12/15/2025 6:58:00 AM	12/18/2025 4:35:00 PM	72	27	Customer
Sample Notes:							

Please visit www.radontestinglab.com



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200 Route 130 North, Cinnaminson, NJ 08077

Phone/Fax: (800) 220-3675 / (856) 786-0327

<http://www.EMSL.com>

cinnaminsonradonlab@emsl.com

EMSL Order: 382505677

CustomerID: JCBR50

CustomerPO:

ProjectID:

Test Report: Radon in Air Test Results

Liquid Scintillation ID	Location	Radon Activity (pCi/L)	Start	Stop	Temperature F	Humidity %	Sample Type
596316 382505677-0024	2068 B	0	12/15/2025 7:00:00 AM	12/18/2025 4:36:00 PM	72	28	Customer
Sample Notes:							
596196 382505677-0025	2068B D	0.1	12/15/2025 7:00:00 AM	12/18/2025 4:36:00 PM	72	28	Duplicate
Sample Notes: Duplicate's Customer Sample:382505677-0024 Duplicate RPD >67%							
Duplicate RPD = 200.0%							
595687 382505677-0026	2043	0.6	12/15/2025 7:01:00 AM	12/18/2025 4:39:00 PM	78	23	Customer
Sample Notes:							
596086 382505677-0027	2044	0.3	12/15/2025 7:02:00 AM	12/18/2025 4:39:00 PM	77	24	Customer
Sample Notes:							
595603 382505677-0028	2045	0.5	12/15/2025 7:02:00 AM	12/18/2025 4:40:00 PM	76	23	Customer
Sample Notes:							
596115 382505677-0029	2062	0.8	12/15/2025 7:04:00 AM	12/18/2025 4:41:00 PM	76	24	Customer
Sample Notes:							
595596 382505677-0030	2062 B	0.2	12/15/2025 7:04:00 AM	12/18/2025 4:41:00 PM	76	24	Blank
Sample Notes:							
596242 382505677-0031	2060	0.6	12/15/2025 7:05:00 AM	12/18/2025 4:42:00 PM	76	25	Customer
Sample Notes:							
596342 382505677-0032	2058	0.5	12/15/2025 7:06:00 AM	12/18/2025 4:43:00 PM	76	26	Customer
Sample Notes:							
595613 382505677-0033	2056	0.2	12/15/2025 7:06:00 AM	12/18/2025 4:44:00 PM	75	26	Customer
Sample Notes:							
596456 382505677-0034	2054	0.5	12/15/2025 7:07:00 AM	12/18/2025 4:45:00 PM	75	26	Customer
Sample Notes:							
596311 382505677-0035	2052	0.5	12/15/2025 7:07:00 AM	12/18/2025 4:46:00 PM	76	27	Customer
Sample Notes:							
595557 382505677-0036	2052 D	0.2	12/15/2025 7:07:00 AM	12/18/2025 4:46:00 PM	76	27	Duplicate
Sample Notes: Duplicate's Customer Sample:382505677-0035 Duplicate RPD >67%							
Duplicate RPD = 85.7%							

Please visit www.radontestinglab.com



EMSL Analytical, Inc.

200 Route 130 North, Cinnaminson, NJ 08077

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<http://www.EMSL.com>

cinnaminsonradonlab@emsl.com

EMSL Order: 382505677

CustomerID: JCBR50

CustomerPO:

ProjectID:

Test Report: Radon in Air Test Results

Liquid Scintillation ID	Location	Radon Activity (pCi/L)	Start	Stop	Temperature F	Humidity %	Sample Type
596302 382505677-0037	2050	0.7	12/15/2025 7:08:00 AM	12/18/2025 4:47:00 PM	76	24	Customer
Sample Notes:							
596370 382505677-0038	Vestibule	0.5	12/15/2025 7:11:00 AM	12/18/2025 4:07:00 PM	71	31	Customer
Sample Notes:							
595611 382505677-0039	Stage	0.7	12/15/2025 7:12:00 AM	12/18/2025 4:02:00 PM	70	29	Customer
Sample Notes:							
596110 382505677-0040	123	0.4	12/15/2025 7:16:00 AM	12/18/2025 4:04:00 PM	69	29	Customer
Sample Notes:							
595525 382505677-0041	123 D	0.2	12/15/2025 7:16:00 AM	12/18/2025 4:04:00 PM	69	29	Duplicate
Sample Notes: Duplicate's Customer Sample:382505677-0040					Duplicate RPD = 66.7%		
595585 382505677-0042	124	0.1	12/15/2025 7:17:00 AM	12/18/2025 4:05:00 PM	72	28	Customer
Sample Notes:							
595538 382505677-0043	124 D	0.6	12/15/2025 7:17:00 AM	12/18/2025 4:05:00 PM	72	28	Duplicate
Sample Notes: Duplicate's Customer Sample:382505677-0042 Duplicate RPD >67%					Duplicate RPD = 142.9%		

Report Notes



EMSL Analytical, Inc.

200 Route 130 North, Cinnaminson, NJ 08077

Phone/Fax: (800) 220-3675 / (856) 786-0327

<http://www.EMSL.com>

cinnaminsonradonlab@emsl.com

EMSL Order:	382505677
CustomerID:	JCBR50
CustomerPO:	
ProjectID:	

Test Report: Radon in Air Test Results

Liquid Scintillation ID	Location	Radon Activity (pCi/L)	Start	Stop	Temperature F	Humidity %	Sample Type
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The United States Environmental Protection Agency (EPA) has established a radon action level of 4.0pCi/L. EPA recommends mitigation of a structure if the confirmed radon level is equal to or greater than 4.0pCi/L.

The radon tests were performed using liquid scintillation radon detectors and counted on a liquid scintillation counter following EPA Method # 402-R-92-004 testing protocol for Radon in Air testing. EPA recommends retesting every two years.

Please contact EMSL Analytical, Inc. or your State Health Department for further information.

All procedures used for generating this report are in complete accordance with the current EPA protocols for the analysis of Radon in Air.

Analyst(s)

Jeanel Zoll (43)

Dominic Gehret, Radiochemistry Laboratory Manager, 10872

In no event shall EMSL be liable for indirect, special, consequential, or incidental damages, including, but not limited to, damages for loss of profit or goodwill regardless of the negligence (either sole or concurrent) of EMSL and whether EMSL has been informed of the possibility of such damages, arising out of or in connection with EMSL's services thereunder or the delivery, use, reliance upon or interpretation of test results by client or any third party. We accept no legal responsibility for the purposes for which the client uses the test results. In no event shall EMSL be liable to a client or any third party, whether based upon theories of tort, contract or any other legal or equitable theory, in excess of the amount paid to EMSL by client thereunder. The test results meets all NELAC requirements unless otherwise specified.

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ FL RB2034/R2687,IL RNL2008202,IN RTL00935,IA RNLAB10005,KS KS-LB-0005/KS-MS-0482,ME SPC202,MN RL-0005,NE 474/RMB-1083,NJ 03036/MEB92525/MES13910,NY 10872,OH RL39,OK D9952,PA 2573/3393/68-00367,RI RMB-108/RI00179,WV RL000220,NRSB-ARL6006,NRPP

Initial report from 12/24/2025 12:14:30



Radon Testing Chain of Custody

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Cinnaminson, NJ 08077

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382505677

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RadLab@emsl.com

If Bill-To is the same as Report-To leave this section blank. Third-party billing requires written authorization.

Customer Information	Customer ID: JCBR50	Billing Information	Billing ID: SAME
	Company Name: JCB		Company Name:
	Contact Name: Steven Muller		Billing Contact:
	Street Address: 175 Expressway Dr, North		Street Address:
	City, State, Zip: Hauppauge, New York 11788		City, State, Zip: RECEIVED EMSL ANALYTICAL, INC. Carle Place, NY
	Phone: 631-584-5492		Phone:
Email(s) for Report: smuller@jcbroderick.com	Email(s) for Invoice:		

Project Information		DEC 19 25, PM 05:19
Project Name/No: South Grove Elementary School	Purchase Order: 25-62202	
EMSL LIMS Project ID: (If applicable, EMSL will provide)	US State where samples collected: NJ	State of Connecticut (CT) must select project location: <input type="checkbox"/> Commercial (Taxable) <input type="checkbox"/> Residential (Non-Taxable)
Technician Name: Steven Muller	Technician Cert#:	Technician Signature: <i>[Signature]</i>

Property Tested Information

1) Radon Test being conducted for the purpose of: Real Estate Transaction Homeowner Other

2) Test Conditions Observed: Closed House Open House

3) Building Type: Residential Commercial Daycare/School

4) Building Foundation: Basement Crawlspace Slab on Grade Other

5) If School Testing, please enter School Code:

6) Is this a Post Mitigation Test? YES NO

Box Number	Device Number	Location / Floor	Exposure Period Beginning Date and Time	Exposure Period Ending Date and Time	Temperature °F	Humidity %
S	596122	2002	12/15/25 6:38am	12/18/25 4:12pm	74.6	23.7
B	596373	2002 B	12/15/25 6:38am	12/18/25 4:12pm	74.6	23.7
S	596114	2005	12/15/25 6:39am	12/18/25 4:15pm	74.6	26.7
S	596339	2008	12/15/25 6:41am	12/18/25 4:15pm	73.9	28.6
D	595548	2008 B	12/15/25 6:41am	12/18/25 4:15pm	73.9	28.6
S	595529	2012	12/15/25 6:42am	12/18/25 4:17pm	74.6	26.0
S	596103	2015	12/15/25 6:42am	12/18/25 4:17pm	74.4	25.7
S	596011	2018	12/15/25 6:43am	12/18/25 4:18pm	73.7	25.6
S	596041	2023	12/15/25 6:44am	12/18/25 4:18pm	73.2	26.6
S	596348	2041	12/15/25 6:45am	12/18/25 4:18pm	73.0	25.6
S	596197	2027	12/15/25 6:47am	12/18/25 4:20pm	73.5	26.6
S	595527	2030	12/15/25 6:47am	12/18/25 4:21pm	73.5	26.6
S	596050	2032	12/15/25 6:48am	12/18/25 4:22pm	73.4	24.6

*Comments/Special Instructions:

net 2 day TOT

Client Sample #(s): Total # of Samples: 43 devices

Method of Shipment:	Sample Condition Upon Receipt:
Relinquished by: <i>[Signature]</i>	Received by: AMinisterial G. Muler
Date/Time: 12/18/25	Date/Time: 12/19/25 5:19pm
Relinquished by:	Received by: Jeanne & Zolt Jeanne & Zolt
Date/Time:	Date/Time: 12/23/25 12:24PM

Controlled Document - COC-56 Radon R2 04/15/2021

AGREE TO ELECTRONIC SIGNATURE (By checking, I consent to signing this Chain of Custody document by electronic signature.)





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Additional Pages of the Chain of Custody are only necessary if needed for additional sample information

Box Number	Device Number	Location	Exposure Period Beginning Date and Time		Exposure Period Ending Date and Time		Temperature °F	Humidity %
S	596006	2071	12/15/25	6:50am	12/18/25	4:24pm	71.2	28.5
B	596060	2071B	12/15/25	6:50am	12/18/25	4:24pm	71.2	28.5
S	596023	2075	12/15/25	6:51am	12/18/25	4:25pm	72.5	28.4
S	596116	2078	12/15/25	6:52am	12/18/25	4:26pm	72.5	27.8
S	596081	2081	12/15/25	6:53am	12/18/25	4:28pm	72.3	26.5
S	595539	2085	12/15/25	6:55am	12/18/25	4:29pm	73.7	28.2
D	596367	2085D	12/15/25	6:55am	12/18/25	4:29pm	73.7	28.2
S	595524	2089	12/15/25	6:55am	12/18/25	4:31pm	73.5	30.9
S	595589	2095	12/15/25	6:57am	12/18/25	4:34pm	73.5	32.4
S	596150	2068	12/15/25	6:58am	12/18/25	4:35pm	72.1	27.2
S	596316	2068B	12/15/25	7:00am	12/18/25	4:36pm	72.3	28.1
D	596196	2068BD	12/15/25	7:00am	12/18/25	4:36pm	72.3	28.1
S	595687	2043	12/15/25	7:01am	12/18/25	4:37pm	78.0	23.2
S	596086	2044	12/15/25	7:02am	12/18/25	4:39pm	77.1	23.9
S	595603	2045	12/15/25	7:02am	12/18/25	4:40pm	75.7	22.8
S	596115	2062	12/15/25	7:04am	12/18/25	4:41pm	76.4	23.9
B	595596	2062B	12/15/25	7:04am	12/18/25	4:41pm	76.4	23.9
S	596242	2060	12/15/25	7:05am	12/18/25	4:42pm	76.4	25.0
S	596342	2058	12/15/25	7:06am	12/18/25	4:43pm	76.2	25.8
S	595613	2056	12/15/25	7:06am	12/18/25	4:44pm	75.0	25.7
S	596456	2054	12/15/25	7:07am	12/18/25	4:45pm	75.0	25.8
S	596311	2052	12/15/25	7:07am	12/18/25	4:46pm	75.7	27.4
D	595557	2052D	12/15/25	7:07am	12/18/25	4:46pm	75.7	27.4
S	596302	2050	12/15/25	7:08am	12/18/25	4:47pm	75.7	23.8
S	596370	Vestibule	12/15/25	7:11am	12/18/25	4:07pm	71.0	31.4
S	595611	Stage	12/15/25	7:12am	12/18/25	4:02pm	69.6	29.2

*Comments/Special Instructions:

Relinquished by:	Date/Time:	Received by: <i>a. mural</i>	Date/Time: 12/19/25 5:19pm
Relinquished by:	Date/Time:	Received by:	Date/Time:

Controlled Document - COC-56 Radon R2 04/15/2021

AGREE TO ELECTRONIC SIGNATURE (By checking, I consent to signing this Chain of Custody document by electronic signature.)

EMSL Analytical, Inc.'s Laboratory Terms and Conditions are incorporated into this Chain of Custody by reference in their entirety. Submission of samples to EMSL Analytical, Inc. constitutes acceptance and acknowledgment of all terms and conditions by Customer.



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Box Number	Device Number	Location	Exposure Period Beginning Date and Time	Exposure Period Ending Date and Time	Temperature °F	Humidity %
S	596110	123	12/15/25 7:16am	12/18/25 4:04pm	68.7	29.3
D	595525	123D	12/15/25 7:16am	12/18/25 4:04pm	68.7	29.3
S	595585	124	12/15/25 7:17am	12/18/25 4:05pm	72.1	27.5
D	595538	124D	12/15/25 7:17am	12/18/25 4:05pm	72.1	27.5
<p style="color: red; font-weight: bold; margin: 0;">RECEIVED EMSL ANALYTICAL, INC. Carle Place, NY DEC 19 25, PM 05:19</p> <p style="color: red; font-weight: bold; margin: 0; transform: rotate(90deg); position: absolute; right: 0; bottom: 0;">25 DEC 30 PM 12:21 CINNAMINSON, NJ RECEIVED EMSL CINNAMINSON, NJ</p>						

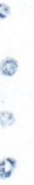
*Comments/Special Instructions:

Relinquished by:	Date/Time:	Received by: <i>A. Minnifield</i>	Date/Time: 12/19/25 5:19pm
Relinquished by:	Date/Time:	Received by:	Date/Time:

Controlled Document - COC-56 Radon R2 04/15/2021

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Atkinson, James R. 1/1/88 8:45pm