March 4, 2026

Zach Nannestad
Douglas County School District
2812 North Highway 85
Castle Rock, CO 80109

Re: Teddy Lane Building
9350 Teddy Lane, Lone Tree, Colorado 80124
Short-Term Radon Sampling Assessment

Dear Zach:

At your request, Quality Environmental Services & Technologies Inc. (QUEST) conducted radon testing at the Teddy Lane Building located at 9350 Teddy Lane, Lone Tree, Colorado 80124. Testing was conducted under guidelines provided by the AARST MA-MFLB 2023 Standard for Multifamily, School, Commercial, and Mixed-Use Buildings. Twenty-seven (27) Pro-Chek passive charcoal devices were placed on February 24, 2026, and twenty-five (25) were retrieved on February 26, 2026. The attached summary of the laboratory report identifies that radon concentrations in all tested locations were within (below) the EPA guideline of 4 pCi/L for acceptable radon concentrations.

The following report summarizes the details of our measurement assessment(s).

If you have any questions, or if we may be of additional assistance, please contact QUEST, Inc. at 303-935-1573. We look forward to our continued association.

Sincerely,

Robert T. Head
Radon Measurement Professional
Certification #: 115440-RMP

Attachments: COC, Relevant Certifications, and Laboratory Reports, Condition Summary

Table of Contents:

Appendixes:

1.0 Introduction

QUEST Environmental carried out a short-term radon assessment at Teddy Lane Building located at 9350 Teddy Lane, Lone Tree, Colorado 80124. The objective was to determine whether measurable radon concentrations are present, and to provide recommendations for additional testing or corrective measures if required.

Radon is a naturally occurring radioactive gas that has no color or smell. It is produced when uranium in soil and rock slowly breaks down over time. Since small amounts of uranium are found almost everywhere, radon is present across the globe. While most radon stays underground, some of it escapes to the surface. Outdoors, the gas disperses quickly and is typically only present at low levels. Indoors, however, radon can accumulate and reach concentrations that pose potential health risks.

The amount of radon that enters a building depends on several factors, including the uranium content in the ground and pressure differences often caused by heating systems. Common entry points include:

- Foundation cracks or openings
- Crawl spaces
- Construction joints
- Gaps around service pipes
- Sump pits, drains, or utility passages

Around 21,000 deaths a year due to lung cancer can be related back to exposure to radon. Of the 21,000 deaths, 14% of those individuals had never smoked. The best way to reduce the risks of radon exposure is through testing and mitigation.

For any further information regarding radon and its risks, please reach out to:

- The Colorado Department of Public Health & Environment at 303-692-2000

Or visit:

- The US Environmental Protection Agency's section on radon at www.epa.gov/radon

2.0 Property Description

The subject property, Teddy Lane Building, is designated as a School. Testing was conducted following established EPA protocols. Ventilation appeared to be operating normally at the time of sampling. Evaluation of HVAC performance or radon mitigation systems was not within the scope of this assessment.

The subject property is located within an EPA Zone 1. Any building located within an EPA Zone 1 county has the highest potential for radon concentrations to reach above 4 pCi/L.

- Zone 1: radon levels average at or above 4 pCi/L
- Zone 2: radon levels average between 2 and 4 pCi/L
- Zone 3: radon levels average below 2 pCi/L

EPA zones are in place to indicate radon averages for the counties located within different states. They should not be used to determine if testing needs to take place, all buildings need to be tested regardless.

3.0 Project Sequence of Events

This section of the report identifies a simplified sequence of events that occurred for the project:

1. The project's included scope of work was discussed with the client, and floor plans were sent for the measurement professional to create a plan for conducting measurements and quality assurance. Agreement forms were signed, and notifications were sent to the client to identify compliance needs.

2. The measurement professional created and executed a plan for measurements and quality assurance according to the AARST protocol being used for the project.

3. Devices were placed and retrieved at their respective locations, and the device-specific chain of custody provided by the certified lab was filled out. Both the chain-of-custody (COC) and devices were then shipped off to a trusted and certified laboratory to be analyzed.

4. Using the analytical data sent by the laboratory, the measurement professional interpreted the data through the respective AARST protocol and formed a report and recommendations utilizing the findings and conclusions from the measurement results provided by the lab.

4.0 Results Summary Table

The table below is the simplified version of the measurement results and is highlighted with the areas that failed, being below the action level. Evaluation can be found in the conclusion and recommendations section; this is to simply highlight if there is any room or area that exceeded the EPA's action level of 4.0 pCi/L.

Sample #	Start Date and End Date	Room/Area/Floor	EPA Action Level (pCi/L)	Radon Concentration (pCi/L)
12256778	02/24/2026 - 02/26/2026	107	4.0	0.9
12256779	02/24/2026 - 02/26/2026	108	4.0	1.1
12256780	02/24/2026 - 02/26/2026	110	4.0	1.2
12256782	02/24/2026 - 02/26/2026	110 (B)	4.0	<0.3
12256781	02/24/2026 - 02/26/2026	110 (D)	4.0	0.8
12256784	02/24/2026 - 02/26/2026	112	4.0	0.9
12256786	02/24/2026 - 02/26/2026	116	4.0	1.1

12256785	02/24/2026 - 02/26/2026	117	4.0	1.2
12256787	02/24/2026 - 02/26/2026	119	4.0	0.7
12256776	02/24/2026 - 02/26/2026	120	4.0	1.8
12256777	02/24/2026 - 02/26/2026	121	4.0	1.3
12256775	02/24/2026 - 02/26/2026	123	4.0	1.8
12256773	02/24/2026 - 02/26/2026	124	4.0	0.7
12256774	02/24/2026 - 02/26/2026	126	4.0	1.5
12256761	02/24/2026 - 02/26/2026	136	4.0	1.2

12256765	02/24/2026 - 02/26/2026	137	4.0	0.9
12256766	02/24/2026 - 02/26/2026	138	4.0	1.3
12256769	02/24/2026 - 02/26/2026	139	4.0	1.7
12256771	02/24/2026 - 02/26/2026	140	4.0	1.6
12256762	02/24/2026 - 02/26/2026	140	4.0	0.9
12256770	02/24/2026 - 02/26/2026	140 (D)	4.0	1.1
12256772	02/24/2026 - 02/26/2026	141	4.0	1.1

12256768	02/24/2026 - 02/26/2026	142	4.0	2.8
12256767	02/24/2026 - 02/26/2026	143	4.0	1.1
12256763	02/24/2026 - 02/26/2026	145	4.0	0.7

5.0 NRPP Protocols and Quality Assurance

The measurement protocols being followed for this survey were in accordance with the latest AARST MA-MFLB 2023 Standard for Multifamily, School, Commercial, and Mixed-Use Buildings. Each standard is written by a full volunteer committee of radon professionals under the umbrella of The American Association of Radon Scientists and Technologies. NRPP and State Certifications can be found in Appendix E of this report.

The AARST MA-MFLB 2023 Standard for Multifamily, School, Commercial, and Mixed-Use Buildings was also used for the correct implementation of quality assurance practices for this survey. A full, in-detail representation of QA practices can be found in Appendix B of this report.

6.0 Measurement Devices

For this survey, passive charcoal absorption packets provided by Air-Chek were used to take the measurements. The laboratory selected is trusted and fully certified by the National Radon Proficiency Program (NRPP). Air-Check has a specific chain of custody (COC) that was used for device logging and can be found in Appendix B of this report. Any device placement instructions provided by the lab were followed.

Air-Chek
1936 Butler Bridge Rd
Mills River, NC 28759-3892
101138 AL

7.0 Testing Conditions

Staff notifications were sent to the responsible party to ensure proper NRPP closed building conditions during measurement testing, and to ensure that they were active at least twelve (12) hours before testing began. The responsibly party signed a conditional agreement to ensure that these standards would be upheld, and additionally, the active radon measurement professional who placed the devices ensured via verbal communication that the conditional agreement was being upheld at the time of the survey. The notifications of condition requirements can be found in Appendix G of this report. In case of any misplacements or errors, a copy of the agreement form is kept in project files and can be requested.

Through observation and verbal communication, the radon professional who retrieved the devices ensured that there were no tampering or unsatisfactory building operations that deviated from testing protocols. During the survey, there were no extreme weather events that took place that could drastically affect the results of the measurement devices. Any such disturbances would be included in this section of the report. Furthermore, no changes were made to the measurement and quality assurance plans over the duration of this project. Any such changes would be included in this section of the report. Weather and active building conditions can be found in Appendix D of this report.

8.0 Conclusion and Recommendations

Conclusion:

The goal of the survey conducted is to identify the concentrations of radon within each specified area at the location being tested. It is to ensure that there are no rooms or units exceeding the recommended 4.0 pCi/L EPA action level. Testing conditions indicate there were no building operation factors influencing the outcome of the result during the measurement survey. Weather conditions indicate there were no weather factors influencing the outcome of the results during measurement survey. Finally, quality assurance and/or laboratory report(s) for the project indicate that there were no problems with the devices that would interfere with testing results. Such issues would be listed here.

Locations that were tested included occupied units or spaces. If any of the occupiable units or spaces could not be accessed, or proper testing conditions were not achieved, it is recommended that those spaces be tested to ensure that they are below the EPA action level. If any unit is renovated or has any changes in its construction, or plans are made for it to be occupied, it is recommended for that space to be tested.

Recommendations:

The attached lab report identifies all radon concentrations to be within the recommended EPA level of 4.0 pCi/L. **No further retesting or action is recommended at this time.**

NRPP Protocol Recommendations:

For a location with radon concentrations below the action level of 4 pCi/L;

- If the test results are between 2 and 4 pCi/L, please consider fixing the building through mitigation updates and/or replacements;

- Good care of any building requires testing at least every five (5) years;

- When testing occurs during a season in which heating systems are not active, it is recommended to test again within the following year, or with the latest being five (5) years from the initial survey;

- Although testing when heating systems are active is the most effective for identifying radon concerns, is also recommended to test in the most common occupiable conditions annually;

- Other recommendations for when to re-test include the following:

Any alterations or re-construction of the building or its parts occur; any area of the building plans to be or becomes occupiable space; heating systems are greatly changed due to pressure changes in the air; ventilation changes due to damage from extreme weather or weather over time; nearby sinkholes, fracking, soil or rock blasting from construction and/or earthquakes; a radon mitigation system is added, changed, or fixed; in preparation to sell a building.

QUEST Environmental
7887 East Belleview Avenue, Suite 1100
Denver, Colorado 80111
Phone: (303) 935-1573

Appendix A:

Full Laboratory Report

March 4, 2026

** LABORATORY ANALYSIS REPORT **

Radon test result report for:
TEDDY LANE
MAIN

Kit #	Room Id	Started	Ended	pCi/L	Analyzed
12256778	107	2026-02-24 @ 1:00 pm	2026-02-26 @ 2:00 pm	0.9	2026-03-02
12256779	108	2026-02-24 @ 1:00 pm	2026-02-26 @ 2:00 pm	1.1	2026-03-02
12256780	110	2026-02-24 @ 1:00 pm	2026-02-26 @ 2:00 pm	1.2	2026-03-02
12256782	110 (B)	2026-02-24 @ 1:00 pm	2026-02-26 @ 2:00 pm	< 0.3	2026-03-02
12256781	110 (D)	2026-02-24 @ 1:00 pm	2026-02-26 @ 2:00 pm	0.8	2026-03-02
12256784	112	2026-02-24 @ 1:00 pm	2026-02-26 @ 2:00 pm	0.9	2026-03-02
12256786	116	2026-02-24 @ 1:00 pm	2026-02-26 @ 2:00 pm	1.1	2026-03-02
12256785	117	2026-02-24 @ 1:00 pm	2026-02-26 @ 2:00 pm	1.2	2026-03-02
12256787	119	2026-02-24 @ 1:00 pm	2026-02-26 @ 2:00 pm	0.7	2026-03-02
12256776	120	2026-02-24 @ 1:00 pm	2026-02-26 @ 2:00 pm	1.8	2026-03-02
12256777	121	2026-02-24 @ 1:00 pm	2026-02-26 @ 2:00 pm	1.3	2026-03-02
12256775	123	2026-02-24 @ 1:00 pm	2026-02-26 @ 2:00 pm	1.8	2026-03-02
12256773	124	2026-02-24 @ 1:00 pm	2026-02-26 @ 2:00 pm	0.7	2026-03-02
12256774	126	2026-02-24 @ 1:00 pm	2026-02-26 @ 2:00 pm	1.5	2026-03-02
12256761	136	2026-02-24 @ 1:00 pm	2026-02-26 @ 2:00 pm	1.2	2026-03-02
12256765	137	2026-02-24 @ 1:00 pm	2026-02-26 @ 2:00 pm	0.9	2026-03-02
12256766	138	2026-02-24 @ 1:00 pm	2026-02-26 @ 2:00 pm	1.3	2026-03-02
12256769	139	2026-02-24 @ 1:00 pm	2026-02-26 @ 2:00 pm	1.7	2026-03-02
12256771	140	2026-02-24 @ 1:00 pm	2026-02-26 @ 2:00 pm	1.6	2026-03-02
12256762	140	2026-02-24 @ 1:00 pm	2026-02-26 @ 2:00 pm	0.9	2026-03-02
12256770	140 (D)	2026-02-24 @ 1:00 pm	2026-02-26 @ 2:00 pm	1.1	2026-03-02
12256772	141	2026-02-24 @ 1:00 pm	2026-02-26 @ 2:00 pm	1.1	2026-03-02
12256768	142	2026-02-24 @ 1:00 pm	2026-02-26 @ 2:00 pm	2.8	2026-03-02
12256767	143	2026-02-24 @ 1:00 pm	2026-02-26 @ 2:00 pm	1.1	2026-03-02
12256763	145	2026-02-24 @ 1:00 pm	2026-02-26 @ 2:00 pm	0.7	2026-03-02

Air Chek 1936 Butler Bridge Rd, Mills River, NC 28759-3892 Phone: (828) 684-0893 Fax: (828) 684-8498

Appendix B:

Project Quality Assurance

Project Quality Assurance:

The AARST MA-MFLB 2023 Standard for Multifamily, School, Commercial, and Mixed-Use Buildings was used for the formation of this assessment's quality assurance.

Duplicates: Multiple test kits were placed in the same location at least twelve (12) inches apart to ensure the accuracy of the test kits in the same environment. Duplicates were placed at a rate of ten (10) percent per every test kit placed. The most important factor with duplicates is that one must not reach more than double the result of the other.

Blanks: Unopened and exposed to the indoor environment, duplicates were placed at a rate of five (5) percent to ensure no exposure to the kits in their packaging. If they remain <0.3 pCi/L then there are no issues present.

The QA table can be found on the following page.

Test kit Number	Start/End Date	Room	EPA Action Level	Result	Kit Type
12256923	02/24/2026 - 02/26/2026	DAWSON BUTTE	4.0	0.9	Duplicate
12256916	02/24/2026 - 02/26/2026	OFFICE	4.0	<0.3	Blank
12256917	02/24/2026 - 02/26/2026	OFFICE	4.0	<0.3	Duplicate

Appendix C:

Chain of Custody

2602100-01 Teddy Lane

(from test kit)

Times should be in 24 hour format, 1pm = 13:00

** round times so that 9:31 and 10:28 both display 10:00, for*

Serial Number	Start Date	Start Time	Stop Date	Stop Time
12256761	02/24/2026	1:00 PM	02/26/2026	2:00 PM
12256762	02/24/2026	1:00 PM	02/26/2026	2:00 PM
12256763	02/24/2026	1:00 PM	02/26/2026	2:00 PM
12256764	02/24/2026	1:00 PM	02/26/2026	2:00 PM
12256765	02/24/2026	1:00 PM	02/26/2026	2:00 PM
12256766	02/24/2026	1:00 PM	02/26/2026	2:00 PM
12256767	02/24/2026	1:00 PM	02/26/2026	2:00 PM
12256768	02/24/2026	1:00 PM	02/26/2026	2:00 PM
12256769	02/24/2026	1:00 PM	02/26/2026	2:00 PM
12256770	02/24/2026	1:00 PM	02/26/2026	2:00 PM
12256771	02/24/2026	1:00 PM	02/26/2026	2:00 PM
12256772	02/24/2026	1:00 PM	02/26/2026	2:00 PM
12256773	02/24/2026	1:00 PM	02/26/2026	2:00 PM
12256774	02/24/2026	1:00 PM	02/26/2026	2:00 PM
12256775	02/24/2026	1:00 PM	02/26/2026	2:00 PM
12256776	02/24/2026	1:00 PM	02/26/2026	2:00 PM
12256777	02/24/2026	1:00 PM	02/26/2026	2:00 PM
12256778	02/24/2026	1:00 PM	02/26/2026	2:00 PM
12256779	02/24/2026	1:00 PM	02/26/2026	2:00 PM
12256780	02/24/2026	1:00 PM	02/26/2026	2:00 PM
12256781	02/24/2026	1:00 PM	02/26/2026	2:00 PM
12256782	02/24/2026	1:00 PM	02/26/2026	2:00 PM
12256783	02/24/2026	1:00 PM	02/26/2026	2:00 PM
12256784	02/24/2026	1:00 PM	02/26/2026	2:00 PM
12256785	02/24/2026	1:00 PM	02/26/2026	2:00 PM
12256786	02/24/2026	1:00 PM	02/26/2026	2:00 PM
12256787	02/24/2026	1:00 PM	02/26/2026	2:00 PM

Appendix D:

Weather and Building Conditions Report

Date: (relevance)	Temp. High (F)	Temp. Low (F)	Temp. Avg. (F)	Humidity High (%)	Humidity Low (%)	Humidity Avg. (%)	Wind High (mph)	Wind Low (mph)	Wind Avg. (mph)	Precipitation Total (inches)	Snowfall Total (inches)
02/23/26 (1 day prior)	60	28	44	54	15	34.5	7.2	0.7	3.95	0	0
02/24/26 (Test Day 1)	62	37	49.5	54	15	34.5	9.2	2.7	5.95	0	0
02/25/26 (Test Day 2)	67	37	52	70	24	47	21.7	4	12.85	0	0
02/26/26 (Test Day 3)	59	32	45.5	62	24	43	16.1	2	9.05	0	0

Conditions Summary:

The average temperature outside during the test was on average 47.7 degrees Fahrenheit. Over the four days there were no traces of precipitation, no snow, and the temperature was not cold enough to turn the light precipitation to ice. Overall, there were no large fluctuations in the weather that could have drastically changed the results. On the following page is the Building Operations Report.

Building Condition Operations				
Outdoor Temperatures		Prevailing Annually		Prevailing During Test
	Average	52	Vs.	39.8
Operating Condition				
	Heating Conditions	66%	Vs.	100%
	Cooling Conditions	-	Vs.	-
	Mixed Conditions	33%	Vs.	0%
Prevailing Operating Condition				
	Average	Heating Conditions	Vs.	Heating Conditions
Condition less likely to inhibit characterization of a radon hazard		Air Distribution Systems Active	Vs.	Air Distribution Systems Intermittent

NRPP Informative Advisories:

1. Fluctuations in radon concentrations are usually caused by changes in the strength of the indoor air pressure that draws soil gas into a building, or from changes in the entry of outside air into a building.
2. Clear identification of a radon hazard through testing is more likely to occur when outdoor temperatures drop under 65°F (18°C), at least intermittently, which causes natural indoor air pressures that draw radon laden soil gas into a building. This is also true when heating or cooling systems are at least intermittently active during a test.
3. Measurement results are more likely to reflect an occupant's exposure to radon are measurements conducted under conditions that most closely align to the building operating conditions that prevail during the greatest amount of time each year.

Appendix E:

NRPP & DORA Certifications

COLORADO
Department of Regulatory Agencies
Division of Professions and Occupations

Below are your electronic wallet cards to use as proof of your license. You can also print your license at any time by visiting www.colorado.gov/dora/DPO_Print_License and following the instructions listed.

If you would like a more durable wallet card option, you can order one for a fee by visiting www.nasbastore.org and selecting the "Colorado License Cards" link on the left hand side of the page. If you prefer, you can also contact NASBA by phone at 1-888-925-5237 or by email at nasbastore@nasba.org.

Should you have questions about your credential, or need other information please contact our Customer Service Team at 303-894-7800 or dora_dpo_licensing@state.co.us.

Colorado Department of Regulatory Agencies
Division of Professions and Occupations

Office of Radon Professionals

Robert Thomas Head

Radon Measurement Professional

RME.0000676	09/11/2025
Number	**Issue Date**
Active	05/31/2026
Credential Status	**Expire Date**

Verify this credential at: dpo.colorado.gov

Division Director: Sam Delp | Credential Holder Signature

Colorado Department of Regulatory Agencies
Division of Professions and Occupations

Office of Radon Professionals

Robert Thomas Head

Radon Measurement Professional

RME.0000676	09/11/2025
Number	**Issue Date**
Active	05/31/2026
Credential Status	**Expire Date**

Verify this credential at: dpo.colorado.gov

Division Director: Sam Delp | Credential Holder Signature

Robert T Head

Has satisfactorily fulfilled the requirements set forth by the
National Radon Proficiency Program and is therefore certified as a:

Radon Measurement Professional

with Standard Services

NRPP ID 115440-RMP
Issued On: 2025-09-05 Expires: 2027-09-30

Valid for specific activities or measurement devices, which can be verified with NRPP. State and local agencies may have additional requirements.

In witness Whereof,
I have subscribed my name as a
Representative of NRPP

Ashley Falco
Chair, Certification Council

Appendix F:

Colorado EPA Radon Map

COLORADO - EPA Map of Radon Zones

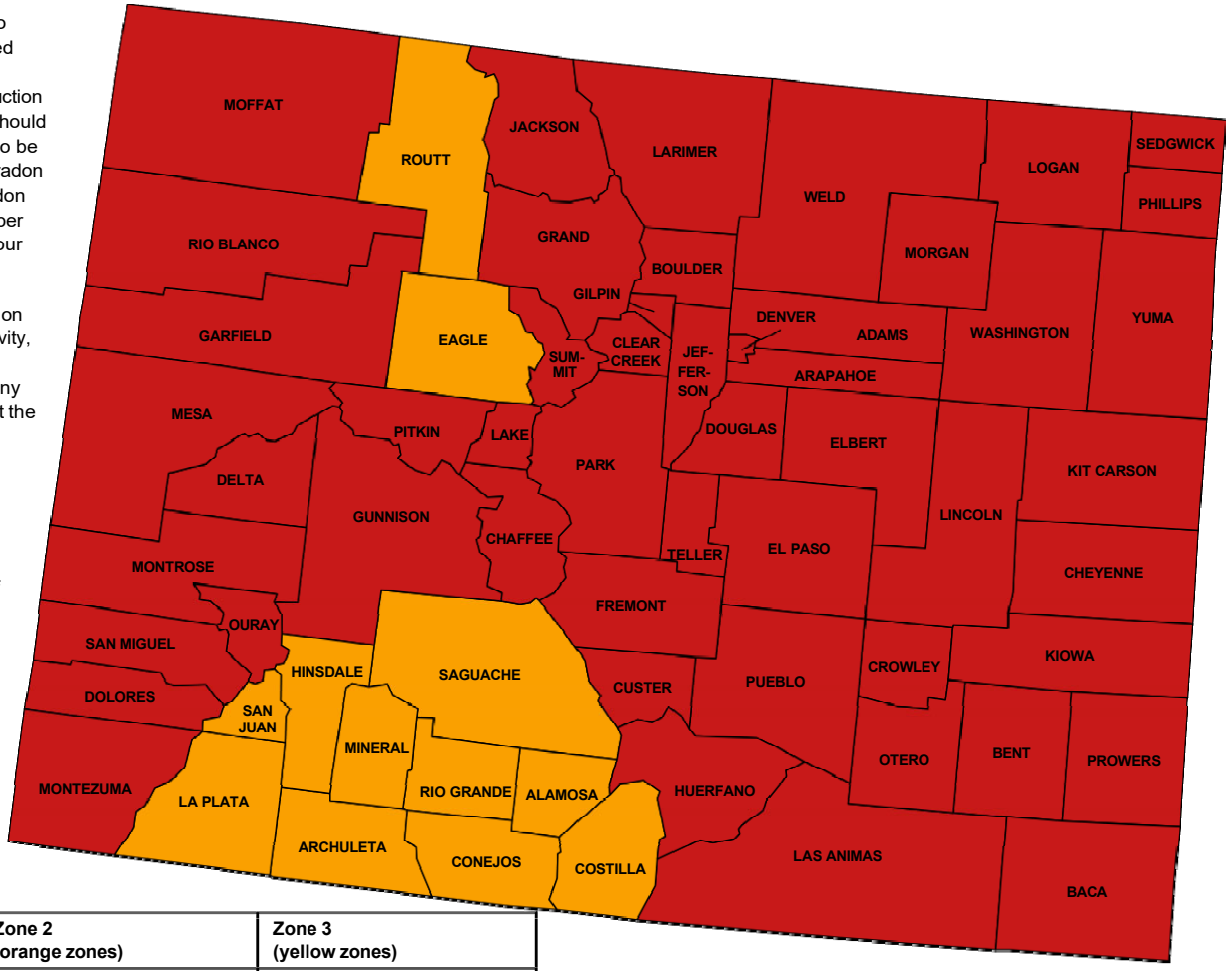
http://www.epa.gov/radon/zonemap.html

The Map of Radon Zones was developed in 1993 to identify areas of the U.S. with the potential for elevated indoor radon levels. The map is intended to help governments and other organizations target risk reduction activities and resources. The Map of Radon Zones should not be used to determine if individual homes need to be tested. No matter where you live, test your home for radon —it's easy and inexpensive Fix your home if your radon level is 4 picocuries per liter (pCi/L) (150 becquerels per meter cubed (Bq/m3)) or higher. Consider fixing if your level is between 2 and 4 pCi/L (75 - 150 Bq/m3).

The Map of Radon Zones was developed using data on indoor radon measurements, geology, aerial radioactivity, soil parameters, and foundation types. The EPA recommends that this map be supplemented with any available local data to further understand and predict the radon potential for a specific area.

All homes should be tested, regardless of zone designation.

IMPORTANT: Consult the publication entitled "Preliminary Geologic Radon Potential Assessment of Colorado" (USGS Open-file Report 93-292-H) before using this map. See https://doi.org/10.3133/ofr93292H. This document contains information on radon potential variations within counties. EPA also recommends that this map be supplemented with any available local data in order to further understand and predict the radon potential of a specific area.



What the colors mean?

Zone	Zone 1 (red zones)	Zone 2 (orange zones)	Zone 3 (yellow zones)
Color			
Description	**Highest potential** **Counties have a predicted average indoor screening level > (Greater) than 4 pCi/L (picocuries per liter) (150 Bq/m3 (becquerels per meter cubed))**	**Moderate potential** **Counties have a predicted average screening level ≥ (Greater than and equal to) 2 pCi/L (75 Bq/m3) and ≤ (less than and equal to) 4 pCi/L (150 Bq/m3)**	**Low potential** **Counties have a predicted average indoor screening level < (Less than) 2 pCi/L (75 Bq/m3)**

Appendix G:

Protocol Notifications

Radon Testing Information & Compliance Packet

Thank you for choosing QUEST to conduct radon measurement testing services!

This packet contains all required documents to conduct radon measurement testing in compliance with EPA guidelines and QUEST Environmental standards. Each page has a designated purpose. Please review and follow the instructions carefully.

Please contact our office at (303) 935-1573 or via admin@questmi.com with any questions.

Sincerely,

The QUEST Team

Pre-Inspection Checklist

1. Please have management and operations sign the Client Agreement;
2. Please complete the Communication Authorization Form;
3. Please ensure all staff follows the Building Operations Staff Instructions before testing occurs;
4. Please deliver Notice of Radon Testing to all units and/or residents;
5. Please post Public Notice of Radon Testing in visible building area(s).

Instructions for Each Page

Client Agreement for Measurement Compliance

Action:

- Complete and sign document before testing begins.
- Have supervisors initial the condition verification log.
- Keep one signed copy on file and return one to QUEST Environmental.

Communication Authorization Form

Action:

- Client must complete and return before testing.
- List designated staff authorized for questions and results.
- Confirm who will receive interim and final reports.

Building Operations Staff Instructions

Action:

- Distribute to facilities/operations staff.
- Ensure HVAC, windows, and building systems are set per requirements 12 hours before testing begins.
- Adjust setback programming and ventilation as needed.

Radon Survey – Residential Notice

Action:

- Deliver to all units, including those not directly tested.
- Ensure residents understand requirements (windows closed, HVAC use, etc.).

Radon Survey – Public Notice

Action:

- Post in common areas (lobbies, elevators, entryways).
- Fill in building name, areas tested, and test dates.
- Post at least one day before testing begins.

CLIENT AGREEMENT FOR RADON MEASUREMENT COMPLIANCE

---

1. Management Acknowledgment

I, [Insert Name], acting on behalf of [Insert Company], agree to support all reasonable efforts to maintain building conditions necessary for accurate radon testing.

Authorized Representative:

Signature: ***Date:***

---

2. Site Supervisor Responsibilities

I agree, to the best of my ability, to help maintain the building conditions necessary for reliable testing by carrying out the following tasks:

1. Resident & Staff Notifications: Notices will be provided to all units, including untested ones, and displayed in common areas (such as lobbies, elevators, and hallways). These notices will be distributed no later than the day prior to testing.

2. Access to Units: I will ensure access to all required locations in the building for both placement and retrieval of test devices.

Onsite Supervisor Name:

Signature: ***Date:***

---

3. Operations Team Duties & Attestation

To support accurate testing, I agree to carry out the following measures:

1. Preparation of Building: No later than 12 hours before testing begins, I will verify that each scheduled building meets the requirements for closed-building conditions.

2. System & Condition Verification: I will confirm that necessary repairs or adjustments (e.g., fixing windows, adjusting HVAC settings) are completed no later than

12 hours before testing. A record of these checks will be documented and initialed below or on an attached log sheet.

HVAC Supervisor Name:

Signature: ***Date:***

Building Address	***Date Completed***	***Supervisor Initials***

COMMUNICATION & AUTHORIZATION FORM

Instructions

Dear Client and Management Team,

To help us maintain clear communication and responsibilities, please complete and return this form before testing begins.

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1. Client Authorizations

Authorized representatives for responding to questions from residents or the public:

- Title/Name: Phone:
- Title/Name: Phone:

Authorized recipients for test results and interim updates:

- Title/Name Phone:
- Title/Name: Phone:

Preferred timing for receiving reports (check one):

( ) Before testing begins

( ) Following each testing phase

( ) After testing is fully completed

Authorized Client Representative (Name):

Signature: ***Date:***

**Note: All contacts and authorizations must be finalized prior to testing events. **

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2. Client & Facility Contact Information

• Primary Client/Agent: Phone:

• Onsite Coordinator: Phone:

• Building/Unit Access Contact: Phone:

• HVAC Operations Contact: Phone:

• Other Contact (Title/Name): Phone:

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2. Radon Testing Contractor Contact Information

• Logistics & Scheduling: John F. Wilson Phone: 303-228-9878

• Lead Professional: Robert T. Head Phone: 805-419-1231

• Site Quality Control 1: Robert T. Head Phone: 805-419-1231

• Site Quality Control 2: N/A Phone: N/A

• Field Technician 1: N/A Phone: N/A

• Field Technician 2: N/A Phone: N/A

NOTICE TO BUILDING OPERATIONS STAFF

These actions must be completed to ensure valid radon test results 12 hours prior to testing:

Building Component	Action Required
Windows	Keep all windows closed on every floor of the building, including untested areas.
Exterior Doors	Keep closed except for normal entry and exit. Do not block or close openings intended to supply combustion air for furnaces, boilers, or similar equipment.
Other Exterior Openings (damage, incomplete construction, structural gaps)	Seal or cover these openings prior to testing.
Heating & Cooling Systems	Operate normally with occupied temperature conditions between 65°F and 80°F (18°C – 27°C). Routine HVAC inspections are recommended, but not mandatory.
Outdoor Air Ventilation Systems (manual or automated, economizers, ERVs, seasonal systems)	Close outdoor dampers or set to the lowest outside air intake possible during occupied hours. For window units or other systems with dampers, ensure they are closed.
Variable Air Volume (VAV) Systems	Set thermostats so that indoor temperatures in all serviced areas remain between 65°F and 80°F (18°C – 27°C).
Return-Air Ducts Located in Soil	If ductwork lies in or under soil, notify the testing contractor immediately.
HVAC Setback in Non-Residential Spaces	If setback programming causes temperatures outside the required 65°F – 80°F range during nights or weekends, adjust to stay within range or consult the testing contractor.

NOTICE TO RESIDENTS – UPCOMING RADON TESTING

Dear Residents,
To help protect the health and safety of everyone in this building, **radon testing will soon take place in certain areas.**

Radon is a naturally occurring gas that can enter buildings through the soil. Because it cannot be seen or smelled, the only way to know its concentration indoors is through testing.

Testing Schedule:

• **Start Date:** _____

(Note: All windows should remain closed the night before testing begins)

• **End Date:** _____ **End Time:** Close of business hours

Unit Access is: [ ] Required on (Start Date) and (Stop Date)

[ ] Not required

Required Building Conditions

To ensure accurate results, please maintain the following conditions for **at least 12 hours** before testing begins and throughout the testing period:

• **Windows** – Keep closed on all floors of the building, including areas not directly being tested.

• **Exterior Doors** – Keep closed except for normal entry and exit.

• **Heating & Cooling Systems** – Operate as usual, maintaining indoor temperatures between 65°F and 80°F (18°C – 27°C).

• **Seasonal Ventilation Systems** – Adjust to the lowest setting for outside air intake.

• **Bathroom Fans** – Use normally.

• **Exhaust Fans** (laundry, kitchens, workshops, etc.) – Minimize use during the testing period.

• **Fireplaces** (wood, gas, or liquid fuel, unless primary heating source) – Do not use during testing.

Additional Information

For general health details on radon, visit the EPA website: ***www.epa.gov/radon.***

Questions or Concerns?
Contact: QUEST Environmental Phone: 303-935-1573

PUBLIC NOTICE – RADON SURVEY IN PROGRESS

Dear Residents,
To protect your health, **radon testing is being conducted in this building.**

Radon is a naturally occurring gas that may enter buildings from the soil and accumulate indoors at levels higher than recommended. Testing is the only reliable method to determine radon concentrations in any building. Elevated radon levels are linked to increased health risks, including lung cancer.

Testing Schedule

Radon testing is planned for the following locations:

• **Building(s):** _____

• **Area(s):** _____

• **Test Deployment Date:** _____ (Note: Windows should remain closed the night before testing)

• **Test Completion Date:** _____ Time: End of business hours

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Required Building Conditions

To help ensure accurate test results, please maintain the following conditions beginning **at least 12 hours before testing and throughout the testing period:**

Condition:	Requirement:

Windows	Keep closed on all floors, even in areas not being tested.
Exterior Doors	Use only for normal entry and exit; otherwise keep closed.
Heating & Cooling Systems	Operate normally, keeping indoor temperatures between 65°F and 80°F (18°C – 27°C).
Seasonal Ventilation Systems	Adjust to the lowest setting that allows minimal outdoor air intake.
Bathroom Fans	May be used as usual.
Exhaust Systems (laundry, kitchen, workshop, etc.)	Limit use as much as possible during testing.
Fireplaces (wood, gas, or other fuel, unless primary heating source)	Do not use during testing.

Additional Information

For general information about radon and health guidance, visit the U.S. EPA website: ***www.epa.gov/radon*.**

For questions or to report concerns:

Contact: QUEST Environmental
Phone: 303-935-1573