HOME INSPECTIONS PLUS INC.
2417 22nsd Ave SE / Rochester, MN 55904
(507) 285-9212 / hipiplus@gmail.com

DEPARTMENT OF HEALTH

Radon Test Results

Client Information

Name: First Homes Email: justin@rochesterarea.org Phone (507) 287-7117

Test type Initial X Follow-up ___ Post Mitigation __ Mitigation System Present: Yes ___ No X Passive ___

System Tag Number #_____

Device Information

Test Unit #1

Manufacturer & Model: Sun Nuclear 1030 Serial 257927027 Calibration Date: 07/24/25 .

Testing address

Address 2724 12th Ave NW City Rochester State MN Zip 55901 .

Building Characteristic

Year Build 1964 Foundation type: Block, BAS Floor tested 0: X 1: ___ 2: ___ (0=basement, 1=1st floor, 2=2nd Floor) Test Location Family room

Test Data

Start Date: 06/15/26 Start Time: 07:09 PM End Date: 06/17/26 End Time 07:09 PM .

Average Radon Level: 5.9 pCi/L

Test Unit #2 Not applicable: X Duplicate for QA: _____ Different Foundation:___ Square footage ____.

Manufacturer & Model: Sun Nuclear 1030 Serial #: _____ Calibration Date:_____.

Start Date:_____Start Time: _____End Date: _____End Time:_____.

Foundation type:_____. Test Location:_____.

Average Radon Level:_____pCi/L

- If test #2 was for QA, the average radon results is pCi/L. This value should be used for mitigation decisions.
- If multiple foundation types were tested, consider the results separately for mitigation decision.

Radon Test Data

Attached to this report is a copy of the actual test data taken from a Minnesota Department of Health approved testing device. The test was performed in accordance with the current ANSI/AARST standards and guidelines accepted for radon testing.

Licensed Radon Professional	Email	MDH License Number	Expiration Date
Thomas B Berge	hipiradon@gmail.com	**RMEA-00168**	**01/29/26**

Recommendations:

Test result is 4.0 pCi/L or greater:

- Fix the building if test results indicate occupants may be exposed to radon concentrations that meet or exceed the EPA action level of 4.0 pCi/L.
- Efforts to reduce radon concentrations are not complete until a retest provides evidence of effectiveness.
    - Complete a short term radon test between 24 hours and 30 days after the installation of a mitigation system.
    - Retest every 2 years to ensure the system remains effective.

Test results between 2.0 and 4.0 pCi/L

- Consider fixing the building if the test results indicate radon levels greater than half the action level.
- Tests conducted when heating systems are active both day and night are more likely to provide a clear characterization of potential radon hazards.

When to Retest

- Retest every 5 years if NO mitigation system is installed.
- Retest in conjunction with the sale of any new or existing buildings.
- Be certain to test again if and when any of the following circumstances occur:
    - A new addition is constructed or alterations for building rehab or reconfiguration occur;
    - A ground contact area not previously tested is occupied, or a home is newly occupied;
    - Heating and cooling systems are significantly altered;
    - Ventilation is significantly altered by extensive weatherization, changes to mechanical systems or comparable procedures;
    - Significant openings to the soil occur due to:
        - Groundwater or slab surface water control systems that are altered or added (ex. sumps, perimeter drain tile, shower/tub retrofits) or,
        - Natural settlement causing major cracks to develop
    - Earthquakes, construction blasting, or formation of sink holes nearby;

    or - A mitigation system is altered, modified or repaired.

Radon Information

More information about radon is available by contacting the Minnesota Department of Health at: Phone: 651-201-4601 Website: mn.gov/radon Email: health.indoorair@state.mn.us

Conditions Observed During the Test	Yes	No	N/A	See note
1. The noninterference agreement was signed: (Emailed ____ Posted on site __X__.)		X		
2. The required test conditions were observed at deployment and retrieval: if no, describe: _____.	X			
Radon levels in a home can be influenced by many factors including weather, season, living conditions, and occupancy patterns. Temporary conditions observed during the testing period may cause the test to not reflect the client's risk from radon. The radon levels stated for this time period had the following situations present:				
3. Property was vacant during testing.	X			
4. Building temperature was maintained in normal occupied range of 65 – 80 degrees.	X			
5. Radon testing device was moved or tampered with during the test.		X		
6. A radon mitigation system was observed: _____.		X		
7. A temporary mitigation strategy was observed, describe _____		X		
8. A heat recovery ventilator or air-to-air heat exchanger is installed in the building:		X		
A. Operating during the test: Setting _____.			X	
B. Functional and properly maintained:			X	
C. Intake free of obstacles/debris:			X	
9. Unusually severe storms or periods of unusually high winds occurred during the test:		X		
10. Passive crawlspace vents to the outside:			X	
11. Active or passive air supplies to the building or to combustion appliances were operating as intended: If no, describe:		X		
12. Forced-air HVAC System: Fan Setting: On____ Auto__X__ Off____	X			
A. Sub-slab return ducts:			X	
13. Unavoidable construction activities were being done to the house that could possibly have affected:		X		
14. Other temporary factors that could have influenced the test results		X		

NOTES:

_____

_____

Sun Nuclear Radon Sentinel© Continuous Radon Monitor

Site Address:
First Homes Org
2724 12th Ave NW
Rochester, MN 55901
507-287-7117

Inspection Date:
6/15/2026 7:09 PM

Report Prepared For:
First Homes Org
12 Elton hills Dr NW
Rochester, MN 55901
507-287-7117

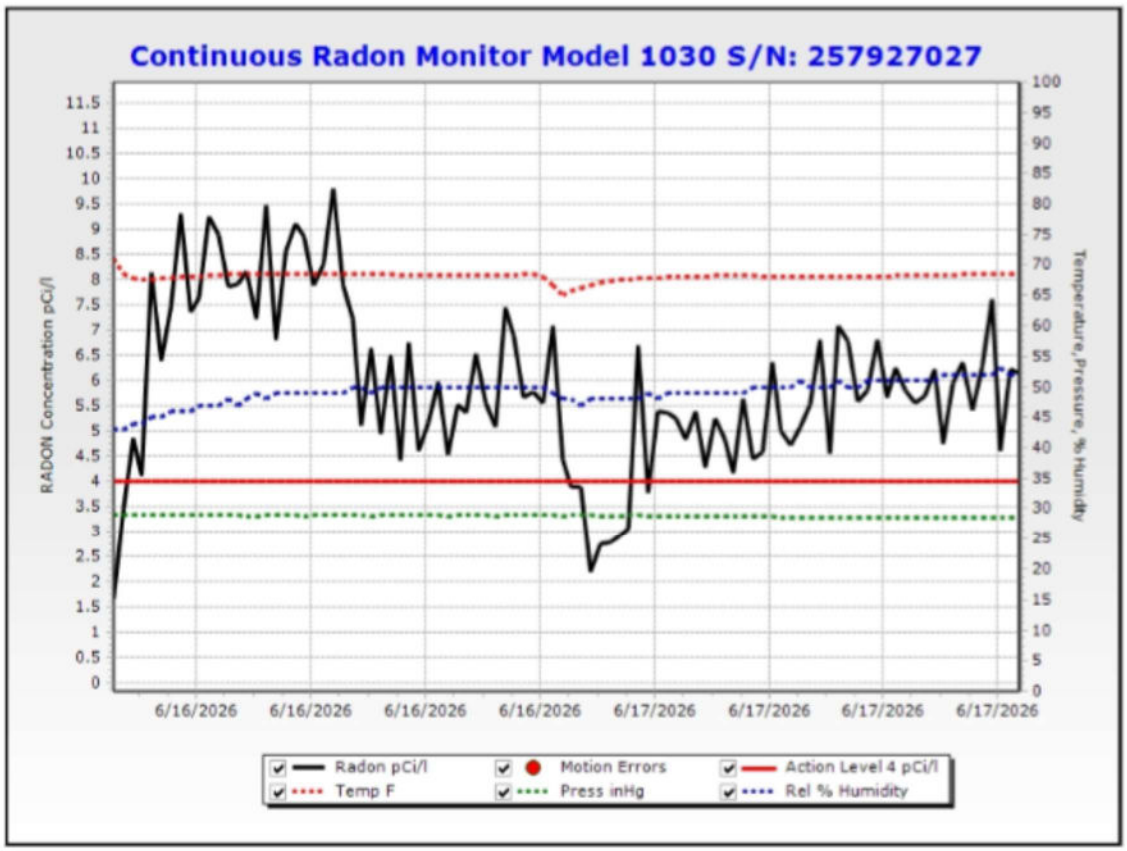
Report Prepared By:
Home Inspections Plus Inc.
2417 22nd Ave SE
Rochester, MN 55904
507-285-9212

License Number:
RMEA-00168

Sun Nuclear Radon Sentinel© Continuous Radon Monitor

Model Number: 1030
Serial Number: 257927027
Calibration Date: 7/24/2025
Calibration Factors: [1: 2.48] [2: 2.46] [3: 2.31] [4: 2.46] [5: 2.4] [6: 2.35]

Test Summary:
Start Time: 6/15/2026 7:09 PM
Units: pCi/l
Hours Delayed: 0 hour(s)
Test Duration: 48 hour(s)
Measurement Interval: 0.5 hour(s)
Measurements: 96
Mitigation System is not installed on property.
Overall Average: 5.9 pCi/l
EPA Average: 5.9 pCi/l



Date/Time		pCi/l	Temp(F)	Press(inHg)	Humidity(%)	Flags
6/15/2026	7:39 PM	1.70	71.10	29.0	43.0	0
6/15/2026	8:09 PM	3.40	68.50	29.0	43.0	0
6/15/2026	8:39 PM	4.80	67.80	29.0	44.0	0
6/15/2026	9:09 PM	4.10	67.60	29.0	44.0	0
6/15/2026	9:39 PM	8.10	67.60	29.0	45.0	0
6/15/2026	10:09 PM	6.40	67.80	29.0	45.0	0
6/15/2026	10:39 PM	7.50	67.80	29.0	46.0	0
6/15/2026	11:09 PM	9.30	68.00	29.0	46.0	0
6/15/2026	11:39 PM	7.40	68.00	28.9	46.0	0
6/16/2026	12:09 AM	7.60	68.00	28.9	47.0	0
6/16/2026	12:39 AM	9.20	68.20	29.0	47.0	0
6/16/2026	1:09 AM	8.90	68.20	29.0	47.0	0
6/16/2026	1:39 AM	7.90	68.40	28.9	48.0	0
6/16/2026	2:09 AM	7.90	68.40	28.9	47.0	0
6/16/2026	2:39 AM	8.20	68.40	28.8	48.0	0
6/16/2026	3:09 AM	7.20	68.50	28.8	49.0	0
6/16/2026	3:39 AM	9.50	68.50	28.9	48.0	0
6/16/2026	4:09 AM	6.80	68.50	28.9	49.0	0
6/16/2026	4:39 AM	8.50	68.50	28.9	49.0	0
6/16/2026	5:09 AM	9.10	68.50	28.9	49.0	0
6/16/2026	5:39 AM	8.80	68.50	28.8	49.0	0
6/16/2026	6:09 AM	7.90	68.50	28.9	49.0	0
6/16/2026	6:39 AM	8.30	68.50	28.9	49.0	0
6/16/2026	7:09 AM	9.80	68.40	28.9	49.0	0
6/16/2026	7:39 AM	7.90	68.40	28.9	49.0	0
6/16/2026	8:09 AM	7.20	68.40	28.9	50.0	0
6/16/2026	8:39 AM	5.10	68.40	28.9	50.0	0
6/16/2026	9:09 AM	6.60	68.40	28.8	49.0	0
6/16/2026	9:39 AM	4.90	68.40	28.9	50.0	0
6/16/2026	10:09 AM	6.50	68.40	28.9	50.0	0
6/16/2026	10:39 AM	4.40	68.20	28.9	50.0	0
6/16/2026	11:09 AM	6.70	68.20	28.9	50.0	0
6/16/2026	11:39 AM	4.60	68.20	28.9	50.0	0
6/16/2026	12:09 PM	5.20	68.20	28.9	50.0	0
6/16/2026	12:39 PM	6.00	68.20	28.9	50.0	0
6/16/2026	1:09 PM	4.50	68.20	28.8	50.0	0
6/16/2026	1:39 PM	5.50	68.20	28.9	50.0	0
6/16/2026	2:09 PM	5.40	68.20	28.9	50.0	0
6/16/2026	2:39 PM	6.50	68.20	28.9	50.0	0
6/16/2026	3:09 PM	5.50	68.20	28.9	50.0	0
6/16/2026	3:39 PM	5.10	68.20	28.8	50.0	0
6/16/2026	4:09 PM	7.40	68.20	28.9	50.0	0
6/16/2026	4:39 PM	6.90	68.20	28.9	50.0	0
6/16/2026	5:09 PM	5.60	68.40	28.9	50.0	0
6/16/2026	5:39 PM	5.80	68.40	28.9	50.0	0
6/16/2026	6:09 PM	5.50	68.00	28.9	50.0	0
6/16/2026	6:39 PM	7.10	66.60	28.9	49.0	0
6/16/2026	7:09 PM	4.40	65.10	28.8	48.0	0
6/16/2026	7:39 PM	3.90	65.70	28.9	48.0	0
6/16/2026	8:09 PM	3.90	66.20	28.9	47.0	0
6/16/2026	8:39 PM	2.20	66.70	28.9	48.0	0
6/16/2026	9:09 PM	2.70	67.10	28.8	48.0	0

Date/Time	pCi/l	Temp(F)	Press(inHg)	Humidity(%)	Flags
6/16/2026 9:39 PM	2.80	67.30	28.8	48.0	0
6/16/2026 10:09 PM	2.90	67.50	28.8	48.0	0
6/16/2026 10:39 PM	3.10	67.60	28.9	48.0	0
6/16/2026 11:09 PM	6.70	67.80	28.9	48.0	0
6/16/2026 11:39 PM	3.80	67.80	28.8	49.0	0
6/17/2026 12:09 AM	5.40	67.80	28.8	48.0	0
6/17/2026 12:39 AM	5.40	68.00	28.8	49.0	0
6/17/2026 1:09 AM	5.30	68.00	28.8	49.0	0
6/17/2026 1:39 AM	4.80	68.00	28.8	49.0	0
6/17/2026 2:09 AM	5.40	68.00	28.8	49.0	0
6/17/2026 2:39 AM	4.30	68.00	28.8	49.0	0
6/17/2026 3:09 AM	5.20	68.20	28.8	49.0	0
6/17/2026 3:39 AM	4.80	68.20	28.8	49.0	0
6/17/2026 4:09 AM	4.10	68.20	28.8	49.0	0
6/17/2026 4:39 AM	5.60	68.20	28.8	49.0	0
6/17/2026 5:09 AM	4.40	68.20	28.7	50.0	0
6/17/2026 5:39 AM	4.60	68.00	28.7	50.0	0
6/17/2026 6:09 AM	6.30	68.00	28.7	50.0	0
6/17/2026 6:39 AM	5.00	68.00	28.6	50.0	0
6/17/2026 7:09 AM	4.70	68.00	28.6	50.0	0
6/17/2026 7:39 AM	5.10	68.00	28.6	51.0	0
6/17/2026 8:09 AM	5.50	68.00	28.6	50.0	0
6/17/2026 8:39 AM	6.80	68.00	28.6	50.0	0
6/17/2026 9:09 AM	4.60	68.00	28.6	50.0	0
6/17/2026 9:39 AM	7.10	68.00	28.6	51.0	0
6/17/2026 10:09 AM	6.80	68.00	28.6	50.0	0
6/17/2026 10:39 AM	5.60	68.00	28.6	50.0	0
6/17/2026 11:09 AM	5.80	68.00	28.6	51.0	0
6/17/2026 11:39 AM	6.80	68.00	28.6	51.0	0
6/17/2026 12:09 PM	5.70	68.00	28.6	51.0	0
6/17/2026 12:39 PM	6.20	68.20	28.6	51.0	0
6/17/2026 1:09 PM	5.80	68.20	28.6	51.0	0
6/17/2026 1:39 PM	5.50	68.20	28.6	51.0	0
6/17/2026 2:09 PM	5.70	68.20	28.5	51.0	0
6/17/2026 2:39 PM	6.20	68.20	28.5	51.0	0
6/17/2026 3:09 PM	4.70	68.20	28.5	52.0	0
6/17/2026 3:39 PM	5.90	68.20	28.5	52.0	0
6/17/2026 4:09 PM	6.30	68.40	28.6	52.0	0
6/17/2026 4:39 PM	5.40	68.40	28.5	52.0	0
6/17/2026 5:09 PM	6.30	68.40	28.6	52.0	0
6/17/2026 5:39 PM	7.60	68.50	28.6	52.0	0
6/17/2026 6:09 PM	4.60	68.50	28.6	53.0	0
6/17/2026 6:39 PM	6.20	68.50	28.6	52.0	0
6/17/2026 7:09 PM	6.10	68.50	28.6	52.0	0

Over All Average:5.9 pCi/l EPA Average:5.9 pCi/l

Radon Risk Information

Radon is the second leading cause of lung cancer after smoking. The US EPA and Surgeon General strongly recommend taking further action when a homes radon test results are 4.0 pCi/l or greater. The concentration of radon in the home is measured in picocuries per liter of air (pCi/l). Radon levels less than 4.0 pCi/l still pose some risk and in many cases may be reduced. If the radon level in the home is between 2.0 and 4.0 pCi/l, the EPA still recommends that you consider fixing the home. The average indoor radon level is estimated to be about 1.3 pCi/l; roughly 0.4 pCi/l of radon is normally found in the outside air. The higher the home radon level, the greater the health risk. Even homes with very high radon levels can be reduced to below 4.0 pCi/l and many homes can be reduced to 2.0 pCi/l or less.

Understanding Time-Sensitive Testing Protocols

It is necessary to fix the home when a single test averages 4.0 pCi/l or more.
It is a good idea to fix the home when a single test averages between 2.0 and 4.0 pCi/l.
If a test result averages less than 4.0 pCi/l, it is recommended to confirm the low result by testing again at least every two years and whenever significant changes to the home structure or mechanical systems occur. Test during different seasons and different weather conditions to reduce your risk of exposure.