

RE: 301 Streamwood Dr, Holly Springs, NC 27540 (120374)

Dear REALTOR®:

The seller of this property has placed a Radon Assurance Program™ (RAP) on this home for the benefit of the ultimate Buyer. This program will supplement¹, and in most cases entirely cover, any possible remediation costs incurred in the event the property is found to have an unacceptable radon level. An unacceptable level of radon is considered by the U.S. Environment Protection Agency ("EPA") to be **4.0 pCi/L or above**. The program coverage will take effect the day of closing and the protection will remain in effect for twelve (12) months from the closing date.

It is the Buyer's prerogative to have the property tested prior to the purchase of the property, but it will be at their expense. Should they choose to have a test completed and the results exceed the EPA guidelines, the RAP will take steps to have the home remediated. If they choose not to test prior to the time of purchase, they will have the ability for testing after closing during the program coverage period. They may test by contacting ReloOlogy for a free and approved Alpha-Track detector (minimum 91-day test) at RAP@reloology.com. They may also choose to hire a state-certified inspector or a NRSB² or NEHA³ listed inspector to accomplish testing at their expense. In the event the test results from either method reveals the radon level in the property is equal to or greater than the established EPA guidelines, ReloOlogy Inspection Management Services, as the seller's inspection management firm, will determine:

1. The extent of the mitigation required;
2. The most appropriate methodology to be utilized to mitigate the radon to an acceptable level; and
3. Will select an independent radon mitigation company to perform the work to resolve the problem.

Attached to this letter is a flyer providing an overview of our program to prospective Buyers of this property. Please print at least one copy of this flyer and place in a prominent location in the property. In addition to using the flyer, please include the following (or a substantially similar) statement in the MLS listing:

"This property is included in a "Radon Assurance Program" providing radon mitigation assistance for one-year from the date of closing. A radon test prior to closing is not necessary."

Additional program information will be provided in the buyer's closing documents. Should you have any questions or need additional information, please call us at 215/385-4551 or e-mail RAP@reloology.com.

Your assistance is greatly appreciated, and we wish you much success in selling this property quickly and efficiently!

Thank You!

¹ Up to \$5,000.00 – Allocation of funds is at the discretion of ReloOlogy only. Personal preference of mitigation system location is not a negotiable factor. System to be installed in accordance with local/national standards.

² National Radon Safety Board.

³ National Environmental Health Association.



IMPORTANT INFORMATION REGARDING THIS PROPERTY!!!

The seller of this property is participating in a Radon Assurance ProgramTM from ReloOlogy Inspection Management Services for the benefit of the ultimate purchaser of this property. **A radon test is NOT NECESSARY prior to closing of the home purchase.**

The warranty will provide a 12-month coverage period, with an effective date beginning the day of closing. During the coverage period, if this property is tested¹ and found to have an unacceptable level of radon, ReloOlogy will complete the necessary mitigation² to bring the level of radon within the range acceptable by the U.S. Environmental Protection Agency³.

For details ask your Realtor[®] or contact ReloOlogy at 215/385-4551 or visit their web site at www.reloology.com or send an e-mail to RAP@reloology.com for additional information regarding this beneficial Radon Assurance Program.

¹ During the coverage period, you may test the level of radon by contacting ReloOlogy for a free and approved Alpha-Track detector (minimum 91 day test), or by hiring a state-certified or a NRSB or NEHA listed inspector to accomplish the short-term testing at your expense. The inspector must adhere to U.S. Environmental Protection Agency (EPA) established guidelines for testing radon in residential real estate.

² To a maximum amount of \$5,000.00 – Allocation of funds is at the discretion of ReloOlogy only. Personal preference of mitigation system location is not a negotiable factor. System to be installed in accordance with local/national standards.

³ The EPA has set an action level of 4.0 pCi/L. At or above this level of radon, the EPA recommends corrective measures be taken to reduce radon gas exposure.



RE: 301 Streamwood Dr, Holly Springs, NC 27540 (120374)

Dear Home Buyer(s):

This property is covered under a Radon Assurance Program™ (RAP) from ReloOlogy Inspection Management Services. This program will supplement⁴, and in most cases entirely cover, any possible remediation costs incurred in the event the property is tested and found to have an unacceptable radon level during the program's coverage period. An unacceptable level of radon is considered by the U.S. Environment Protection Agency ("EPA") to be **4.0 pCi/L or above**.

The following criteria applies to this Radon Assurance Program™:

- The program coverage takes effect the day of closing and the protection will remain in effect for twelve (12) months from the closing date;
- The program provides testing and identification of radon levels in the home and the remediation of radon levels at or above the United States Environmental Protection Agency (EPA) recommended action level of 4.0 pCi/L;
- ReloOlogy will mail a free Alpha-Track radon testing device (minimum 91 day test) to the home buyer upon receipt of this signed document, and upon request. The undersigned may choose to either use the alpha-track device *or* perform, at their own cost, a NRSB⁵ or NEHA⁶ qualified test which complies with EPA protocols for real estate transactions;
- In the event the test results from either method reveals the radon level in the property is equal to or greater than the established EPA 4.0 pCi/L action level, ReloOlogy Inspection Management Services, will determine:
 - The extent of the mitigation required;
 - The most appropriate methodology to be utilized to mitigate the radon to an acceptable level; and
 - ReloOlogy will select an independent radon mitigation company to perform the work to resolve the problem.

The following is the responsibility of the home buyer:

- It is the responsibility of the home buyer to either activate the alpha-track testing device **or** perform any NEHA or NRSB qualified test, which complies with EPA protocols for real estate transactions;
- It is also the responsibility of the home buyer to return the Alpha-Track testing device to the laboratory. Test results from any NEHA or NRSB qualified test can be sent to RAP@reloology.com to have the results analyzed;
- The failure of the home buyer to either activate and return the alpha-track testing device **or** perform any NEHA or NRSB qualified test, which complies with EPA protocols for real estate transactions, within the prescribed 12 month period under will eliminate all rights for remediation of radon levels at or above the EPA recommended action level of 4.0 pCi/L;
- It is the responsibility of the undersigned (home buyer) to contact ReloOlogy to make arrangements for standard radon remediation upon notification of test results at or above the EPA recommended action level of 4.0 pCi/L.

⁴ Up to \$5,000 – Allocation of funds is at the discretion of ReloOlogy only. Personal preference of mitigation system location is not a negotiable factor. System to be installed in accordance with local/national standards.

⁵ National Radon Safety Board

⁶ National Environmental Health Association



For additional questions regarding the Radon Assurance Program, please contact ReloOlogy at 215/385-4551 or RAP@reloology.com. In order to obtain the approved radon testing device, please complete and sign the attached RAP acknowledgement form and submit per the instructions to ReloOlogy Inspection Management Services.

To be completed by the Home Buyer(s):

Property & Contact Information	
Buyer(s) Name:	Click here to enter text.
Buyer(s) Phone Number:	Click here to enter text.
Buyer(s) e-mail address:	Click here to enter text.
Date of Closing:	Click here to enter text.
Today's Date:	Click here to enter text.
Address of Home:	Click here to enter text.
City, State, ZIP of Home:	Click here to enter text.

☐ **Please send the free Alpha-Track radon testing device** – Device will be sent to the address above. If the device needs to be sent to a different address, please contact ReloOlogy at RAP@reloology.com.

☐ **Please DO NOT send the free Alpha-Track radon testing device**

***A home buyer may choose to either use the Alpha-Track device or perform, at their own cost, a NRSB or NEHA qualified test which complies with EPA protocols for real estate transactions. Buyers choosing to pay for a pre-closing qualified radon test should sign this form and send it to ReloOlogy along with the qualified radon test report.*

Acknowledgement:

I (We) understand the responsibilities and conditions regarding ReloOlogy's Radon Assurance Plan and hereby agree to release ReloOlogy, and all other parties involved in the property transaction from any and all liabilities for my (our) failing to test for radon levels in the above-listed property.

Home Buyer:

Home Buyer:

Signature

Signature

Click here to enter text.

Click here to enter text.

Printed Name

Printed Name

Send this completed form to ReloOlogy Inspection Management Services via e-mail to RAP@reloology.com.

Orders for testing devices will be sent to the address listed above to arrive within 7-10 business days.