



National Residential and Environmental Inspections

Radon Service Policy (RSP)

Provided by GlobeSpec

116 Sage Thrush Bend
Holly Springs NC 27540

File: 878464
GlobeSpec ID: 251259

CONGRATULATIONS!

This home is covered by our **Radon Service Policy (RSP)**. The associated fees were covered by the previous owner and, as such, the program is provided to you free of charge. Our **Radon Service Program (RSP)** provides coverage for a period of twelve (12) months from the time of your closing. The program provides testing to determine your home's airborne radon level. In the event your home has elevated radon levels, the program provides a professionally installed mitigation system to reduce levels in accordance with US EPA recommended guidelines. The **Radon Service Policy (RSP)** is limited to testing the home's airborne radon levels originating from the structure's underlying soil and *does not* include testing or mitigation for radon in water sources.

What we need from you

To begin the process for you we will need the following:

- Carefully review the attached Radon Service Policy Agreement.
- Provide your closing date.
- Provide your signature(s), printed name(s), and contact information.
- Return the completed agreement to us via one of the following –
 - o Email – reports@globespec.com
 - o Fax – 800.566.7329
 - o USPS – 370 S. Main Place, Carol Stream, IL 60188

What we will provide

Once we have received the completed signed agreement the program provides the following:

- We will send an “alpha track” radon testing device with deployment instructions and return envelope.
- We will provide a report with test results from an independent radon testing lab.
 - o If the test result is below US EPA’s recommended action level of 4.0 pCi/L, no further action is necessary, and the program is closed.
 - o If the test result is at or above the US EPA’s recommended action level of 4.0 pCi/L, we will engage a local mitigation provider to arrange for installation of a radon reduction system.
- In the event mitigation is warranted, installation will be completed strictly with your consent and will carry a 36-month guarantee from the installer.
- Once the installation is completed, the contractor will either conduct a post-mitigation radon test, leave a test device for you to place, or a test device will be sent to you for follow-up testing to ensure adequate radon reduction was accomplished.

Please note the following:

1. A property may be excluded from this program if radon testing was conducted prior to GlobeSpec’s involvement which resulted in levels at or above 4.0 pCi/L and no corrective action was taken. Corrective action is defined as the installation of an active mitigation system by a qualified contractor in adherence with standards established by NEHA/EPA or by state or local authorities. Radon testing arranged by GlobeSpec on behalf of a prospective buyer prior to closing, does not disqualify the home from the program.
2. You can decline these services. If you choose to decline, please sign on the provided line at the end of the Radon Service Policy Agreement and return to us as stated above.
3. This policy is only transferable from Client to Homeowner at the time of property sale. The Client is the Company initiating the Radon Service Policy. Homeowner may not transfer this policy under any circumstances.

We wish you all the best in your new home. If you have any questions, please do not hesitate to contact us.

RADON SERVICE POLICY AGREEMENT

RADON SERVICE POLICY AGREEMENT made this _____ day of _____, 20____, by and between GlobeSpec, referred to as "GlobeSpec" and _____, hereinafter referred to as "Homeowner". This agreement became effective at the approval date noted on page two (2) and is in effect for a period of two (2) years from the approval date if property remains in the corporate inventory. This Radon Service Policy Agreement will expire twelve (12) months from the closing date when transferred or assigned. The sale closing date is the date the property is sold to another individual or any entity other than the corporate client, or its relocation services provider.

WHEREAS, Homeowner has purchased a residence located at **116 Sage Thrush Bend, Holly Springs, NC, 27540** through efforts of **Sirva Relocation** and desires to obtain a program warranting the home as to an airborne radon level within current acceptable standards as set forth by the NEHA and the United States Environmental Protection Agency ("EPA"); and

WHEREAS, **Sirva Relocation** (Client is the Company initiating the Radon Service Policy) and GlobeSpec desire to provide Homeowner with a program to minimize the concerns of Homeowner and utilize the knowledge and skill of GlobeSpec in the detection and mitigation of radon in the home. The Radon Service Policy (RSP) is limited to testing radon levels in air coming from the soil and does not include radon levels from a water source.

NOW, THEREFORE, IT IS HEREBY MUTUALLY AGREED AS FOLLOWS:

1. The above stated recitals are incorporated herein and made part hereof the Agreement.
2. Upon receipt by GlobeSpec from **Sirva Relocation** of notice of sale, GlobeSpec will send to;
Sirva Relocation one (1) copy of this agreement.
 - (a) New owner's name(s), property address and the closing date, or
 - (b) Homeowner will fill out said information and return one copy of the Agreement to GlobeSpec.
 - (c) Upon receipt of the Agreement, GlobeSpec will activate the Radon Service Policy by executing same.
3. GlobeSpec will arrange to ship the new owners in approximately 30 days of closing an alpha track radon testing device with instructions for deployment in the home with a pre-paid return envelope.
4. GlobeSpec or the radon lab will contact Homeowner just prior to the completion of the testing period with instructions on sending the device to the independent laboratory.
5. If an analysis of the alpha track radon detector results in an acceptable level of less than 4.0 pCi/L, then no additional testing will be required, and a completed written report shall be provided to the Homeowner.
6. If the analysis of the alpha track radon detector results in a radon level equal to or greater than 4.0pCi/L, then GlobeSpec will arrange to have the home mitigated at GlobeSpec's expense using a NEHA/EPA RMP listed mitigator chosen solely at the discretion of GlobeSpec.
7. A copy of all reports will be provided to the Homeowner upon request.
8. All mitigated homes will be warranted to remain within acceptable NEHA/EPA governmental standards for radon for a period of 36 months from the date of the completion of the mitigation.
9. This Radon Service Policy shall be deemed breached by Homeowner and/or invalidated should any of the following events occur:
 - (a) If the testing device is not returned by Homeowner timely after the test is completed
 - (b) If Homeowner fails to utilize NEHA/EPA RMP approved mitigation contractors as selected by GlobeSpec or fails to cooperate arranging mitigation within ninety (90) days of first contact with the mitigation contractor.
 - (c) If Homeowner fails to cooperate with GlobeSpec, its employees, or agents in any manner.
10. It is hereby mutually agreed and acknowledged this policy is only transferable from Client to Homeowner at the time of property sale. Homeowner may not transfer this policy under any circumstances.
11. The Radon Service Policy provided by GlobeSpec is limited to primary residence, single-family detached homes. Apartments, townhouses, mobile homes, condominiums, outbuildings, detached structures, and properties that have covenants and restrictions and/or shared common elements that will not allow the installation of a standard mitigation system are excluded from this service.

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12. It is hereby mutually acknowledged, agreed, and understood that the sole liability of GlobeSpec under this Agreement shall be to provide and pay for a NEHA/EPA RMP listed mitigator in the event of a non-acceptable radon in air level after testing is completed. The warranty offered by GlobeSpec under the Radon Service Policy applies only to a basic design system. The basic radon mitigation is a sub-slab depressurization system, which uses a fan (and all electrical connections required), PVC pipe to draw air from below the basement floor or slab on grade and venting harmlessly above the roof where the radon gas dissipates very quickly into the air. Such a system involves making a penetration at a point in the slab determined by the mitigator and venting the radon gas via installed piping which terminates above the roof of the house. GlobeSpec's costs for such mitigation caused by radon sources in the soil under the house, shall not exceed \$5,000 and shall be computed in accordance with the usual and ordinary cost of similar labor, material, and equipment prevalent in the area where the property is located. Any modification from this system, at the request of Homeowner, including but not limited to exhausting the system at a different location than required for a basic design system, shall require additional charges for labor and materials, all of which additional charges Homeowner agrees to pay the mitigator in advance upon request by GlobeSpec.
13. Homeowner hereby specifically waives and releases GlobeSpec and **Sirva Relocation**, their officers, directors, shareholders, employees, agents, and contractors from any and all obligations, actions, causes, or demands of any nature, including any special or consequential damages, or foreseen or unforeseen damages which may arise for any reason.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement and by execution hereby agree to be bound by all of the terms, conditions, and covenants contained in the Radon Service Policy Agreement.

CLOSING DATE: _____

PROPERTY ADDRESS: 116 Sage Thrush Bend Holly Springs, NC 27540	Homeowner(s): _____ _____ Signature(s) Print last name(s): _____ _____
Client File: 878464 GlobeSpec: 251259 Approval Date:	Phone Home: _____ / _____ Work: _____ / _____ Mobile: _____ / _____ Email: _____ / _____ Email: _____ / _____
GlobeSpec by: <u>M.G. Sonkin - President</u>	

DECLINE OF SERVICES

If you are not interested in participating in the Radon Service Policy Program as outlined above, please sign and date here and we will remove your property from the program:

Print name(s):

Date _____

Signature(s):

