

ADDENDUM TO SALE CONTRACT BUYER ACKNOWLEDGMENT AND RELEASE STATEMENT

**HBP RADON
PROTECTION**



Please accept and initial on one of the three options below. Buyer(s) indicate their agreement to the terms and conditions of the selected option as indicated on page 2 of this statement.

A copy of this signed agreement must be emailed or mailed to HBP Radon Protection.

hbp@homebuyerspreferred.com
1 East 22nd St, Suite 200, Lombard, IL 60148

- OPTION 1 _____ I/We have received, read, understand and accept the HBP Radon Protection Plan Service Agreement (sample attached), which is provided at no cost as a part of the purchase of this Property. Buyer will receive the Service Agreement and a free long-term radon test after closing, and subsequent radon mitigation, if necessary, under the terms and conditions of the Service Agreement.
- OPTION 2 _____ I/We elect to conduct a radon test prior to sale. **Test will be performed by an NRPP, NRSB, or State certified radon testing contractor.** Arrangement and payment for any pre-sale radon test will be the full responsibility of the buyer. Buyer will verify contractor with HBP Radon Protection prior to authorizing test. HBP Radon Protection is responsible for radon mitigation, if necessary, under the terms and conditions indicated on page 2 of this statement.
- OPTION 3 _____ I/We do not accept the HBP Radon Protection Plan.

Buyer Information

Buyer(s) Name: _____

Email Address*: _____

*Email address required for all future correspondence with HBP. Plan information, reminders, and results will all be emailed to this address. HBP will not solicit to or sell email address collected for the purpose of the Radon Protection Plan.

Property

Street Address: 3833 Lodgepole Ln _____

City, State Zip: Raleigh, NC 27616 _____

Closing

Scheduled Close Date: _____

Occupancy Date (If Different): _____

Buyer Signature: _____

Date: _____

Buyer Signature: _____

Date: _____

Seller Acknowledgement: _____

Date: _____

(Relocation Company or Corporate Seller)

BUYER ACKNOWLEDGMENT AND RELEASE TERMS AND CONDITIONS

**HBP RADON
PROTECTION**



Option 1 BUYER ACCEPTS THE HBP RADON PROTECTION PLAN

The Buyer understands that radon gas is a naturally occurring radioactive substance present in virtually all homes in varying concentrations; and that according to many governmental agencies, including United States Environmental Protection Agency (U.S. EPA), exposure to indoor radon may be a health hazard, depending upon the concentration and exposure period of individuals.

The Buyer has received, read, understood and accepted the HBP Radon Protection Plan Service Agreement ("Plan"). The Plan is a product of HBP Radon Protection. (HBP), and is provided at no cost to the Buyer as a part of the purchase of the Property. The Plan provides for long-term radon testing and, if necessary, mitigation. The Buyer understands and agrees that HBP will mail the Plan, a test kit and instructions after closing (settlement), and that radon testing and any necessary mitigation will occur after the sale is completed. Buyer has the length of the service agreement (one year) to complete the 120 day, long-term radon test.

The Buyer understands and agrees that HBP is solely responsible to provide the Plan radon testing service, and to arrange and pay for any necessary radon mitigation, as these are explained and defined in the written Service Agreement.

In consideration of receipt of the Plan, and for other consideration, Buyer agrees to the terms and conditions of the Plan and further agrees to hold harmless all parties to this Agreement, including but not limited to Seller and their agents and representatives, except HBP, from any and all claims, actions or expenses arising out of the existence, testing, or remediation of indoor radon in the Property.

Option 2 BUYER ELECTS TO CONDUCT A RADON TEST PRIOR TO CLOSING

Arrangement and payment for any pre-sale radon test will be the full responsibility of the Buyer.

Radon mitigation coverage will be based upon submission to HBP of a radon gas test report indicating an average radon measurement the result of which is 4pCi/l or greater. The radon test must be conducted by a NRPP (National Radon Proficiency Program), NRSB (National Radon Safety Board), and/or state certified radon testing contractor, utilizing a NRPP, NRSB, and/or state listed radon testing device. NRPP, NRSB, and/or state radon testing protocols must be followed.

*If state has regulatory certification requirement for radon contractors, testing contractor must possess a current state certification, else NRPP and/or NRSB certification is required in locations where no state radon certification requirement exists.

Based upon a radon test result of 4pCi/l or greater, and the adherence to the above stated terms and conditions, HBP will arrange for mitigation with a professional radon mitigation contractor, assure that mitigation has been performed, and pay all standard mitigation costs directly to the radon mitigation contractor. Radon test reports must be submitted to HBP at least four weeks prior to the close date to assure that mitigation is scheduled prior to closing, else mitigation may be scheduled after close.

Any post mitigation short-term radon test, as with the pre-mitigation test, will be the responsibility of the Buyer. Because of the uncertainty inherent in short-term radon tests, HBP cannot guarantee that the post-mitigation radon level has been reduced to under 4pCi/l, based upon a post-mitigation short-term test. Subsequent to closing, HBP will provide the Buyer with the Plan's long-term alpha track radon test to assure that the post-mitigation radon level has been reduced to under 4pCi/l. If the result of the post-mitigation long-term test is 4pCi/l or higher, HBP will arrange for the mitigation contractor to return and take corrective action. HBP will again provide for post-mitigation testing until it is confirmed that the radon concentration has been reduced to below 4pCi/l.

Buyer understands that he/she/they are responsible for any pre-sale and post mitigation short term radon test and that HBP is responsible for radon mitigation under the terms and conditions described above.

Buyer agrees therefore, to hold harmless all parties to this agreement including but not limited to Seller and their agents and representatives from any and all claims, actions, or expenses arising out of the existence of indoor radon in the Property.

Option 3 BUYER REJECTS THE PLAN AND DECLINES TO CONDUCT A RADON TEST PRIOR TO SALE

The Buyer understands that radon gas is a naturally occurring radioactive substance present in virtually all homes in varying concentrations; and that according to many governmental agencies, including United States Environmental Protection Agency (U.S. EPA), exposure to indoor radon may be a health hazard, depending upon the concentration and exposure period of individuals.

The Seller has offered to the Buyer, at no cost, the HBP Radon Protection Plan, which provides for long-term testing and, if necessary, radon mitigation after the completed sale as described in Option 1 above. The Seller has offered to the Buyer, radon mitigation coverage under the terms and conditions as described in Option 2 above.

The Buyer rejects these offers from the Seller and agrees to hold harmless all parties to this agreement, including but not limited to Seller and their agents and representatives from any and all claims, actions, or expenses arising out of the existence of indoor radon in the Property.

Homeowner's Association Release Statement

**HBP RADON
PROTECTION**



August 19, 2026

HBP Preferred File ID # 0600*A*MMI*256140

Property Address: 3833 Lodgepole Ln
Raleigh, NC 27616

In the event the above listed property has a Homeowner's Association (HOA) and elevated radon radon gas in air levels are detected, this form MUST be completed by the HOA in order for HBP Radon Protection to proceed with mitigation for this property.

TO THE HOMEOWNER'S ASSOCIATION ON THE PROPERTY LISTED ABOVE:

The Board of Directors from (Name of HOA) _____ has given authorization to allow the above referenced property to be tested, and if necessary, mitigated for radon gas, which is a naturally occurring radioactive substance present in virtually all homes in varying conditions; and that according to many government agencies, including the United States Environmental Protection Agency (U.S. EPA), exposure to indoor radon may be a health hazard, depending upon the concentration and exposure period of individuals.

Should the radon test results indicate an average concentration at or above the EPA action level of 4pCi/l, HBP Radon Protection will arrange for mitigation of the above-indicated property. The mitigation may involve installing a sub slab depressurization system to be completed by a professional radon mitigation contractor.

Please sign below to indicate that if radon mitigation is necessary, that you, the Homeowner's Association, agree to allow a sub slab depressurization system to be installed in this property.

If you have any questions or concerns, please contact HBP Radon Protection Customer Service.

Please return this form to HBP Radon Protection via email, or mail.
Email: hbp@homebuyerspreferred.com

ACKNOWLEDGED AND AGREED TO:

By: _____

Title: _____

Date: _____

Homeowner's Association: _____

Phone Number: _____