

Radon Safeguard Program (RSP) – ELITE / Purchaser Letter

1008 Shasta Daisy Drive, Wake Forest NC 27587

Certificate # 3064026

This letter will provide a brief overview of our Radon Safeguard Program™ (RSP). As a prepaid benefit offered by **Weichert Workforce Mobility**, Fidelity Inspection & Consulting Services, Inc. (FICS) is providing this RSP to the ultimate Purchaser(s) of the above referenced property. This program covers or supplements remediation costs incurred in the event the property is tested for and discovered to have an elevated radon level during the program coverage period. An elevated radon level is currently defined as 4.0 picocuries per liter (4.0 pCi/L) or above by the U.S Environmental Protection Agency (EPA). The chart below illustrates the coverage our RSP Elite offers:

RSP ELITE	
1 Year Coverage	Begins at date of closing
Testing Paid by	Purchaser(s) or FICS (when FICS provides testing kit)
Test Type	State certified, NRSB or AARST listed inspector or Test kit, provided by FICS and placed by Purchaser(s)
Test Type	Purchaser(s) Choice or Long term Test (91+ days preferred)
Coverage Period ¹	Test and Request for Mitigation within 12 months of closing date
Test Results Provided by	Purchaser(s) or Independent Lab (on FICS provided testing kit)
Testing device sent to Purchaser	Upon request
Mitigation Limits ²	\$10,000

It is not necessary for the Purchaser(s) to complete a short term radon test on this property at the time of inspection. A long term test of 91+ days is recommended and the Purchaser(s) must find a state certified, NRSB or AARST listed inspector to complete this test or request from FICS a long term testing device be sent to them after closing. If during the coverage period valid test results reveal an elevated radon level and Purchaser(s) has submitted a claim for mitigation, FICS will select an independent radon mitigation company to install a mitigation system and conduct post installation testing until a radon level below a 4.0pCi/L is achieved. Once this result has been achieved, FICS's liability under this program shall terminate. **The total cost of mitigation is not to exceed \$10,000². Per the program, if FICS is required to provide radon mitigation services, installation of any/all such mitigation systems will occur after property closing.**

_____/_____
Purchaser Initials
Acknowledged

At FICS' discretion the following mitigation limitations may apply:

1. Property must have a concrete foundation/floor with no open-dirt areas;
2. No on-going moisture/water intrusion into the basement; and
3. Any suspect or confirmed asbestos must be abated by the homeowner with proper clearance before installation of the radon mitigation system.

Purchaser(s) has 12 months from the date of closing to conduct testing and submit a request for mitigation. Purchaser(s) must present valid test results and a closing confirmation to document the closing date in order for request to be processed. If you have any questions regarding this information, please call FICS at 215.347.2984 and ask to speak with an RSP coordinator.

¹ This program is intended to provide one radon test during the 12 months following closing and does not provide multiple tests. Once a radon level below 4.0pCi/L is achieved from any one test during the 12 month coverage period following closing, FICS's liability under this program shall terminate.

² Any costs associated with the mitigation that are aesthetic in nature, including compliance with HOA regulations, and are not directly related to the actual mitigation system itself will not be covered by this program. Requests for modifications to the proposed mitigation system will be considered at the discretion of FICS in consult with the Purchaser(s).

FICS Radon Safeguard Program™ Purchaser Obligations

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The Fidelity Inspection & Consulting Services, Inc. (FICS) Radon Safeguard Program™ provides the Purchaser(s) a program that will cover or supplement mitigation costs in the event the above referenced property is tested for, and discovered to have, an elevated radon level during the program coverage period. An elevated radon level is currently defined as 4.0 picocuries per liter (4.0 pCi/L) or above by the U.S Environmental Protection Agency (EPA), hereinafter referred to as “an Elevated Radon Level”.

Our program’s coverage period is effective 12 months **from the day you close on your home.**

In the event testing shows an Elevated Radon Level, a claim must be made directly to FICS within twelve months from your closing date. To start the claim process, please call the FICS mitigation line at 215.347.2984. Specific program limitations apply and are outlined in the Purchaser Letter you may obtain through the Real Estate Broker for the property. Purchaser(s) bears all responsibility to request mitigation services **within the coverage** period should post-purchase testing indicate an elevated level of radon in the home.

Per the program, if FICS is required to provide radon mitigation services, installation of any/all such mitigation systems will occur after property closing.

_____/_____
Purchaser Initials
Acknowledged

In order to verify the effective date on the Radon Safeguard Program™, the Purchaser(s) will be asked to submit this document along with any required test results to FICS for mitigation of elevated levels of radon in the home. FICS may also request Purchaser(s) to provide additional evidence of Purchaser(s) closing date.

This program is intended to provide one radon test during the 12 months **following** date of closing. This program does not provide for multiple tests. Once a radon level below 4.0pCi/L is achieved from any one test during the 12 month coverage period following closing, FICS’s liability under this program shall terminate.

Legal Notice / Responsibilities -

The Purchaser(s) understand(s) the rights and responsibilities described herein and hereby acknowledge that FICS has no control over the level of radon gas in the home located at the above property address. Further, the Purchaser(s) hereby release FICS and any other parties involved in the property transaction from: 1) any and all liabilities for the possible existence of radon in the property; 2) for personal property damage or personal injury, diminished value of real estate; incidental, consequential, special or exemplary damages from radon exposure (whether direct or indirect); and, 3) for Purchaser’s failure to test for radon levels at the above referenced property within the 12 month coverage period as indicated above. Purchaser(s) understand this program has coverage limits applicable to the cost of mitigation. In the event of the presence of an Elevated Radon Level and that FICS cannot warrant or guarantee that radon is or will not be present in the property. This program provides coverage to the current Purchaser(s) only and is not transferable or assignable to any subsequent owners of the property.

This document must be signed and dated by the Purchaser(s) as provided below. By virtue of your signature below, you affirm your understanding of the Radon Safeguard Program coverage and limitations as described in the Purchaser Letter provided to you.

Purchaser Signature Signature Date

Purchaser Signature Signature Date