



# ENVIRONMENTAL

## INSPECTION & CONSULTING

Radon Assessment Performed on 1/31/2022  
Report Finalized on 02/02/2022

**Project #JL-25993**

**Property Inspected**

**1608 Cataluna Place  
Palos Verdes Estates, CA 90274**

**Property Type: Two Story, Single Family Residence**

**Report Prepared By**

**JLM Environmental**

15200 Grevillea Avenue, Suite B  
Lawndale, CA 90260-2018

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**JLM Environmental conducted a radon survey of the subject property.**

This report details the findings of that survey and gives recommendations. Sample locations and laboratory results are included as Table I.

## Radon Test Report Introduction

**According to the US EPA**, Radon is a naturally occurring element listed as **Rn** in the periodic table of elements. It is a heavy inert gas and in its natural state is harmless. Radon is odorless, tasteless, has no symptoms or side effect on the human body. It is, however, radioactive.

Radon gas decays into radioactive particles that can get trapped in your lungs when you breathe. As they break down further, these particles release small bursts of energy. This can damage lung tissue and lead to lung cancer over the course of your lifetime. Not everyone exposed to elevated levels of radon will develop lung cancer. And the amount of time between exposure and the onset of the disease may be many years.

Like other environmental pollutants, there is some uncertainty about the magnitude of radon health risks. However, we know more about radon risks than risks from most other cancer-causing substances. This is because estimates of radon risks are based on studies of cancer in humans (underground miners). Smoking combined with radon is an especially serious health risk. Stop smoking and lower your radon level to reduce your lung cancer risk. Scientists are more certain about radon risks than from most other cancer-causing substances. Children have been reported to have greater risk than adults of certain types of cancer from radiation, but there are currently no conclusive data on whether children are at greater risk than adults from radon.

### ***Your chances of getting lung cancer from radon depend mostly on:***

- *How much radon is in your property*
- *The amount of time you spend in your property*
- *Whether you are a smoker or have ever smoked*

There are two main sources for the radon in your property's indoor air, the soil and the water supply. Compared to radon entering the building through water, radon entering your building through the soil is usually a much larger risk. The radon in your water supply poses an inhalation risk and an ingestion risk. Research has shown that your risk of lung cancer from breathing radon in air is much larger than your risk of stomach cancer from swallowing water with radon in it. Most of your risk from radon in water comes from radon released into the air when water is used for showering and other household purposes. Radon in your property's water is not usually a problem when its source is surface water. A radon in water problem is more likely when its source is ground water, e.g. a private well or a public water supply system that uses ground water. If you are concerned that radon may be entering your property through the water and your water comes from a public water supply, contact your water supplier.

### ***How to Lower the Radon Levels in Your Property***

Since there is no known safe level of radon, there can always be some risk. But the risk can be reduced by lowering the radon level in your property. There are several proven methods to reduce radon in your property, but the one primarily used is a vent pipe system and fan, which pulls radon from beneath the house and vents it to the outside. This system, known as a soil suction radon reduction system, does not require major changes to your building. Sealing foundation cracks and other openings makes this kind of system more effective and cost-efficient. Similar systems can also be installed in houses with crawl spaces. Radon contractors can use other methods that may also work in your building. The right system depends on the design of your building and other factors. Ways to reduce radon in your property are discussed in EPA's *Consumer's Guide to Radon Reduction*. The cost of reducing radon in your property depends on how your property was built and the extent of the radon problem. Most buildings can be fixed for about the same cost as other common repairs.

## PROPERTY INFORMATION

<b>Property Type</b>	Two Story House
<b>Property is Currently</b>	Vacant
<b>Property Size (sq. ft.)</b>	>1000
<b>Age of Property (Year)</b>	1990
<b>Weather</b>	Cloudy - 50° F
<b>Children Present</b>	No
<b>Client Present</b>	No
<b>Inspection performed for</b>	Buyer
<b>Inspection Type</b>	Real Estate Transaction
<b>Current mitigation system present?</b>	No

## TESTING CONDITIONS

JLM Environmental

<b>Was the Radon Testing Agreement Form signed by the client?</b>	Yes
<b>Was the Radon Equipment Release Form signed by the client?</b>	Yes
<b>Has JLM Environmental performed a previous investigation of this site?</b>	No
<b>Was JLM provided with documents of previous site related investigations or protocols?</b>	No
<b>At the start of the testing period, were all exterior doors and windows closed?</b>	Yes
<b>Has the home been under closed conditions prior to the start of the testing period?</b>	Yes
<b>At the end of the testing period, were all exterior doors and windows closed?</b>	Yes

## Radon Test Information

Continuous radon monitors were placed in several areas of the property. Duration of the monitors were from 1/31/2022 through 02/02/2022. Locations are as follows:

**Radon mitigation is recommended in the home. Once mitigation has been performed additional testing is recommended to ensure the mitigation is reducing the radon levels in the home to acceptable levels.**

*Motion/vibrations were observed during the radon test in the living room. No tampering that would indicate falsifying results was detected.*

**Table 1.**

Monitor #	Location	Reading
06	Living Room	8.1 pCi/L
07	Dining Room	8.7 pCi/L
<b>BUILDING EPA AVERAGE RADON LEVEL: 8.4 PicoCuries/Liter (pCi/L)</b>		

*This test represents the **average radon concentration** at the time the sampling was conducted within the building.*

## Interpreting Your Test Results

**UNDER 4.0 pCi/L:** The USEPA states that for test results in this range (less than 4.0 pCi/L) you do not need to conduct radon mitigation at this time. However, if you make any structural changes or start to use a lower level of the building more frequently you should test again. Per the EPA's "A Citizen's Guide to Radon", the average indoor radon level is estimated to be about 1.3 pCi/L and about 0.4 pCi/L of radon is normally found in the outside air.

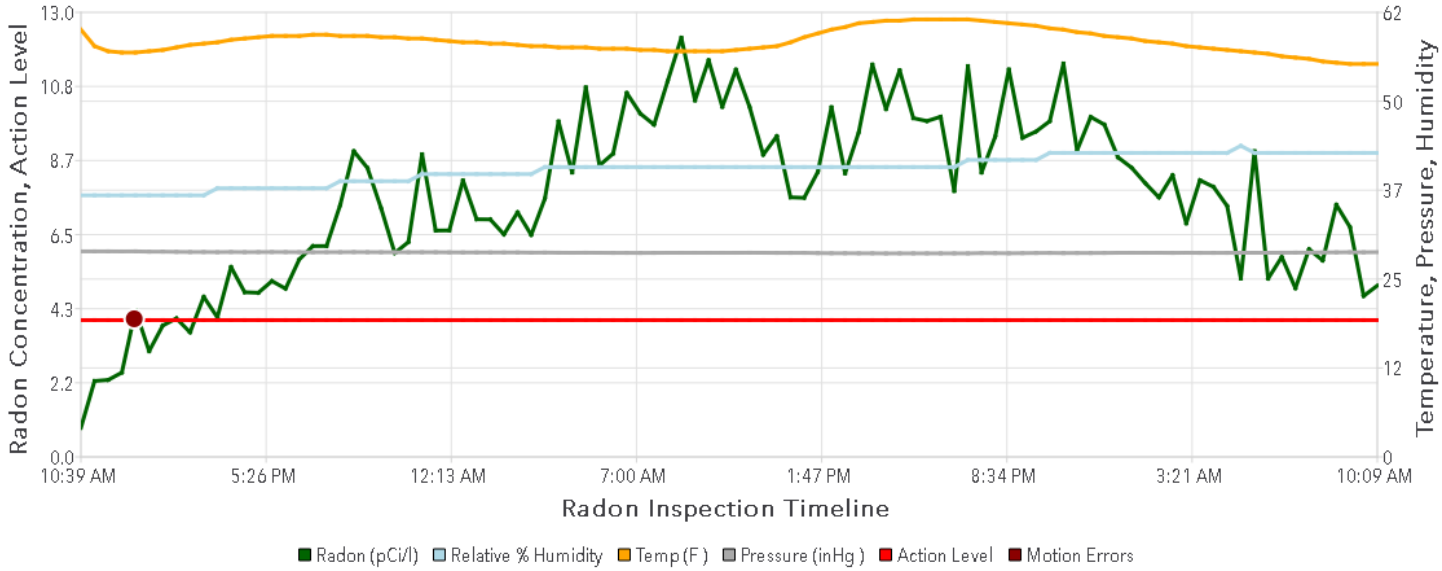
**AT or ABOVE 4.0 pCi/L:** The US EPA strongly recommends fixing your property to reduce radon levels if the measured average level in the property is equal to or above 4.0 pCi/L. Radon mitigation is recommended in the home. Once mitigation has been performed additional samples are recommended to ensure the mitigation is reducing the radon levels in the home to acceptable levels. This test represents the **average radon concentration** at the time the sampling was conducted and at the specific location within the building. However, it must be noted that radon concentrations will vary from day to day and from season to season. The procedures used for generating this report are in accordance with the current EPA protocols for the analysis of radon in air. The results of the report are based upon a short-term test and are not to be interpreted as a measure of the annual average or of the actual occupant exposure or health risk.

Additional information is available from the EPA "Home Buyer's and Seller's Guide to Radon." You may also obtain this information by contacting your state radon office. The subject property described has been tested for the presence of radon gas according to US EPA short-term testing protocols. This report represents the average radon concentration at the time of sampling and at the specific location in the building. However, it must be noted that radon concentrations will vary from day to day and from season to season.

# RADON TEST RESULTS

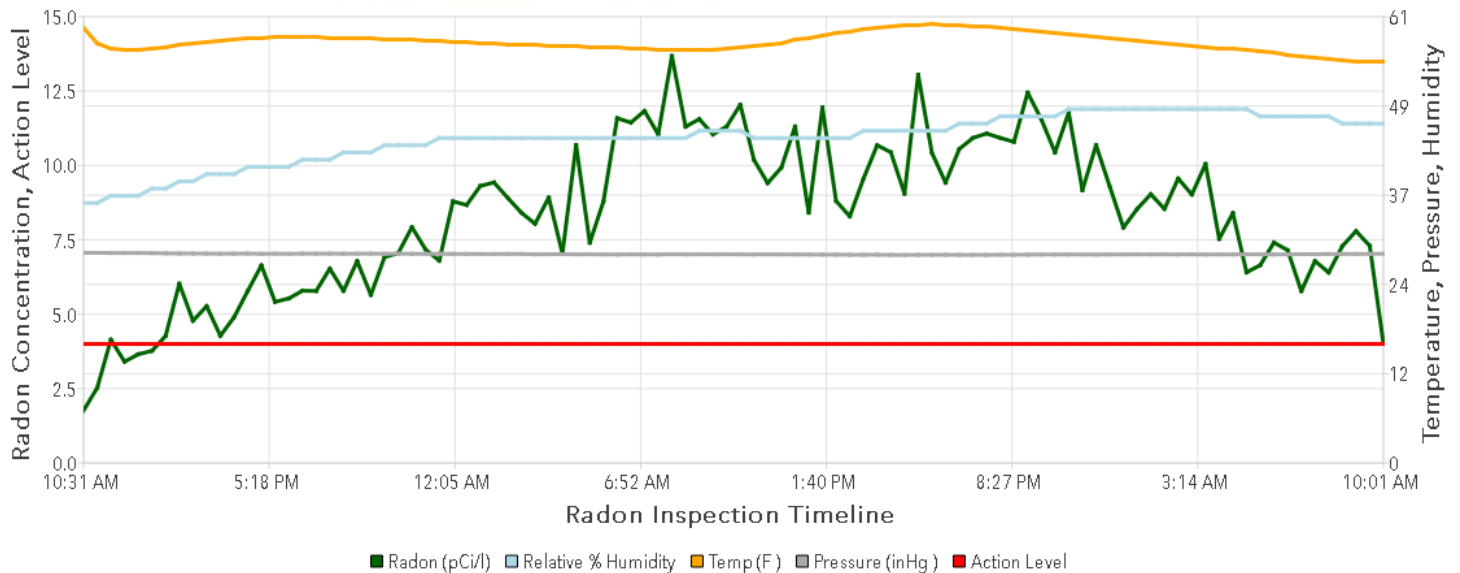
## Radon Monitor 06: Living Room

- Device was placed away from draft and heat sources. Yes
- Device was placed between 18-48 inches from the floor Yes
- Device was placed at least 4 inches from other objects. Yes
- Device was placed at least 3 feet from exterior doors/walls and at least one foot from exterior walls. Yes



## Radon Monitor 07: Dining Room

- Device was placed away from draft and heat sources. Yes
- Device was placed between 18-48 inches from the floor Yes
- Device was placed at least 4 inches from other objects. Yes
- Device was placed at least 3 feet from exterior doors/walls and at least one foot from exterior walls. Yes



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Sincerely,

*Jonathan Massey*  
 Jonathan Massey  
 Certified Asbestos Consultant license #11-4813  
 Contractor State License Board #949259  
 HCC Surety Group Bond #100128922  
 Certified Lead Inspector/Assessor #LRC-00002199




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State of California  
Division of Occupational Safety and Health  
Certified Asbestos Consultant



**Jonathan Massey**  
Name

Certification No. **11-4813**

Expires on **11/16/22**

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.

**dca** CONTRACTORS STATE LICENSE BOARD  
DEPARTMENT OF CONSUMER AFFAIRS ACTIVE LICENSE

License Number **949259** Exp. INDIV

Business Name **MASSEY CONSTRUCTION**

Classification(s) **B**

Expiration Date **06/30/2022** www.cslb.ca.gov



Health Science Associates

This certifies that  
**JONATHAN MASSEY**  
has successfully completed an intensive course of instruction in:  
**SAMPLING & EVALUATING AIRBORNE ASBESTOS DUST**  
Equivalent to NIOSH 582  
provided by  
Health Science Associates at  
10771 Noel St., Los Alamitos, CA 90720 on  
May 7-10, 2012.  
Certificate No.: 120289LA-01  
*Kathy S. Jones*  
Kathy S. Jones, Training Director  
www.healthscience.com

American Home Inspectors Training Institute, Ltd.  
awards 300 Education Hours &  
Certificate of Satisfactory Completion  
to  
**Jonathan Massey**  
for the successful completion of  
Home Study Home Inspection Course  
Completed this 26<sup>th</sup> of January 2015



*Patrick Sheehan* Director 01/26/2015

IICRC Be it known that  
**JONATHAN L. MASSEY**  
is certified in these areas:

**WATER DAMAGE RESTORATION  
APPLIED MICROBIAL REMEDIATION**

179334 Register Number

4/30/2022 Expiration Date

**THE NATIONAL RADON SAFETY BOARD**  
Certified Radon Professionals  
Certifies that  
**Jonathan L. Massey**  
Has Successfully Met The Established & Published Requirements for Certification  
by The National Radon Safety Board as a  
**Radon Measurement Specialist**

13SS057  
Certification Number  
**8/30/2023**  
Expiration Date

*Kehaulani Kekoa*  
Certification Coordinator  
NRSB  
National Radon Safety Board  
Certification Coordinator

This certificate is the property of The National Radon Safety Board

**The National Environmental Trainers**  
(WWW.NATLENTTRAINERS.COM)

**Jonathan Massey**  
has satisfactorily passed an exam and completed an 8-hour annual refresher training course entitled  
"HAZWOPER 8 Hour Annual Refresher - 1910.120 (e)"  
meeting the requirements identified in Title 29 CFR 1910.120.


Date  
04/05/2021  
#188672

*Paul J. Colangelo*  
Paul J. Colangelo  
Training Facilitator

California Department of PublicHealth

STATE OF CALIFORNIA  
DEPARTMENT OF PUBLIC HEALTH

**LEAD-RELATED CONSTRUCTION CERTIFICATE**

INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:
 Jonathan Massey	Lead Inspector/Assessor Lead Supervisor	LRC-00002199 LRC-00002198	7/22/2022 7/22/2022

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at [www.cdph.ca.gov/programs/clpph](http://www.cdph.ca.gov/programs/clpph) or calling (800) 597-LEAD.



## LEAD-RELATED CONSTRUCTION CERTIFICATE

INDIVIDUAL:



George Casillas

CERTIFICATE TYPE:

Lead Sampling Technician

NUMBER:

LRC-00009508

EXPIRATION DATE:

12/3/2022

Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at [www.cdph.ca.gov/programs/clppb](http://www.cdph.ca.gov/programs/clppb) or calling (800) 597-LEAD

CERTIFICATE # 10012021

**JLM**

**ENVIRONMENTAL**  
INSPECTION & CONSULTING

This certifies that George Casillas has successfully completed an intensive course of in-house instruction in

**Moisture Mapping & Thermal Imaging  
Microbial Sample Collection**

Issued: October 1<sup>st</sup>, 2021

*Jonathan Massey*  
Jonathan Massey, President

JLM Environmental