



September 17, 2021

Mr. Andrew Zwack
Assistant Engineer
Division of Environmental Remediation
New York State Department of
Environmental Conservation
270 Michigan Ave.
Buffalo, New York 14203

Ms. Megan Kuczka
Environmental Program Specialist 1
Division of Environmental Remediation
New York State Department of
Environmental Conservation
270 Michigan Ave.
Buffalo, New York 14203

Re: Tecumseh Phase II Business Park, Lackawanna, NY
Site Nos. II-9 (C915198I) and II-10 (C915198J)
Summary Report for Radon Testing

Dear Mr. Zwack and Ms. Kuczka:

On behalf of Time Release Properties, LLC (TRP), Benchmark Civil/Environmental Engineering & Geology, PLLC (Benchmark) is herein providing our summary report for radon testing inside the newly constructed building on Brownfield Cleanup Program (BCP) Sites II-9 and II-10, Site No's C915198I and C915198J, respectively.

BACKGROUND/SCOPE OF WORK

Per the approved Benchmark Work Plan dated July 21, 2021 (see Attachment 1), radon testing was completed at the property described above by Richard F. Pezzino of Accu-View Property Inspections, Inc. Mr. Pezzino was onsite to deploy eight 4" charcoal canisters on Friday July 30, 2021; the canisters were retrieved on Monday August 2, 2021 after the testing was completed. The canisters were then shipped to a NYS Environmental Laboratory Approval Program (ELAP) Certified Laboratory for analysis.

RESULTS

Upon receipt of the data, a radon testing report was issued by Accu-View Property Inspections (see Attachment 2). In summary, all eight tests results fell well below the United States Environmental Protection Agency (EPA) action level of 4.0 picocuries per liter (pCi/L). The results ranged from 0.8pCi/L to 1.5pCi/L (see Table 1). Based on these results mitigation is not required.

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www.benchmarkturnkey.com

2558 Hamburg Turnpike, Suite 300 | Buffalo, NY 14218
phone: (716) 856-0599 | fax: (716) 856-0583

The work discussed herein will be further documented in the next Periodic Review Report (PRR).

Please contact us if you have any questions or require additional information.

Sincerely,
Benchmark Environmental Engineering & Science, PLLC



Thomas H. Forbes, P.E.
President

Att.

ec: Ms. Sara Bogardus (NYSDOH)
Mr. Robert Laughlin (TMP)
Mr. Luke Stewart (TMP)
E. Warren (Benchmark-TurnKey)

TABLE 1

TABLE 1

SUMMARY OF RADON TEST RESULTS

7/31/21 - 8/2/21

**TIME RELEASE PROPERTIES SITE
TECUMSEH PHASE II BUSINESS PARK
SITE NOS. II-9 (C915198I) AND II-10 (C915198J)
LACKAWANNA, NEW YORK**

Individual Radon Canister ID #	USEPA AND NYSDOH ACTION LEVEL (pCi/L) ¹	RADON TEST RESULT IN pCi/L ¹
		8/4/2021
2936612	4.0	1.3
2936765	4.0	1.3
2936767	4.0	1.1
2936790	4.0	1.3
2936791	4.0	1.5
2936800	4.0	1.5
2936809	4.0	0.8
2936821	4.0	0.8

Notes:

1. pCi/L = picocuries per liter of air.

ATTACHMENT 1

RADON TESTING WORK PLAN

June 21, 2021

Mr. Andrew Zwack
Assistant Engineer
New York State Department of Environmental Conservation
Division of Environmental Remediation, Region 9
270 Michigan Avenue
Buffalo, New York 14203-2915

Re: Tecumseh Phase II Business Park, Lackawanna, NY
Site Nos. II-9 (C915198I) and II-10 (C915198J)
Work Plan for Pre-Occupancy Radon Testing

Dear Mr. Zwack:

On behalf of Time Release Properties, LLC (TRP), Benchmark Environmental Engineering & Science, PLLC (Benchmark) is herein providing our scope of work to complete pre-occupancy radon testing inside the newly constructed building on Brownfield Cleanup Program (BCP) Sites II-9 and II-10 (see Figure 1).

BACKGROUND

TRP owns and is redeveloping Tecumseh Phase II Business Park Site II-9 and a portion of Site II-10 for Time Release Sciences, Inc. (dba TRS Packaging, a subsidiary of TMP Technologies) dedicated to producing custom consumer components including the Mr. Clean Magic Eraser® product line for Procter & Gamble. Construction is substantially complete on an approximate 280,000-square foot (SF) manufacturing facility and an approximate 9,200-SF office building that will serve as the company's new headquarters.

During building site grading activities, the presence of subgrade debris from historic structures, including substantial quantities of brick, were identified. The NYSDEC requested and TRP agreed to install radon abatement piping beneath the structure to facilitate conversion to an active subslab depressurization system, if needed, based on post-construction radon testing. The site contractor installed 4" perforated pipe in an east-west direction throughout the building footprint in the subbase aggregate material beneath the building floor slab and vapor barrier. Record drawings presenting a plan view and details of the piping are presented as Figures 6 and 7 of the December 2020 Final Engineering Report (FER) and are attached hereto for reference (Attachment 1). Six independent 4" pipeline runs were installed; all six pipelines exit the interior footprint of the building through the west foundation wall.

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2558 Hamburg Turnpike, Suite 300 | Buffalo, NY 14218
phone: (716) 856-0599 | fax: (716) 856-0583

As construction of the entire building has been completed and the building is fully enclosed with a functioning HVAC system, Benchmark is proposing a scope of work for the completion of interior, pre-occupancy radon testing.

SCOPE OF WORK

Benchmark is proposing that the interior radon testing will be completed with eight 4" charcoal canisters. Two of the canisters will be located within the office area and six will be spread out within the manufacturing area (see Figure 2 for approximate test locations). The radon testing work will be completed by Richard F. Pezzino (NYS License # 16000005200) of Accu-View Property Inspections, Inc. Mr. Pezzino is a certified Radon Measurement Specialist Certification # 1SS0032 (see Attachment 2). Benchmark will provide oversight of the testing.

All windows and doors will be closed throughout the sampling period. Once the testing is completed, which will require between 48-72 hours, the canisters will be analyzed for radon via USEPA-402-R-92-004 by a NYS Environmental Laboratory Approval Program (ELAP) Certified Laboratory. Results will be summarized and presented in a report including a narrative description of the event, photos of deployed canisters, and the laboratory report. Any results greater than 4 pCi/L will be flagged and discussed in the report, with recommended follow-up actions as needed.

PROPOSED SCHEDULE

Benchmark is prepared to schedule the work immediately upon NYSDEC approval of this Work Plan. We anticipate this radon testing work to be completed within 2-4 weeks. The facility is scheduled to begin full scale operations in August 2021.

Please contact us if you have any questions or require additional information.

Sincerely,
Benchmark Environmental Engineering & Science, PLLC



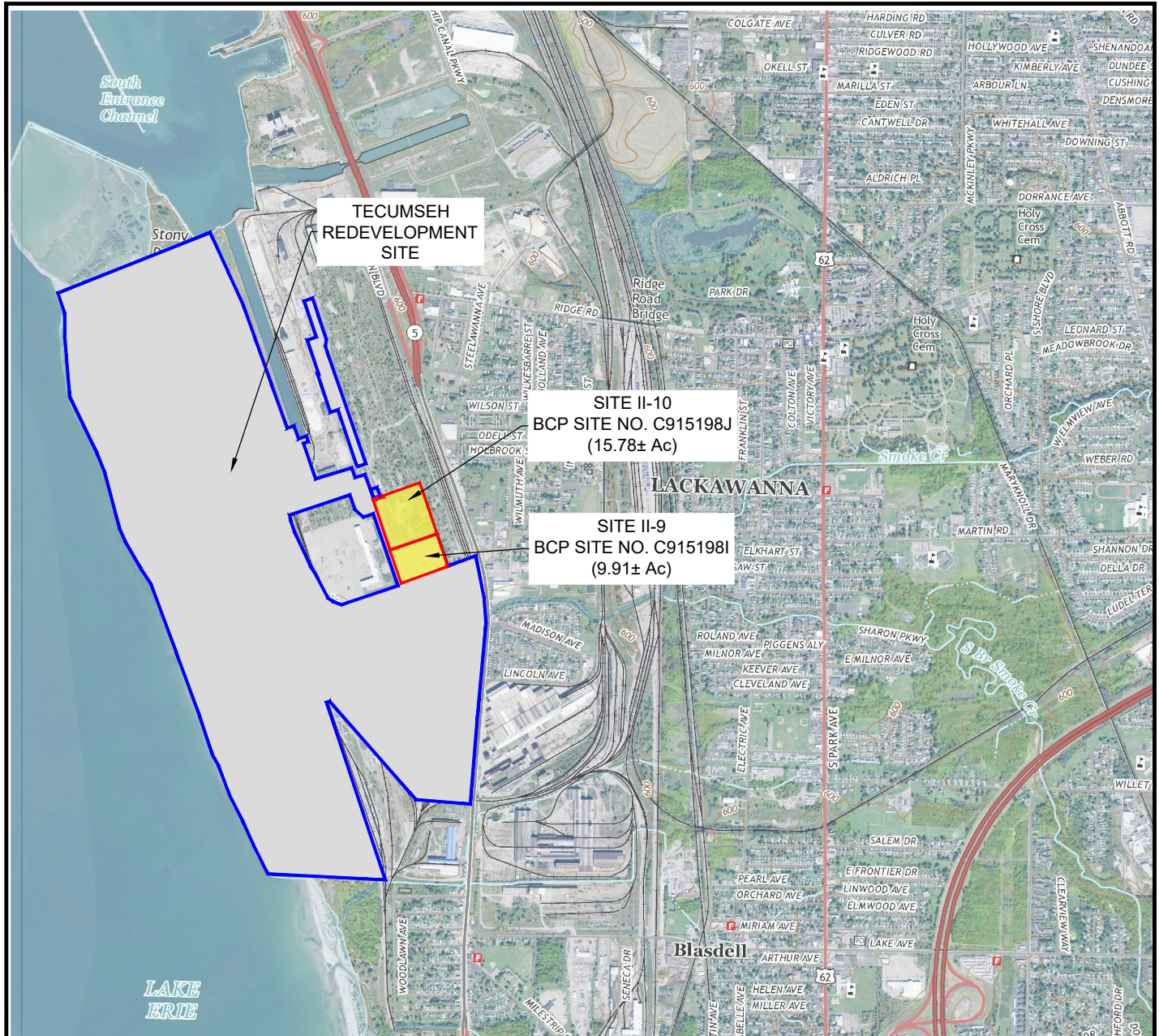
Thomas H. Forbes, P.E.
President

Att.

cc: Ms. Sara Bogardus (NYSDOH)
Mr. Robert Laughlin (TMP)
Mr. Luke Stewart (TMP)
E. Warren (Benchmark-TurnKey)

FIGURES

FIGURE 1



2,500' 0' 2,500' 5,000'

SCALE: 1 INCH = 2,500 FEET
SCALE IN FEET
(approximate)



LEGEND:

- TECUMSEH PROPERTY
- TRP SITE

BASE MAP USGS QUAD BUFFALO SE 2016



2558 HAMBURG TURNPIKE
SUITE 300
BUFFALO, NY 14218
(716) 856-0599

PROJECT NO.: 0489-019-002

DATE: JUNE 2021

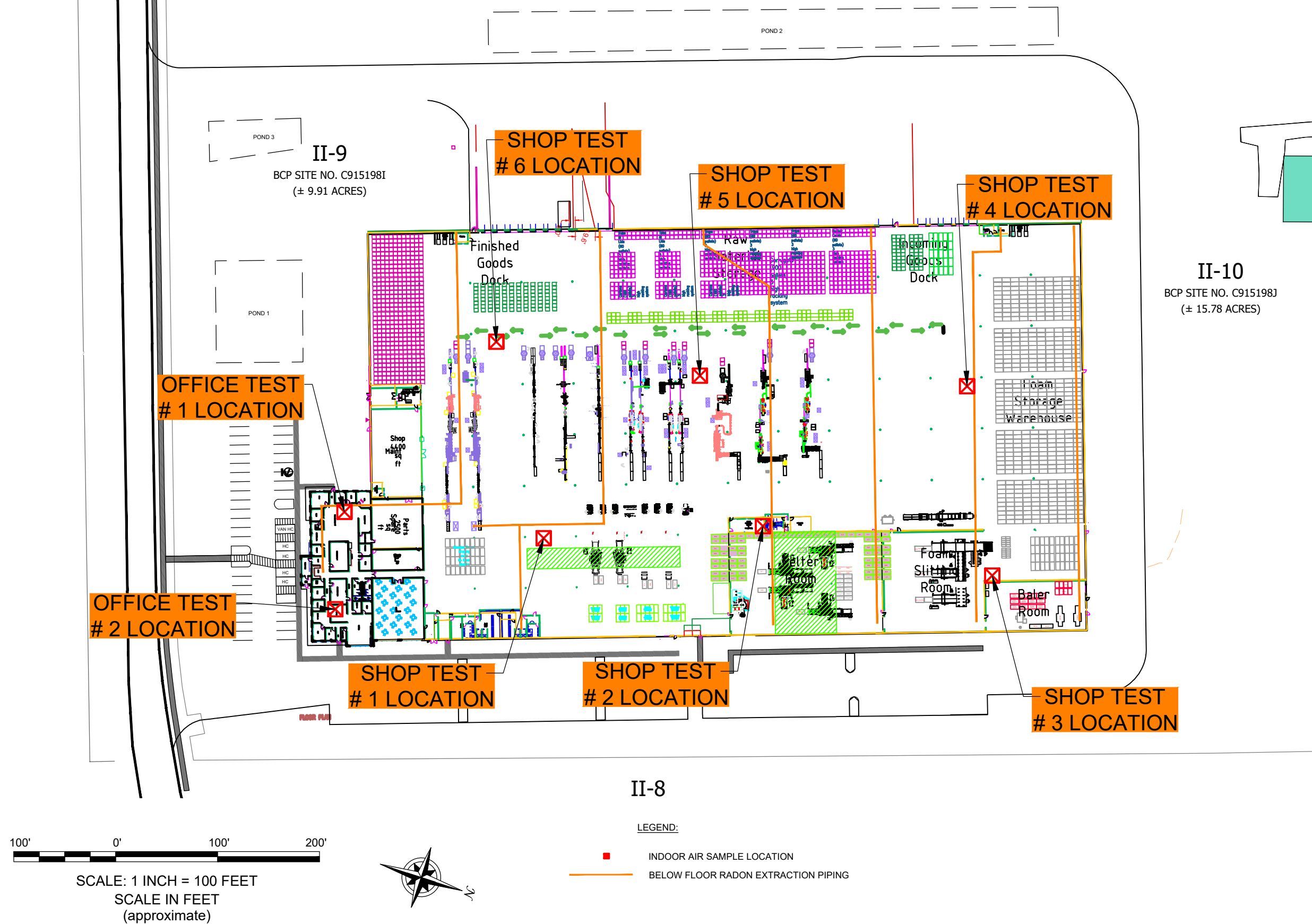
DRAFTED BY: RFL

SITE LOCATION AND VICINITY MAP

WORK PLAN FOR RADON TESTING
TECUMSEH PHASE II BUSINESS PARK
SITE NO.s II-9 (C915198I) & II-10 (C915198J)
LACKAWANNA, NEW YORK
PREPARED FOR
TIME RELEASE PROPERTIES, LLC

DISCLAIMER:

PROPERTY OF BENCHMARK ENVIRONMENTAL ENGINEERING & SCIENCE, PLLC. IMPORTANT: THIS DRAWING PRINT IS LOANED FOR MUTUAL ASSISTANCE AND AS SUCH IS SUBJECT TO RECALL AT ANY TIME. INFORMATION CONTAINED HEREON IS NOT TO BE DISCLOSED OR REPRODUCED IN ANY FORM FOR THE BENEFIT OF PARTIES OTHER THAN NECESSARY SUBCONTRACTORS & SUPPLIERS WITHOUT THE WRITTEN CONSENT OF BENCHMARK ENVIRONMENTAL ENGINEERING & SCIENCE, PLLC.



PROPOSED RADON TEST LOCATIONS

WORK PLAN FOR RADON TESTING
TECUMSEH PHASE II BUSINESS PARK
SITE NOS: II-9 (C91517981) & II-10 (C915189J)
LACKAWANNA, NEW YORK
PREPARED FOR
TIME RELEASE PROPERTIES, LLC

PREPARED FOR
TIME RELEASE PROPERTIES, LLC

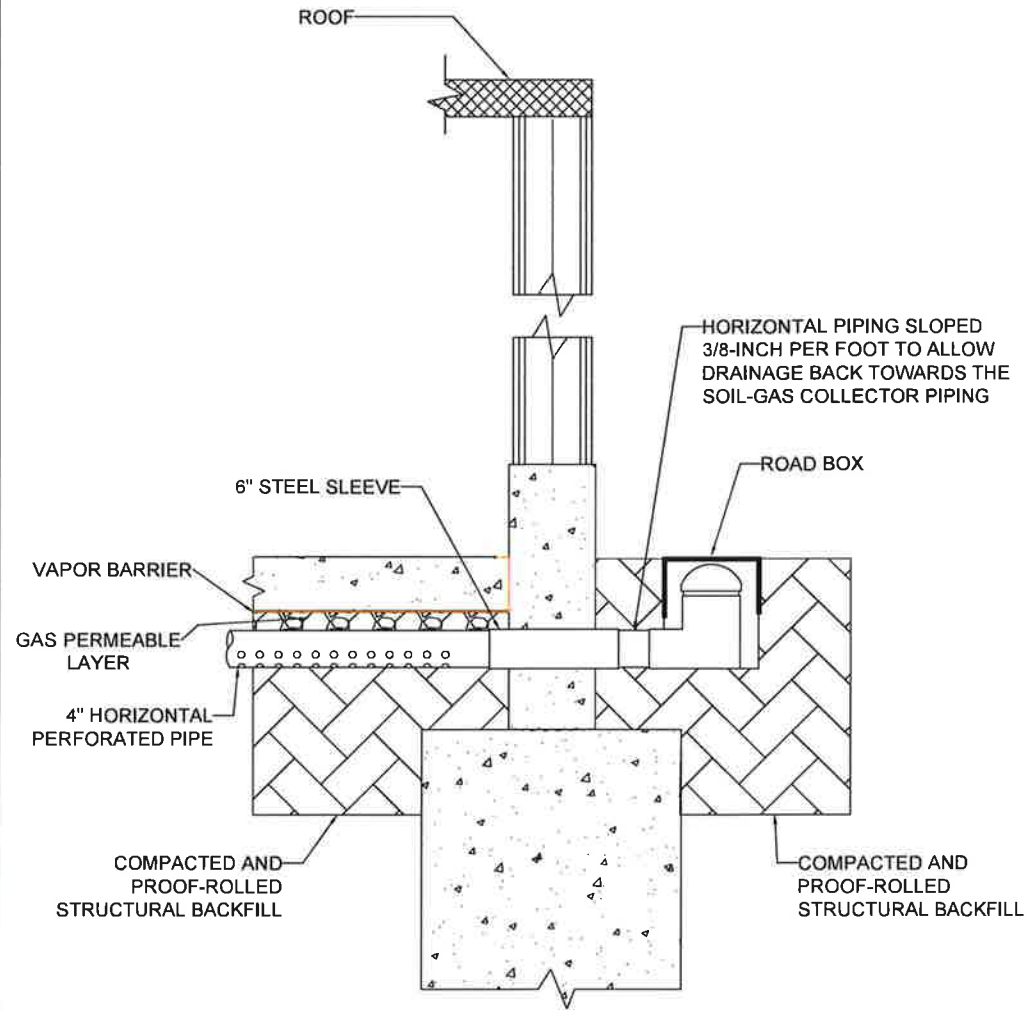
JOB NO.: 0489-019-001



2558 HAMBURG TURNPIKE, SUITE 300, BUFFALO, NY 14218, (716) 856-0599

DISCLAIMER: PROPERTY OF BENCHMARK ENVIRONMENTAL ENGINEERING & SCIENCE, PLLC. & TURNKEY ENVIRONMENTAL RESTORATION, LLC IMPORTANT: THIS DRAWING PRINT IS LOANED FOR MUTUAL ASSISTANCE AND AS SUCH IS SUBJECT TO RECALL AT ANY TIME. INFORMATION CONTAINED HEREON IS NOT TO BE DISCLOSED OR REPRODUCED IN ANY FORM FOR THE BENEFIT OF PARTIES OTHER THAN NECESSARY SUBCONTRACTORS & SUPPLIERS WITHOUT THE WRITTEN CONSENT OF BENCHMARK ENVIRONMENTAL ENGINEERING & SCIENCE, PLLC & TURNKEY ENVIRONMENTAL RESTORATION, LLC.

ATTACHMENT 1

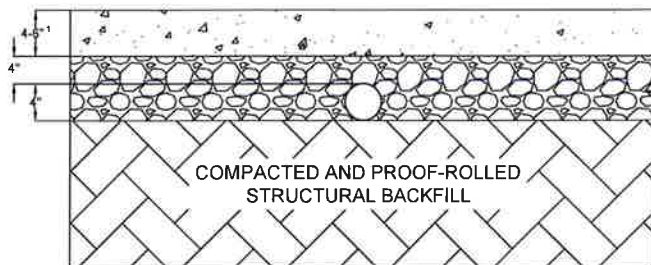


SPECIFICATIONS

1. NO. 1 "CLEAN" CRUSHED STONE WAS USED FOR THE GAS PERMEABLE LAYER.
2. 2"-MINUS BENEFICIAL USE DETERMINATION (BUD) SLAG WAS USED FOR THE STRUCTURAL BACKFILL.
3. SUB-SLAB HORIZONTAL PIPING IS 4-INCH NOMINAL DIAMETER SDR 35 PVC PERFORATED PIPE.
4. PLASTIC PIPING THROUGH FOUNDATIONS WAS BE SLEEVED WITHIN 6-INCH NOMINAL DIAMETER SCHEDULE 40 STEEL PIPE.
5. ABOVE GRADE VERTICAL EXHAUST PIPING (IF NEEDED) SHALL BE 6-INCH NOMINAL DIAMETER SOLID SDR 35 PVC PIPE.
6. VAPOR BARRIER MEMBRANE IS POLYETHYLENE SHEETING 6 MILS IN THICKNESS
7. SEALANT USED IS POLYURETHANE CAULK (ASTM C920 CLASS 25)

INSTALLATION INSTRUCTIONS

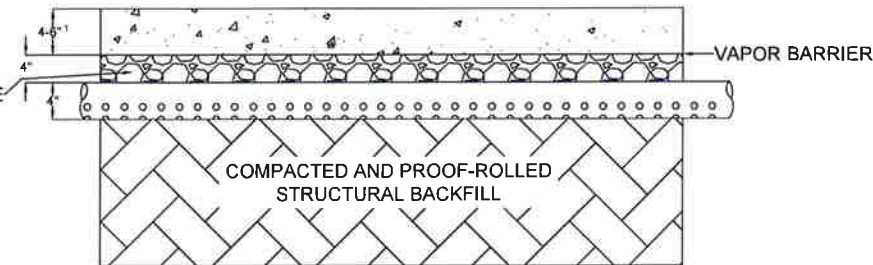
1. THE STRUCTURAL BACKFILL WAS COMPACTED AND PROOF-ROLLED PRIOR TO INSTALLATION OF THE HORIZONTAL PERFORATED PIPING.
2. 8-INCHES OF NO. 1 "CLEAN" CRUSHED STONE WAS PLACED BENEATH THE SLAB (REPRESENTING THE GAS PERMEABLE LAYER). THE HORIZONTAL PIPE WAS PLACED ON TOP OF THE COMPACTED AND PROOF-ROLLED STRUCTURAL SUB-BASE AND THE NO. 1 STONE WAS PLACED SUCH THAT 4" ARE ABOVE THE PIPE (I.E., FROM THE TOP OF PIPE TO BOTTOM OF FLOOR SLAB).
3. HORIZONTAL PIPING WAS PLACED PER THE LAYOUT ON FIGURE 5 AND SUPPORTED BY PLACING AGGREGATE AROUND THE PIPE. PIPE PERFORATIONS WERE POSITIONED IN THE DOWNWARD DIRECTION TO AID IN DRAINAGE.
4. ALL NON-PERFORATED HORIZONTAL PIPING THAT IS CONNECTED TO THE SOIL-GAS COLLECTORS WAS SLOPED 3/8-INCH PER FOOT SO AS TO DRAIN INTO THE PERFORATED SOIL-GAS COLLECTORS.
5. STEEL SLEEVES WERE INSTALLED THROUGH THE FOUNDATION PER THE STRUCTURAL ENGINEER'S SPECIFICATIONS.
6. THE VAPOR BARRIER MEMBRANE WAS PLACED OVER THE GAS PERMEABLE LAYER.
7. PLUMBING AND ELECTRICAL CONDUITS BELOW GRADE WERE SOLVENT-WELDED.
8. PENETRATIONS THROUGH THE SLAB-ON-GRADE WERE SEALED USING POLYURETHANE CAULK.
9. CRACKS WERE SEALED USING POLYURETHANE CAULK.
10. VERTICAL EXHAUST PIPING (IF INSTALLED) WILL BE SECURED WITH BRACKETS EVERY 10 FEET.
11. TOP OF VERTICAL EXHAUST STACK SHALL BE MINIMUM 1.5' FEET ABOVE FINISHED ROOF AND BE 10' AWAY FROM ANY AIR INTAKE AND WINDOWS (IF INSTALLED).
12. WIRE MESH SHALL BE PLACED ON TOP OF THE EXHAUST STACK (IF INSTALLED) TO PREVENT DEBRIS OR SMALL ANIMALS FROM ENTERING THE EXHAUST PIPING.



GAS PERMEABLE LAYER CROSS-SECTION
NTS

NOTES:

1. THE CONCRETE SLAB IS 4" THICK IN THE OFFICE AREA; AND AT LEAST 6" THICK IN THE MANUFACTURING AREA.



GAS PERMEABLE LAYER CROSS-SECTION
NTS

VAPOR BARRIER & SUB-SLAB RADON MITIGATION DETAILS

FINAL ENGINEERING REPORT

TECUMSEH PHASE II BUSINESS PARK
BCP SITE NOS. C915198I (II-9) & C915189J (II-10)
LACKAWANNA, NEW YORK

PREPARED FOR

TIME RELEASE PROPERTIES, LLC



JOB NO.: 0489-019-001

FIGURE 8

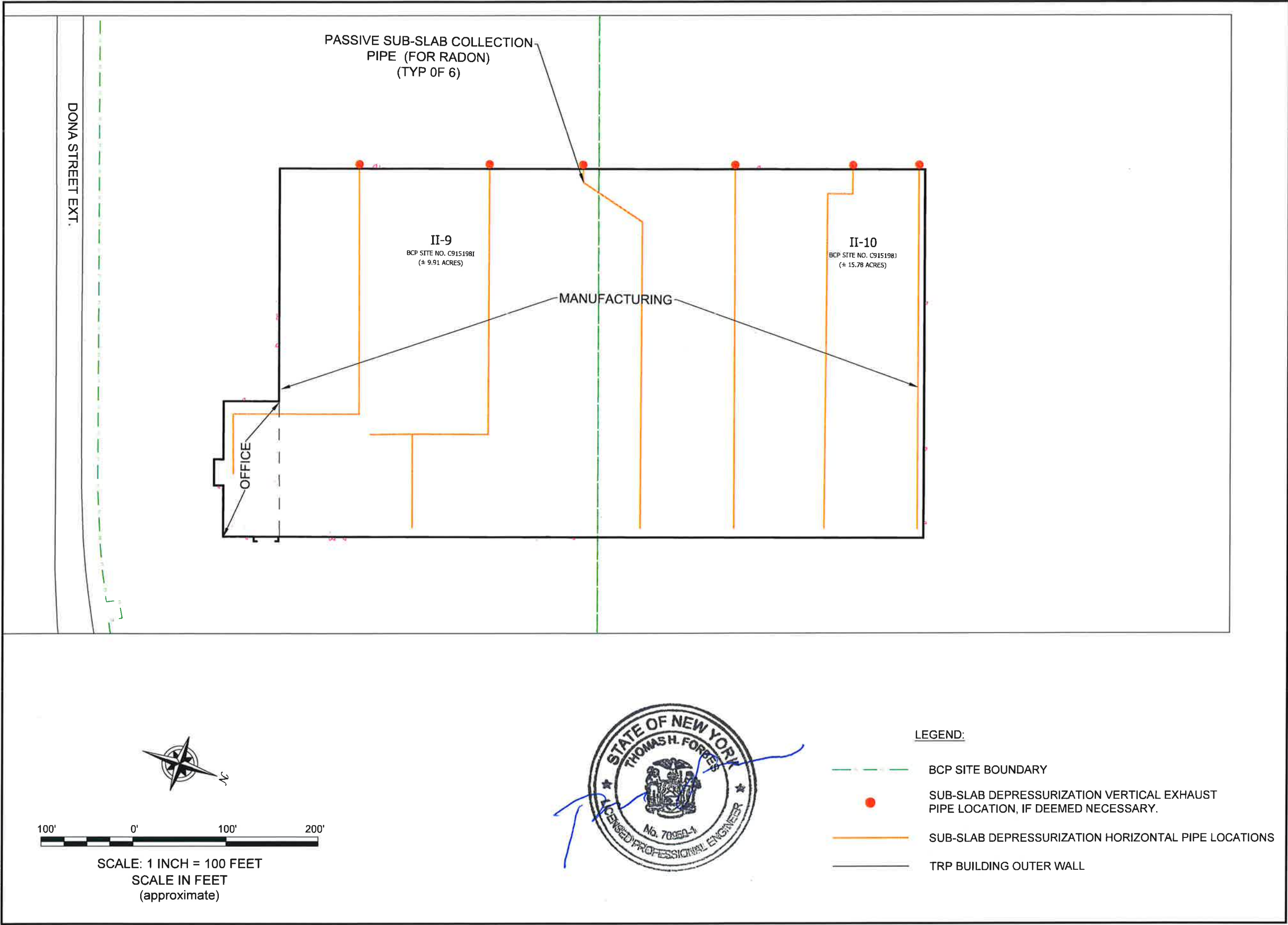


FIGURE 7	
SUB-SLAB RADON MITIGATION SYSTEM	
FINAL ENGINEERING REPORT TECUMSEH PHASE II BUSINESS PARK BCP SITE NOS. C915198I (II-9) & C915198J (II-10) LACKAWANNA, NEW YORK PREPARED FOR TIME RELEASE PROPERTIES, LLC	
2568 HAMBURG TURNPIKE SUITE 300 BUFFALO, NY 14218 (716) 858-0509 BENCHMARK ENVIRONMENTAL ENGINEERING & SCIENCE, PLLC	
JOB NO.: 0489-019-001	

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ATTACHMENT 2

THE NATIONAL RADON SAFETY BOARD

Certified Radon Professionals

Certifies that

Richard F. Pezzino

Has Successfully Met The Established & Published Requirements for Certification
by The National Radon Safety Board as a

Radon Measurement Specialist

1SS0032

Certification Number

7/30/2021

Expiration Date



Kelaulani Kekoa
Certification Coordinator

National Radon Safety Board
NRSB
Certified Radon Professionals

This certificate is the property of The National Radon Safety Board and is not official without the raised seal.

ATTACHMENT 2

RADON TEST REPORT



www.AccuviewInspections.com

Accu-View Property Inspections, Inc.

Post Office Box 641
Buffalo, New York 14051

716.882.2200 - Phone

425.962.1089 - E-Fax

e-mail: rick@AccuviewInspections.com

Inspector Name:

Richard F. Pezzino, ACI, RMS

New York State License #16000005200

South Carolina License #RBI 49379

FAA-107 Certified

American Society of Home Inspectors (ASHI)

ASHI Certified Inspector ID #250078

National Association of Home Inspectors (NAHI)

Certified Real Estate Inspector member #10-10248

New York State Department of Environmental Conservation

(Pest Inspector 7C License #T9847715)

National Radon Safety Board (NRSB)

Radon Measurement Specialist Certification #1SS0032.

Confidential Inspection Report

6 Dona Street
Lackawanna, NY 14208

July 30, 2021



Prepared for: Thomas H. Forbes, P.E.

This report is the exclusive property of the inspection company and the client whose name appears herewith
and its use by any unauthorized persons is prohibited.





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GENERAL INFORMATION

Client & Site Information:

Inspection Date:

July 30, 2021 2:30 PM.

Client:

Benchmark Civil/Environmental Engineering & Science, PLLC
Thomas H. Forbes, P.E./Eric Warren
2558 Hamburg Turnpike - Suite 300
Buffalo, NY 14218
716-856-0599.

Inspection Site:

6 Dona Street
Lackawanna, NY 14208

Property Occupied?

Yes.

People Present:

- Eric Warren
- Employees of manufacturing plant.

Comments:

This report was developed specifically for the radon measurement conducted at **6 Dona Street, Lackawanna NY.**

- This measurement was **not** fully conducted in accordance with the document *Protocol for Conducting Radon and Radon Decay Product Measurements in Schools and Large Buildings (ANSI/AARST MALB 2014 with REV 1-21)*. Canister placement was directed by the client, Eric Warren.
- A radon measurement specialist credentialed by the National Radon Safety Board (NRSB) deployed and retrieved all canisters.

Building Characteristics:

Estimated Age:

< 1 Year.

Building Style & Type:

Commercial - Manufacturing Plant.

Stories:

1

Space Below Grade:

Slab on grade.

Climatic Conditions:**Weather:**

Overcast.

Soil Conditions:

Damp.

Outside Temperature (F):

72 F.

What is Radon?

Radon is a gas created in the soil from trace amounts of uranium and radium in the soil. These elements can be found everywhere in the world. Therefore, any building has the potential for elevated levels of radon. It is usually not a question of "Is there radon?" but rather, "How much radon is there?"

Radon comes from natural deposits of uranium and radium in the soil. Typically, it is not a result of manmade landfills or other suspicious sources.

Uranium breaks down to radium, which in turn decays into radon gas. Radon is an inert gas, which means that it does not react or combine with the elements in the ground. Because of this, radon gas can move up through the soil into the atmosphere, where it is easily diluted. However, when it enters a building constructed on top of this soil, it can build up and become a health concern.

People cannot see, taste or smell radon. There is no way that one can sense the presence of radon. Despite this, it can have a detrimental effect on people by increasing their likelihood of developing lung cancer.

RADON SCREENING

Radon Screening

Testing Technician:

Richard F Pezzino, RMS
National Radon Safety Board
Radon Measurement Specialist Certification #1SS0032
American Association of Radon Scientists and Technologists - member #A6606.

E.P.A. Certified Laboratory:

CANISTERS:

RTCA
Radon Testing Corp of America
2 Hayes Street
Elmsford, New York 10523
NYS ELAP #10806

NOTE:

Analysis method number used by the Laboratory
EPA-402-R-92-004, New York

SM20-22 7500 Rn (-06)

Continuous Radon Monitor(CRM):

RADALINK, INC
5599 Peachtree Road
Atlanta, GA 30341
NYS Lab ID #11514.

Type of Screening Device Used:

Charcoal Canisters(AC)

Charcoal canisters are small flat containers filled with a measured amount of **activated charcoal**. The lid is usually perforated or screened to keep the charcoal from falling out. Once set , they are left unattended for at least 48 hours but not over 144 hours. The canister after the test period is then sealed and sent to an E.P.A. Listed Lab where the contents are analyzed. Analysis consists of counting the gamma radiation emission rate from the radon decay products resulting from the radon absorbed in the charcoal.

Continuous Radon Monitors

Continuous Radon Monitors use an electronic detector to accumulate and store information related to the periodic average concentration of radon gas or radon decay products. They are activated and left on site for a period of not less than 48 hours.

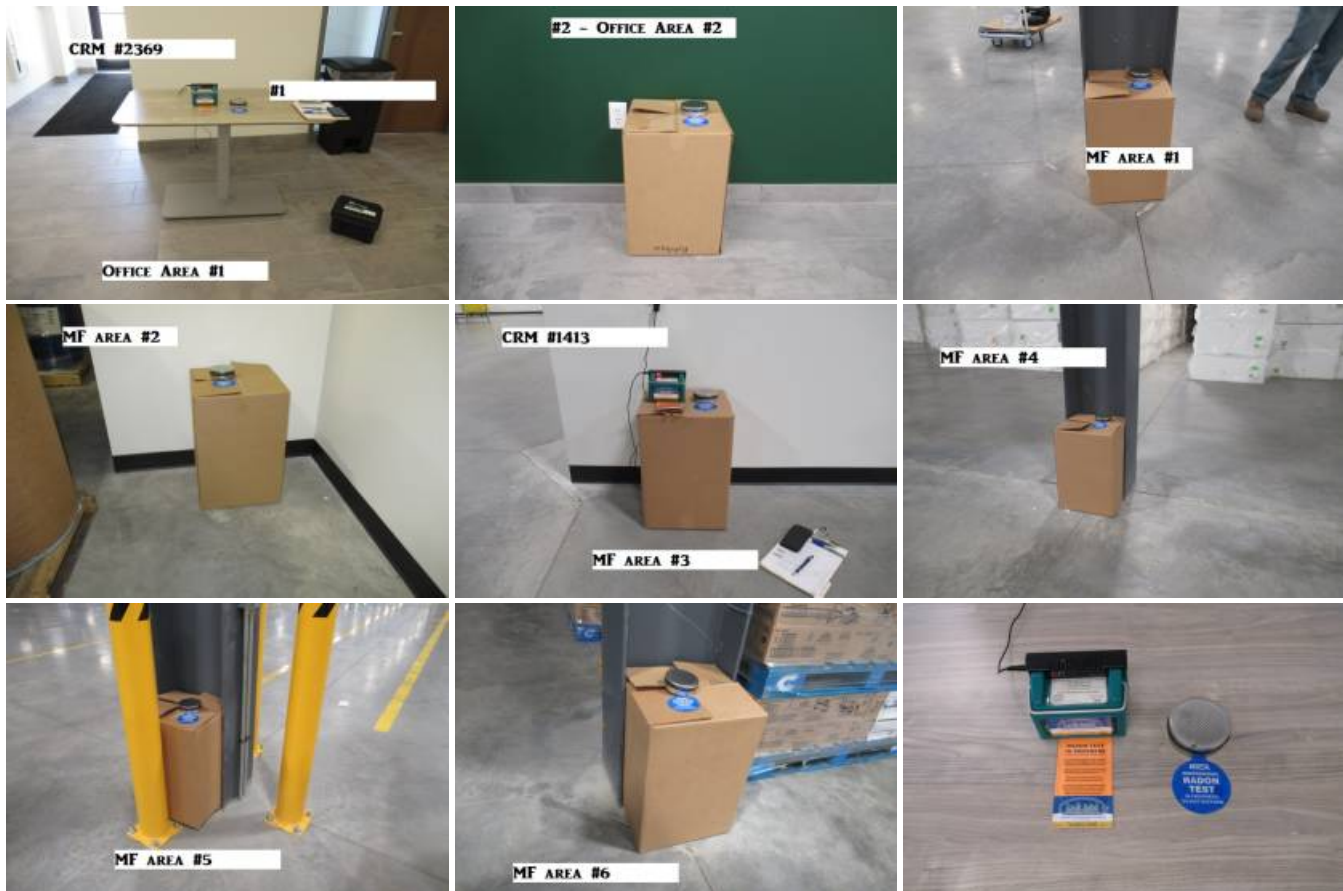
Number of Sampling Units Set:

(8) Charcoal canisters

(2) Continuous Radon monitor

NOTE:

- M.F. Area = Manufacturing Areas
- OF Area or Off - Office Areas





Duplicate or Sequential Sampling Taken:

NONE TAKEN.

Sampling Location:

Main level.

Lowest Living Level Type:

The main level is the lowest livable level in the structure.

Testing Location Minimum 20" Above Floor:

Yes.

Testing Location Minimum 12" From Exterior Door:

Yes.

Minimum of 4" Clearance Around Monitor:

Yes.

High Winds Noted During The Sampling Period:

No.

Rain Noted During Screening Period:

None or minimal rain during the screening period.

Was the Exposure Time Over 48 Hours:

Yes.

Start Date:

July 30, 2021.

Start Time:

SEE LAB REPORT FOR DETAILS OF EACH PLACEMENT TIME.

Stop Date:

August 2, 2021.

Stop Time:

SEE LAB REPORT FOR DETAILS OF EACH PLACEMENT TIME.

Non-Interference Agreement:

Yes, There was a non-interference agreement posted at time of start of the measurement period.

ACCU-VIEW PROPERTY INSPECTIONS, INC.
Free Office Site Visit • Lead Assessments • EPA 146201 • 718-882-1232 • EPA Licensed & Registered

Radon Non-Interference Agreement

The Radon Monitor being used to perform the radon survey of the dwelling referenced below has been approved by the U.S. Environmental Protection Agency for conducting radon measurements. The operator will conduct a radon survey for a minimum of 48 hours according to protocols designed for use in residences, as described in the EPA document, "Home Buyer's and Seller's Guide to Radon" (EPA 402-G-06-008). These guidelines were developed specifically to deal with the time-sensitive nature of home purchases and sales.


The following conditions must be maintained in order to achieve a valid test:

1. All exterior windows must be kept closed. Exterior doors must be kept closed except for momentary entry and exit.
2. The "closed house conditions" described above must have been maintained for 12 hours prior to the beginning of the test and maintained all during the test.
3. The radon monitor cannot be moved, covered, or tampered with in any way.
4. High volumes, whole-house, and window fans shall not be operated. Fanshorts or wood stoves shall not be operated unless they are a primary heat source.
5. Heating and air conditioning (including permanently installed heat recovery ventilators) should operate normally. Window and air conditioning shall operate only in the de-circulation mode.

EPA recommends that radon measurements conducted for real estate transactions be performed using tamper-detection techniques. It is noted that the Radon Monitor is equipped with the ability to detect and record when the monitor is moved and anytime the power source is changed. Hourly readings will record any unusual swings in the radon concentration, temperature, relative humidity and barometric pressure. At his discretion, the tester may modify the test result if it appears that, in his professional judgment, the results are unreliable due to the suspicion of tampering. In that event, the seller may incur the cost of a repeat in the amount of \$200.00.

Authorization Signature

I, the undersigned responsible individual, acknowledge the above conditions and restrictions, and agree to inform all occupants of this dwelling of the conditions above, and agree to maintain these conditions during the radon test period.

Responsible Individual Signature:  Date: 07/05/2021
 6 Dona Street
 Leekwanna, NY 14208
Address of Property being tested with the radon test signature

PLEASE CALL TEST 708-882-1232 TO SET UP YOUR TEST

www.AccuViewInspections.com



Radon Test In Progress Sign Posted:

Yes, a radon test in progress sign was posted in a conspicuous area of the structure.

Windows & Non-essential Doors Sealed:

The windows and doors were not sealed or tagged during the measurement period.

Visible Conditions That May Affect Results:

Overhead garage doors may have been opened during the testing period. Test was performed on a weekend when the plant is closed to reduce and disturbances.

Test Limitations:

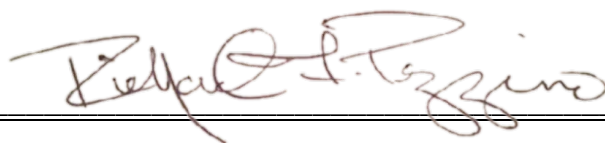
There is uncertainty with any result due to statistical variations and other factors such as daily and seasonal variations in radon concentrations due to changes in the weather and operation of the dwelling as well as possible interference with the necessary test conditions that may or may not influence the test results..

Results Measurement & Recommendations:

The attached laboratory reported results indicate that Radon levels in the building tested are **BELOW** the United States Environmental Protection Agency (EPA) action level of **4.0 pC/L**. Mitigation is NOT recommended at this time.

- EPA recommended re-testing if living patterns change and/or any remodeling occurs to the building.
- EPA recommends re-testing your property every 2-3 years.

Signature



August 5, 2021

Site Radon Inspection Report

Date : 08/04/2021

Mr. Rick Pezzino
ACCU-VIEW PROPERTY INSP.
P.O. Box 641
East Amherst, NY 14051-

Client: Unknown
Test Location: 6 Dona Street
Lackawanna, NY 14218-

Individual Canister Results

Canister ID# :	2936612	Test Start :	07/30/2021 @ 14:19
Canister Type :	Charcoal Canister 4 inch	Test Stop :	08/02/2021 @ 07:32
Location :	1st FL=M.F. 1	Received:	08/04/2021 @ 14:56
Radon Level :	1.3 pCi/L	Analyzed:	08/04/2021 @ 14:29
Error for Measurement is: \pm	0.2 pCi/L		

Canister ID# :	2936765	Test Start :	07/30/2021 @ 14:39
Canister Type :	Charcoal Canister 4 inch	Test Stop :	08/02/2021 @ 07:46
Location :	1st FL=M.F. 5	Received:	08/04/2021 @ 14:56
Radon Level :	1.3 pCi/L	Analyzed:	08/04/2021 @ 14:16
Error for Measurement is: \pm	0.2 pCi/L		

Canister ID# :	2936767	Test Start :	07/30/2021 @ 14:23
Canister Type :	Charcoal Canister 4 inch	Test Stop :	08/02/2021 @ 07:34
Location :	1st FL=M.F. 2	Received:	08/04/2021 @ 14:56
Radon Level :	1.1 pCi/L	Analyzed:	08/04/2021 @ 14:36
Error for Measurement is: \pm	0.2 pCi/L		

Canister ID# :	2936790	Test Start :	07/30/2021 @ 14:43
Canister Type :	Charcoal Canister 4 inch	Test Stop :	08/02/2021 @ 07:49
Location :	1st FL=M.F. 6	Received:	08/04/2021 @ 14:56
Radon Level :	1.3 pCi/L	Analyzed:	08/04/2021 @ 13:57
Error for Measurement is: \pm	0.2 pCi/L		

Canister ID# :	2936791	Test Start :	07/30/2021 @ 14:30
Canister Type :	Charcoal Canister 4 inch	Test Stop :	08/02/2021 @ 07:41
Location :	1st FL=M.F. 3	Received:	08/04/2021 @ 14:56
Radon Level :	1.5 pCi/L	Analyzed:	08/04/2021 @ 14:36
CRM P-1413			

Error for Measurement is: \pm 0.2 pCi/L

Canister ID# :	2936800	Test Start :	07/30/2021 @ 14:34
Canister Type :	Charcoal Canister 4 inch	Test Stop :	08/02/2021 @ 07:44
Location :	1st FL=M.F. 4	Received:	08/04/2021 @ 14:56
Radon Level :	1.5 pCi/L	Analyzed:	08/04/2021 @ 14:29

*Andreas C. George*

Andreas C. George
Radon Measurement Specialist
NJ MES 11089

Dante Galan

Dante Galan
Laboratory Director

NRSB ARL0001
NYS ELAP ID: 10806
PADEP ID: 0346
NJDEP ID: NY933
NJ MEB 90036
FL DOH RB1609
IL RNL2000201

Site Radon Inspection Report

Date : 08/04/2021

Mr. Rick Pezzino
ACCU-VIEW PROPERTY INSP.
P.O. Box 641
East Amherst, NY 14051-

Client: Unknown
Test Location: 6 Dona Street
Lackawanna, NY 14218-

Individual Canister Results

Error for Measurement is: \pm 0.2 pCi/L

Canister ID# : 2936809
Canister Type : Charcoal Canister 4 inch
Location : 1st FL=Off. Area 2
Radon Level : 0.8 pCi/L
Error for Measurement is: \pm 0.1 pCi/L

Test Start : 07/30/2021 @ 14:15
Test Stop : 08/02/2021 @ 07:30
Received: 08/04/2021 @ 14:56
Analyzed: 08/04/2021 @ 14:17

Canister ID# : 2936821
Canister Type : Charcoal Canister 4 inch
Location : 1st FL=Off. Area 1
Radon Level : 0.8 pCi/L
CRM P-2369

Test Start : 07/30/2021 @ 14:07
Test Stop : 08/02/2021 @ 07:27
Received: 08/04/2021 @ 14:56
Analyzed: 08/04/2021 @ 14:17

Error for Measurement is: \pm 0.2 pCi/L

The reported results indicate that radon levels in the building tested are below the United States Environmental Protection Agency (EPA) action level of 4.0 picoCuries per liter of air (pCi/L). The EPA recommends retesting if your living patterns change and you begin occupying a lower level of the building, such as a basement or if major remodeling is done.

General radon information may be obtained by consulting the EPA booklet: A Citizen's Guide to Radon (www.epa.gov/radon/pubs/citguide.html). To request a copy or for further information, please contact your state health department. The EPA maintains a radon information website, including copies of its publications, at www.epa.gov/iaq/radon.

For New Jersey clients: Please see the attached guidance document entitled Radon Testing and Mitigation: The Basics for further information.

For New York clients: If the radon level of one or more testing devices is equal to or exceeds 20 pCi/L please contact the New York State Department of Health, Bureau of Environmental Radiation Protection, for technical advice and assistance at 518-402-7556 or toll free 1-800-458-1158.



Andreas C. George
Radon Measurement Specialist
NJ MES 11089

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Laboratory Director

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Site Radon Inspection Report

Date : 08/04/2021

Mr. Rick Pezzino
ACCU-VIEW PROPERTY INSP.
P.O. Box 641
East Amherst, NY 14051-

Client: Unknown
Test Location: 6 Dona Street
Lackawanna, NY 14218-
Individual Canister Results

PLEDGE OF ASSURED QUALITY

All procedures used for generating this report are in complete accordance with the current EPA protocols for the analysis of radon in air (EPA 402-R-92-004). The analytical results relate only to the samples tested, in the condition received by the lab, and that calculations were based upon the information supplied by client. RTCA and its personnel do not assume responsibility or liability, collectively and individually, for analysis results when detectors have been improperly handled or placed by the consumer, nor does RTCA and its personnel accept responsibility for any financial or health consequences of subsequent action or lack of action, taken by the customer or its consultants based on RTCA-provided results.



Andreas C. George

Andreas C. George
Radon Measurement Specialist
NJ MES 11089

Dante Galan

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Laboratory Director

NRSB ARL0001
NYS ELAP ID: 10806
PADEP ID: 0346
NJDEP ID: NY933
NJ MEB 90036
FL DOH RB1609
IL RNL2000201



CERTIFIED RADON REPORT

August 2, 2021

Test Number: 2369-263

Property Inspected: 6 Dona Street, Lackawanna, NY 14208

Licensed Radalink Radon Inspector:

Accu-View Property Inspections, Inc.

Richard Pezzino

PO Box 641

Buffalo, NY 14051

Phone: 716-882-2200

Fax: 452-962-1089

Test performed for:

Benchmark Environmental

Calibrated:	03/02/2021 - 03/02/2022	Placed By:	Richard Pezzino (ISS0032)	Temp.	Pressure	R.H.
Test Started:	07/30/2021 2:11 PM	Retrieved By:	Richard Pezzino (ISS0032)	Min:	73.0 30.1	43
Test Ended:	08/02/2021 7:26 AM	Test Site:	Office Area #1	Avg:	73.6 30.2	47
		Test Duration:	65 hours	Max:	77.0 30.3	50

AVERAGE RADON CONCENTRATION:

0.9 pCi/l

Test has met minimum EPA sampling duration.

Uncertainty: $\pm 2.17\%$

Time	07/30/2021		07/31/2021		08/01/2021		08/02/2021	
	pCi/l	Flags	pCi/l	Flags	pCi/l	Flags	pCi/l	Flags
00:11 am			0.6		0.4		0.6	
01:11			0.7		0.7		1.6	
02:11			0.3		0.8		0.9	
03:11			1.6		0.7		1.3	
04:11			1.3		0.7		1.1	
05:11			1.0		0.7		1.1	
06:11			1.3		0.8		1.5	
07:11			0.6		1.4		1.1	
08:11			1.7		1.7			
09:11			1.3		1.5			
10:11			1.1		0.6			
11:11			1.0		0.4			
12:11 pm			0.7		1.1			
01:11			1.3		0.8			
02:11			1.3		0.8			
03:11	0.6		1.0		1.2			
04:11	0.5		1.3		0.6			
05:11	0.4		1.2		0.4			
06:11	0.4		0.6		1.3			
07:11	0.7		0.3		1.2			
08:11	0.8		0.8		1.0			
09:11	1.0		0.7		0.7			
10:11	1.1		0.9		1.2			
11:11	0.6		1.2		1.4			

Flags: P= AC Power Disruption; T=Tilt
Eq. = Equilization Period

While every effort was made to maintain optimum quality control and EPA Protocol during the testing period, neither Radalink, Inc. or its licensed agents provide any warranty, expressed or implied, for the consequences of erroneous test results. There can be some uncertainty with any measurement due to statistical variations, extreme weather changes, operation of the building, and other factors, Radalink, Inc. and its licensed operators shall not be liable under any charge or claim for losses, claims, charges, fees, demands, expenses, or damages resulting from a radon test. This report is subject to the terms on the last page of the document.

ENVIRONMENTAL DATA

MONITOR-TEST NUMBER: 2369-263

Property Inspected: 6 Dona Street
Lackawanna, NY 14208

	07/30/2021			07/31/2021			08/01/2021			08/02/2021		
Time	Temp	InHg	RH	Temp	InHg	RH	Temp	InHg	RH	Temp	InHg	RH
00:11 am				75.0	30.3	46	73.0	30.2	47	73.0	30.3	50
01:11				75.0	30.3	47	75.0	30.2	47	73.0	30.3	46
02:11				73.0	30.3	47	75.0	30.2	47	73.0	30.3	50
03:11				73.0	30.3	47	73.0	30.1	47	73.0	30.3	50
04:11				73.0	30.3	47	73.0	30.1	47	73.0	30.3	50
05:11				73.0	30.3	47	73.0	30.1	47	73.0	30.3	50
06:11				73.0	30.3	47	73.0	30.1	46	73.0	30.3	50
07:11				73.0	30.3	47	75.0	30.1	46	73.0	30.3	50
08:11				73.0	30.3	47	73.0	30.1	46			
09:11				73.0	30.3	47	73.0	30.1	46			
10:11				73.0	30.3	47	73.0	30.1	50			
11:11				73.0	30.3	47	73.0	30.2	46			
12:11 pm				73.0	30.3	43	73.0	30.2	47			
01:11				73.0	30.3	43	73.0	30.2	46			
02:11				73.0	30.3	43	73.0	30.2	47			
03:11	80.0	30.3	44	73.0	30.3	43	73.0	30.2	47			
04:11	77.0	30.3	44	73.0	30.3	43	73.0	30.1	47			
05:11	75.0	30.3	43	73.0	30.3	47	73.0	30.2	47			
06:11	75.0	30.3	47	75.0	30.2	47	73.0	30.2	47			
07:11	75.0	30.3	47	73.0	30.3	47	73.0	30.2	47			
08:11	75.0	30.3	47	73.0	30.2	47	73.0	30.2	47			
09:11	75.0	30.3	47	75.0	30.2	47	73.0	30.2	47			
10:11	75.0	30.3	47	75.0	30.2	47	75.0	30.2	46			
11:11	75.0	30.3	46	75.0	30.2	47	75.0	30.3	50			

AVERAGE RADON CONCENTRATION:

0.9 pCi/l



Reviewed and certified by

Terry Howell

Terry Howell, Quality Assurance Mgr.
Radalink, Inc. NRPP 135791T

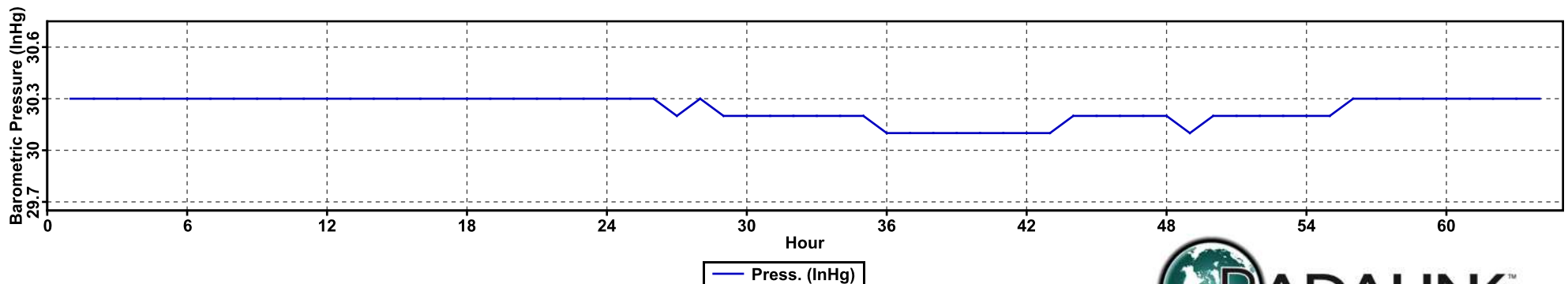
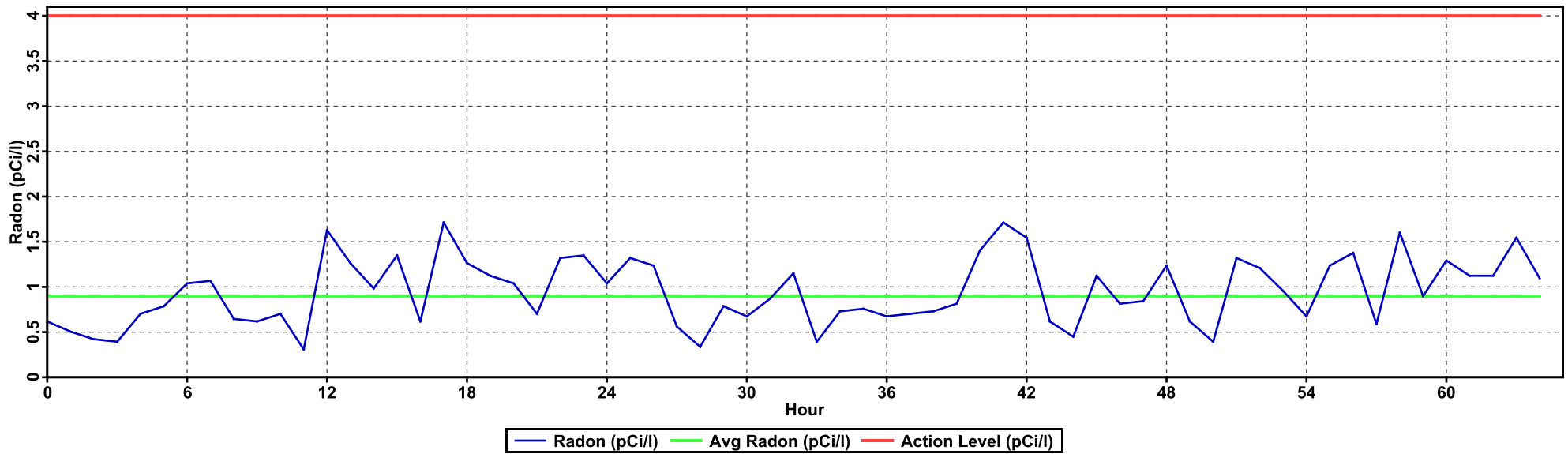
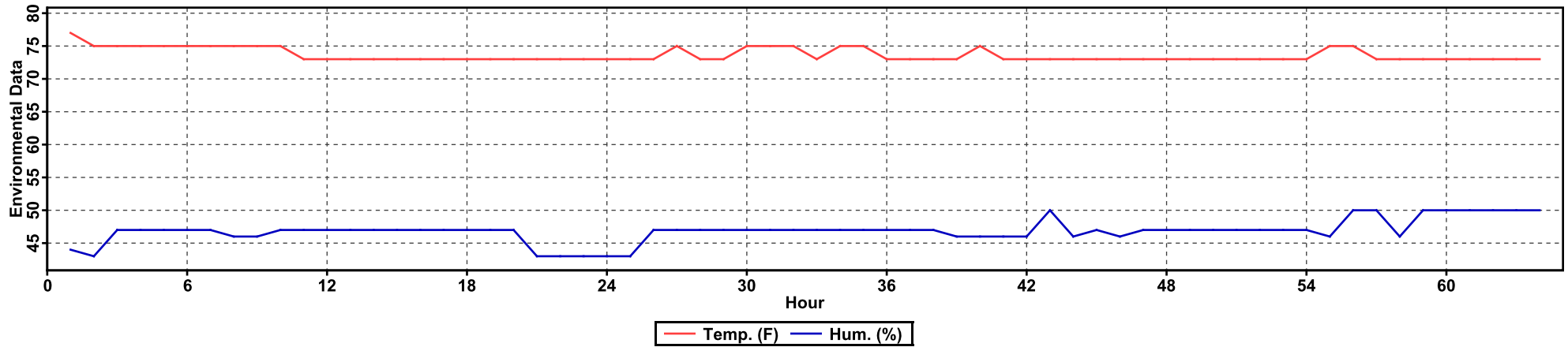
	Minimum	Average	Maximum	Variance
Temperature:	73.0	73.6	77.0	0.99
Barometric Pressure:	30.1	30.2	30.3	0.01
Relative Humidity:	43	47	50	3.04

NOTE: The first hour's environmental data is excluded from the table above.

Radalink, Inc. 5599 Peachtree Road Atlanta, GA 30341 Phone: (800)295-4655

GRAPHICAL DATA VIEW

MONITOR-TEST NUMBER: 2369-263



Property Inspected: 6 Dona Street, Lackawanna, NY 14208

AVERAGE RADON CONCENTRATION: 0.9 pCi/l





Date: 2021-08-02

Test Proviso

Re: Certified Radon Report #: 2369-263 Dated: 2021-08-02

Performed At: 6 Dona Street, Lackawanna, NY 14208

This report does not contain results for every measurement performed at this address. Other locations within the dwelling were tested. In accordance with Illinois regulation, do not conclude mitigation is unnecessary until results of all measurements have been received and are below the 4 pCi/l Action Level. The state of Illinois recommends that a radon control system not be installed until all measurements have been received.

ACCU-VIEW PROPERTY INSPECTIONS, INC.

Post Office Box 641, East Amherst, NY 14081 * 716.882.2200 * NYS License #16000005300

Radon Non-Interference Agreement

The Radon Monitor being used to perform the radon survey of the dwelling referenced below has been approved by the U.S. Environmental Protection Agency for conducting radon measurements. The operator will conduct a radon survey for a **minimum** of 48 hours according to protocols designed for use in residences, as described in the EPA document, "Home Buyer's and Seller's Guide to Radon" (EPA 402-K-00-008). These guidelines were developed specifically to deal with the time-sensitive nature of home purchases and sales.

The following conditions must be maintained in order to achieve a valid test:

1. **All exterior windows must be kept closed.** Exterior doors must be kept closed except for momentary entry and exit.
2. The "closed house conditions" described above must have been maintained for 12 hours prior to the beginning of the test and sustained all during the test.
3. The radon monitor cannot be moved, covered, or tampered with in any way.
4. High volume, whole-house, and window fans shall not be operated. Fireplaces or wood stoves shall not be operated unless they are a primary heat source.
5. Heating and air conditioning (including permanently installed heat recovery ventilators) should operate normally. Window unit air conditioners shall operate only in the re-circulation mode.

EPA recommends that radon measurements conducted for real estate transactions be performed using tamper-detection techniques. Be alerted that the Radon Monitor is equipped with the ability to detect and record when the monitor is moved and anytime the power source is changed. Hourly readings will record any unusual swings in the radon concentration, temperature, relative humidity and barometric pressure. At his discretion, the tester may nullify the test result if it appears that, in his professional judgment, the results are unreliable due to the suspicion of tampering. In that event, the seller may incur the cost of a retest in the amount of **\$200.00**

Authorization Signatures

I, as the undersigned responsible individual, understand all the above conditions and restrictions, and agree to inform all the occupants of this dwelling of the conditions above, and agree to maintain these conditions during the radon test period.

Responsible Individual Signature

6 Dona Street

Lackawanna, NY 14208

Address of Property being Tested under this Authorization Agreement

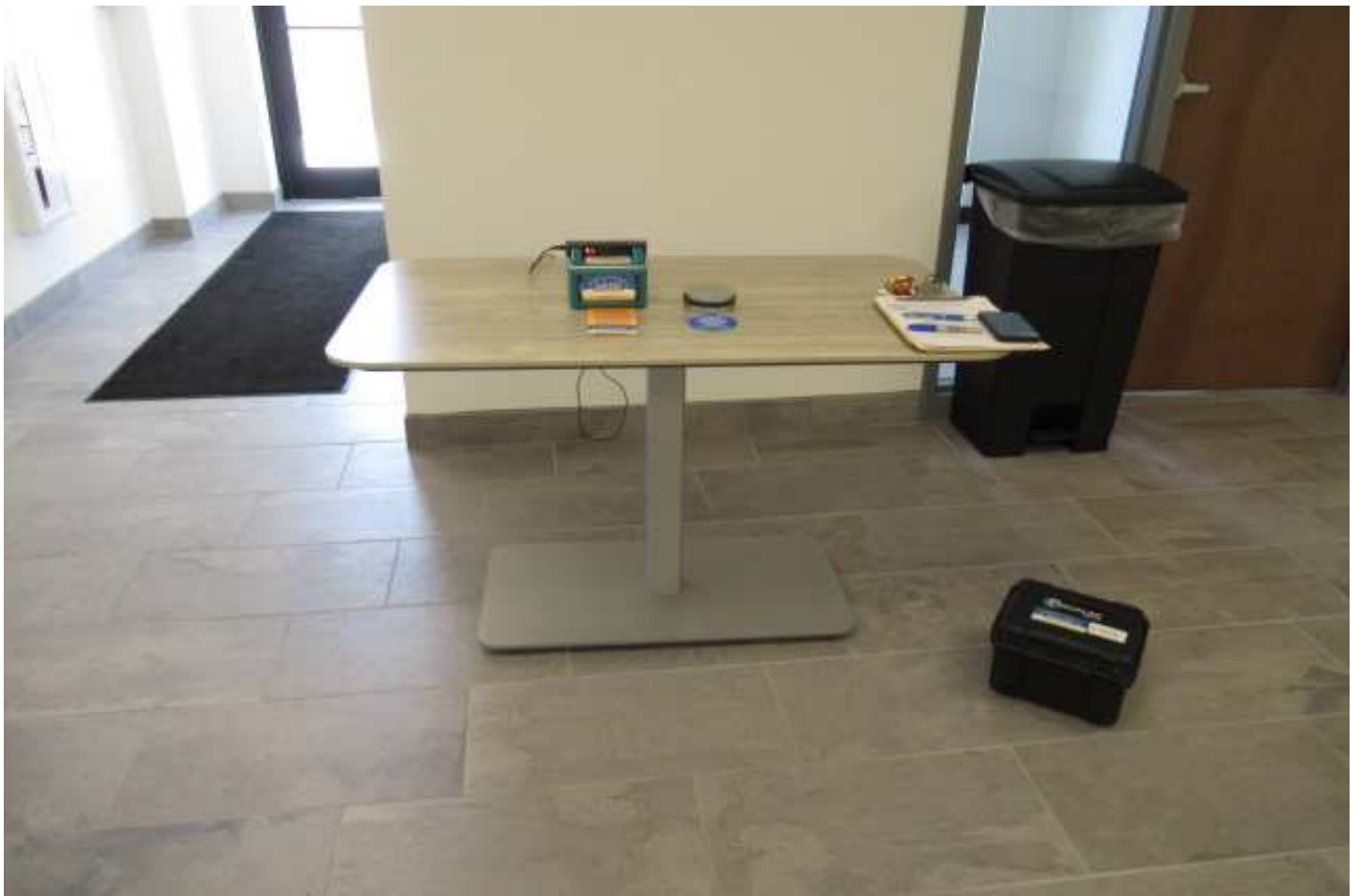
07/30/2021

Title (owner, real estate agent, others) Date


Radon Measurement Technician Signature (Witness)

PLEASE CALL/TEXT 716-882-2200 TO SET UP PICK UP TIME

www.AccuviewInspections.com



HOW TO INTERPRET YOUR TEST RESULTS

THIS REPORT RELATES ONLY TO THE LOCATION(S) TESTED DURING THE MEASUREMENT PERIOD

These results should be interpreted in accordance with the EPA's guidance as published in EPA Publication No. 402-K-008 "Home Buyer's and Seller's Guide to Radon" and EPA Publication No. 402-K92-001, "Citizen's Guide to Radon".

Because radon is the second leading cause of lung cancer, the World Health Organization (WHO) and the U.S. Surgeon General recommend testing all homes for radon and mitigating those with an average concentration above the U.S. EPA action level of 4 picocuries per Liter (4 pCi/L) or higher. Even if your test result is below 4 pCi/L, mitigation may provide additional reduction of the risk of lung cancer. Find more information at Radalink.com/results.

The Radalink Radon TeleMonitor (NRPP Device # 00472, NRSB Device # 31814) or **The Radalink AirCat® Monitor** (NRPP Device # 00477, NRSB Device # 31815) used to perform this test is EPA, NRSB and/or NRPP approved and meets the Single Test Option requirements (EPA 402-R-93-003, Section 3.2.3) for conducting radon measurements in the context of a real estate transaction and may be used for determining the necessity for radon mitigation.

Radon reduction systems work! Professionally installed radon mitigation systems can reduce the radon levels in your home by up to 99%. Thousands of people have reduced radon levels in their homes. Maintaining a radon reduction system takes little effort to keep the system working properly and the radon levels low. EPA recommends that you have a qualified contractor (NRPP certified or state licensed) fix your home if radon levels are confirmed to be 4 pCi/L or higher. Find a licensed mitigator at Radalink.com/mitigators. For more information on how to reduce your radon health risk, contact your state radon office:

Alabama	800-582-1866	Illinois	217-782-1325	Montana	800-546-0483	Rhode Island	401-222-7796
Alaska	907-269-8000	Indiana	800-272-9723	Nebraska	402-471-1005	South Carolina	800-768-0362
Arizona	602-255-4845	Iowa	800-383-5992	Nevada	888-723-6610	South Dakota	800-438-3367
Arkansas	501-661-2301	Kansas	800-693-5343	New Hampshire	603-271-4052	Tennessee	800-232-1139
California	800-745-7236	Kentucky	502-564-4856	New Jersey	800-648-0394	Texas	800-293-0753
Colorado	800-846-3986	Louisiana	225-765-0160	New Mexico	505-476-8608	Utah	800-458-0145
Connecticut	860-509-7367	Maine	207-287-5743	New York	800-458-1158	Vermont	800-439-8550
Delaware	302-744-4546	Maryland	866-703-3266	North Carolina	828-712-0972	Virginia	804-864-8150
Washington DC	202-535-2999	Massachusetts	800-723-6695	North Dakota	701-328-5188	Washington	360-236-3253
Florida	800-543-8279	Michigan	517-284-1837	Ohio	800-523-4439	West Virginia	800-922-1255
Georgia	706-542-9165	Minnesota	800-798-9050	Oklahoma	405-702-5162	Wisconsin	888-569-7236
Hawaii	808-586-4700	Mississippi	800-626-7739	Oregon	971-673-0490	Wyoming	307-777-6015
Idaho	800-445-8647	Missouri	573-751-6160	Pennsylvania	800-237-2366		

USEPA Radon Program website: www.epa.gov/radon and radon hotline 800-767-7236

SURGEON GENERAL HEALTH ADVISORY: "Indoor radon is the second-leading cause of lung cancer in the U.S. and breathing it over prolonged periods can present a significant health risk to families all over the country. More than 20,000 Americans die of radon-related lung cancer every year. It's important to know that this threat is completely preventable. Radon can be detected with a simple test and fixed through well-established venting techniques."

CONSUMER FEDERATION OF AMERICA: "Consumers need to know about the health of a house they are considering purchasing, including whether there is a radon problem, and if so, how to fix it." *The EPA Home Buyer's and Sellers Guide to Radon* provides practical consumer information that every homebuyer needs to know.

FLORIDA NOTICE TO CLIENTS: An organization or individual certified by the Florida Dept. of Health to perform radon or radon progeny measurements or radon mitigation services provides this Notice to you. Any questions, comments, or complaints regarding the persons performing these measurement or mitigation services may be directed to the Florida Dept. of Health, Bureau of Facility Programs, Radon Indoor Air Quality, 4052 Bald Cypress Way, Bin #A08, Tallahassee, Florida 32399-1710.

Florida Dept. of Health contact: 800-543-8279

MAINE NOTICE TO CLIENTS: As per 22 MRSA, Sec. 771, results of this test will be reported to the Maine Dept. of Health and Human Services. Any questions, comments, or complaints concerning individuals or firms providing radon related services in Maine should be directed to: Radiation Control Program 11 State House Station Augusta, ME 04333-0010

Maine Dept. of Health contact: 207-287-5743

PENNSYLVANIA NOTICE TO CLIENTS: The Radon Certification Act requires that anyone who provides radon-related service or product to the general public must be certified by the Pennsylvania Department of Environmental Protection. You are entitled to evidence of certification from any person who provides such services or products. You are also entitled to a price list for services or products offered. All radon measurement data will be sent to the Department as required in the Act and will be kept confidential. If you have any questions, comments or complaints concerning persons who provide radon-related services, please contact the Department at the Bureau of Radiation Protection, Dept. Of Environmental Protection, P.O. Box 8469, Harrisburg, PA 17105-8469.

Department at the Bureau of Radiation Protection: 717-783-3594

RHODE ISLAND NOTICE TO CLIENTS: This notice is provided to you by an organization or individual licenses and/or certified by the Rhode Island Dept. of Health to perform radon measurements. Any questions, comments, or complaints regarding the person performing these measurements may be directed to the RI Dept. of Health, Radon Control Program, 3 Capitol Hill Room 206, Providence RI 02908-5097

Rhode Island Dept. of Health contact: 401-222-7796



CERTIFIED RADON REPORT

August 2, 2021

Test Number: 1413-484

Property Inspected: 6 Dona Street, Lackawanna, NY 14208

Licensed Radalink Radon Inspector:

Accu-View Property Inspections, Inc.

Richard Pezzino

PO Box 641

Buffalo, NY 14051

Phone: 716-882-2200

Fax: 452-962-1089

Test performed for:

Benchmark Environmental

Calibrated:	02/20/2021 - 02/20/2022	Placed By:	Richard Pezzino (ISS0032)	Temp.	Pressure	R.H.
Test Started:	07/30/2021 2:28 PM	Retrieved By:	Richard Pezzino (ISS0032)	Min:	77.0 30.2	43
Test Ended:	08/02/2021 7:38 AM	Test Site:	M.F. Area #3	Avg:	77.7 30.3	49
		Test Duration:	65 hours	Max:	82.0 30.4	53

AVERAGE RADON CONCENTRATION:

1.5 pCi/l

Test has met minimum EPA sampling duration.

Uncertainty: $\pm 2.01\%$

	07/30/2021		07/31/2021		08/01/2021		08/02/2021	
Time	pCi/l	Flags	pCi/l	Flags	pCi/l	Flags	pCi/l	Flags
00:28 am			0.9		0.9		3.0	
01:28			0.7		1.6		1.7	
02:28			1.3		1.7		2.8	
03:28			0.9		1.1		2.3	
04:28			2.1		1.3		2.8	
05:28			0.9		1.4		2.4	
06:28			1.5		1.3		3.4	
07:28			1.4		1.5		2.1	
08:28			1.7		2.1			
09:28			1.5		1.5			
10:28			0.7		1.2			
11:28			1.7		1.5			
12:28 pm			1.1		1.9			
01:28			1.0		1.5			
02:28			1.3		2.0			
03:28	0.7		0.9		1.4			
04:28	0.7		0.6		2.8			
05:28	0.4		1.3		2.1			
06:28	0.5		2.0		3.1			
07:28	0.4		1.3		1.7			
08:28	1.1		1.1		2.5			
09:28	0.5		1.7		2.9			
10:28	0.7		0.9		1.9			
11:28	1.1		1.1		2.4			

Flags: P= AC Power Disruption; T=Tilt
Eq. = Equilization Period

While every effort was made to maintain optimum quality control and EPA Protocol during the testing period, neither Radalink, Inc. or its licensed agents provide any warranty, expressed or implied, for the consequences of erroneous test results. There can be some uncertainty with any measurement due to statistical variations, extreme weather changes, operation of the building, and other factors, Radalink, Inc. and its licensed operators shall not be liable under any charge or claim for losses, claims, charges, fees, demands, expenses, or damages resulting from a radon test. This report is subject to the terms on the last page of the document.

ENVIRONMENTAL DATA

MONITOR-TEST NUMBER: 1413-484

Property Inspected: 6 Dona Street
Lackawanna, NY 14208

	07/30/2021			07/31/2021			08/01/2021			08/02/2021		
Time	Temp	InHg	RH	Temp	InHg	RH	Temp	InHg	RH	Temp	InHg	RH
00:28 am				78.0	30.3	47	78.0	30.2	50	77.0	30.3	53
01:28				78.0	30.3	46	78.0	30.2	50	77.0	30.3	53
02:28				78.0	30.4	46	78.0	30.2	50	77.0	30.3	53
03:28				78.0	30.3	50	78.0	30.2	50	77.0	30.3	53
04:28				77.0	30.3	50	77.0	30.2	50	77.0	30.3	53
05:28				77.0	30.3	50	77.0	30.2	50	77.0	30.3	53
06:28				77.0	30.3	50	77.0	30.2	50	77.0	30.3	53
07:28				77.0	30.3	50	77.0	30.2	50	77.0	30.3	53
08:28				77.0	30.3	49	77.0	30.2	50			
09:28				77.0	30.3	50	77.0	30.2	50			
10:28				77.0	30.3	50	77.0	30.2	50			
11:28				77.0	30.3	50	77.0	30.2	49			
12:28 pm				77.0	30.3	46	77.0	30.2	49			
01:28				77.0	30.3	47	77.0	30.2	49			
02:28				78.0	30.3	47	77.0	30.2	53			
03:28	82.0	30.4	44	78.0	30.3	47	78.0	30.2	53			
04:28	82.0	30.4	44	78.0	30.3	47	78.0	30.2	53			
05:28	80.0	30.4	43	78.0	30.3	47	78.0	30.2	49			
06:28	80.0	30.3	43	80.0	30.3	47	78.0	30.2	49			
07:28	80.0	30.3	43	78.0	30.3	47	78.0	30.2	49			
08:28	80.0	30.3	47	78.0	30.2	46	78.0	30.2	53			
09:28	78.0	30.4	47	78.0	30.2	46	77.0	30.2	53			
10:28	78.0	30.4	47	78.0	30.2	46	77.0	30.3	53			
11:28	78.0	30.4	47	78.0	30.2	50	77.0	30.3	53			

AVERAGE RADON CONCENTRATION:

1.5 pCi/l



Reviewed and certified by

Terry Howell

Terry Howell, Quality Assurance Mgr.
Radalink, Inc. NRPP 135791T

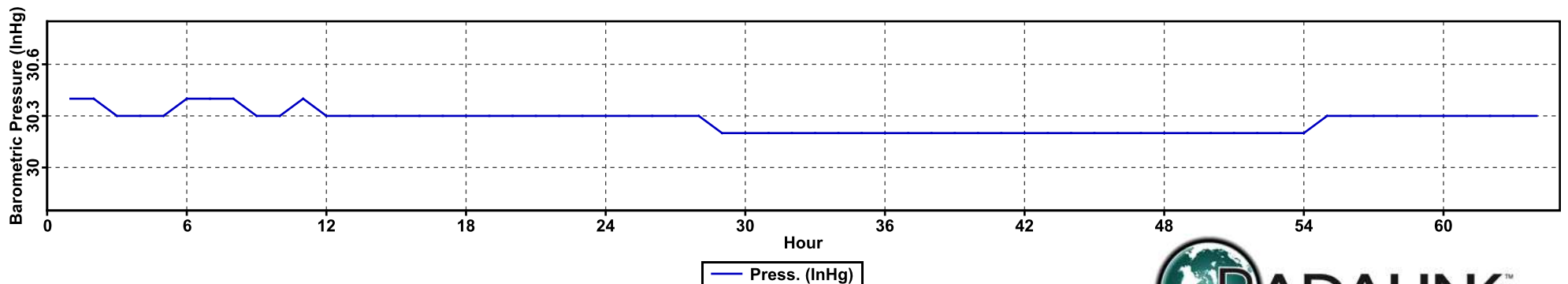
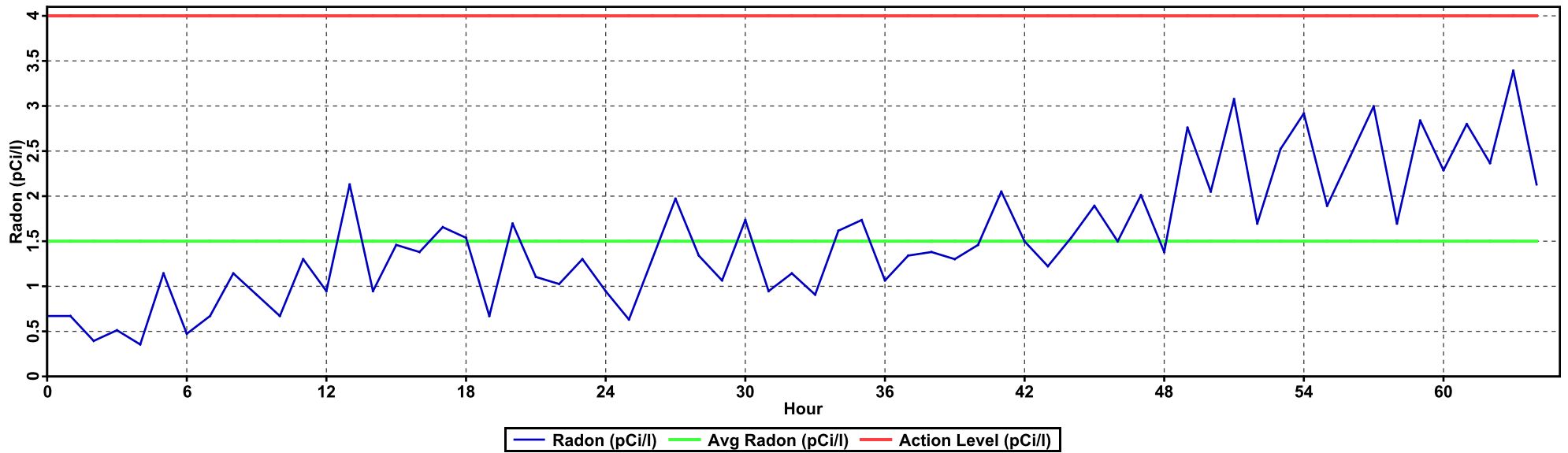
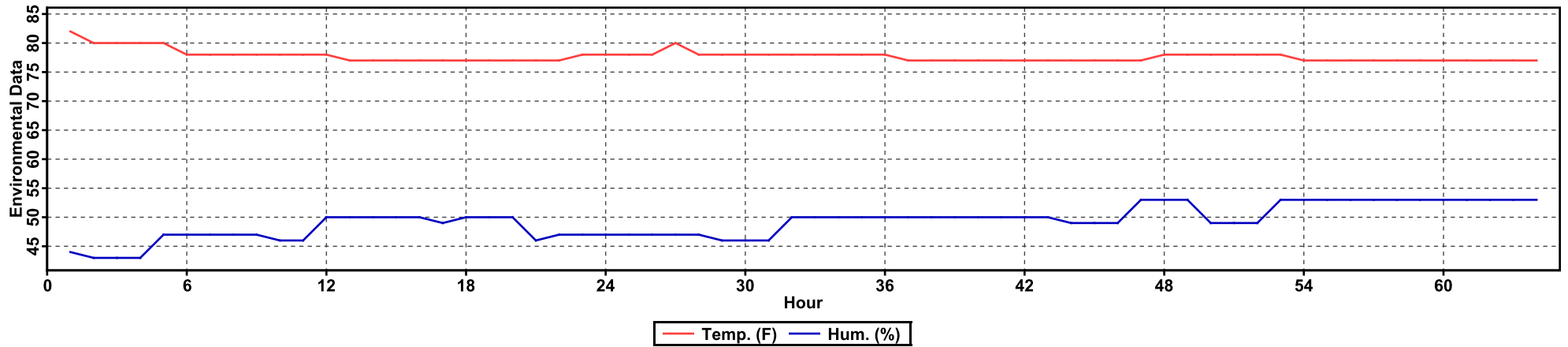
	Minimum	Average	Maximum	Variance
Temperature:	77.0	77.7	82.0	0.98
Barometric Pressure:	30.2	30.3	30.4	0.01
Relative Humidity:	43	49	53	7.68

NOTE: The first hour's environmental data is excluded from the table above.

Radalink, Inc. 5599 Peachtree Road Atlanta, GA 30341 Phone: (800)295-4655

GRAPHICAL DATA VIEW

MONITOR-TEST NUMBER: 1413-484



Property Inspected: 6 Dona Street, Lackawanna, NY 14208

AVERAGE RADON CONCENTRATION: 1.5 pCi/l





Date: 2021-08-02

Test Proviso

Re: Certified Radon Report #: 1413-484 Dated: 2021-08-02

Performed At: 6 Dona Street, Lackawanna, NY 14208

This report does not contain results for every measurement performed at this address. Other locations within the dwelling were tested. In accordance with Illinois regulation, do not conclude mitigation is unnecessary until results of all measurements have been received and are below the 4 pCi/l Action Level. The state of Illinois recommends that a radon control system not be installed until all measurements have been received.

ACCU-VIEW PROPERTY INSPECTIONS, INC.

Post Office Box 641, East Amherst, NY 14081 * 716.882.2200 * NYS License #16000005300

Radon Non-Interference Agreement

The Radon Monitor being used to perform the radon survey of the dwelling referenced below has been approved by the U.S. Environmental Protection Agency for conducting radon measurements. The operator will conduct a radon survey for a **minimum** of 48 hours according to protocols designed for use in residences, as described in the EPA document, "Home Buyer's and Seller's Guide to Radon" (EPA 402-K-00-008). These guidelines were developed specifically to deal with the time-sensitive nature of home purchases and sales.

The following conditions must be maintained in order to achieve a valid test:

1. **All exterior windows must be kept closed.** Exterior doors must be kept closed except for momentary entry and exit.
2. The "closed house conditions" described above must have been maintained for 12 hours prior to the beginning of the test and sustained all during the test.
3. The radon monitor cannot be moved, covered, or tampered with in any way.
4. High volume, whole-house, and window fans shall not be operated. Fireplaces or wood stoves shall not be operated unless they are a primary heat source.
5. Heating and air conditioning (including permanently installed heat recovery ventilators) should operate normally. Window unit air conditioners shall operate only in the re-circulation mode.

EPA recommends that radon measurements conducted for real estate transactions be performed using tamper-detection techniques. Be alerted that the Radon Monitor is equipped with the ability to detect and record when the monitor is moved and anytime the power source is changed. Hourly readings will record any unusual swings in the radon concentration, temperature, relative humidity and barometric pressure. At his discretion, the tester may nullify the test result if it appears that, in his professional judgment, the results are unreliable due to the suspicion of tampering. In that event, the seller may incur the cost of a retest in the amount of **\$200.00**

Authorization Signatures

I, as the undersigned responsible individual, understand all the above conditions and restrictions, and agree to inform all the occupants of this dwelling of the conditions above, and agree to maintain these conditions during the radon test period.

Responsible Individual Signature

6 Dona Street

Lackawanna, NY 14208

Address of Property being Tested under this Authorization Agreement

07/30/2021

Title (owner, real estate agent, others) Date

Radon Measurement Technician Signature (Witness)

PLEASE CALL/TEXT 716-882-2200 TO SET UP PICK UP TIME

www.AccuviewInspections.com



HOW TO INTERPRET YOUR TEST RESULTS

THIS REPORT RELATES ONLY TO THE LOCATION(S) TESTED DURING THE MEASUREMENT PERIOD

These results should be interpreted in accordance with the EPA's guidance as published in EPA Publication No. 402-K-008 "Home Buyer's and Seller's Guide to Radon" and EPA Publication No. 402-K92-001, "Citizen's Guide to Radon".

Because radon is the second leading cause of lung cancer, the World Health Organization (WHO) and the U.S. Surgeon General recommend testing all homes for radon and mitigating those with an average concentration above the U.S. EPA action level of 4 picocuries per Liter (4 pCi/L) or higher. Even if your test result is below 4 pCi/L, mitigation may provide additional reduction of the risk of lung cancer. Find more information at Radalink.com/results.

The Radalink Radon TeleMonitor (NRPP Device # 00472, NRSB Device # 31814) or **The Radalink AirCat® Monitor** (NRPP Device # 00477, NRSB Device # 31815) used to perform this test is EPA, NRSB and/or NRPP approved and meets the Single Test Option requirements (EPA 402-R-93-003, Section 3.2.3) for conducting radon measurements in the context of a real estate transaction and may be used for determining the necessity for radon mitigation.

Radon reduction systems work! Professionally installed radon mitigation systems can reduce the radon levels in your home by up to 99%. Thousands of people have reduced radon levels in their homes. Maintaining a radon reduction system takes little effort to keep the system working properly and the radon levels low. EPA recommends that you have a qualified contractor (NRPP certified or state licensed) fix your home if radon levels are confirmed to be 4 pCi/L or higher. Find a licensed mitigator at Radalink.com/mitigators. For more information on how to reduce your radon health risk, contact your state radon office:

Alabama	800-582-1866	Illinois	217-782-1325	Montana	800-546-0483	Rhode Island	401-222-7796
Alaska	907-269-8000	Indiana	800-272-9723	Nebraska	402-471-1005	South Carolina	800-768-0362
Arizona	602-255-4845	Iowa	800-383-5992	Nevada	888-723-6610	South Dakota	800-438-3367
Arkansas	501-661-2301	Kansas	800-693-5343	New Hampshire	603-271-4052	Tennessee	800-232-1139
California	800-745-7236	Kentucky	502-564-4856	New Jersey	800-648-0394	Texas	800-293-0753
Colorado	800-846-3986	Louisiana	225-765-0160	New Mexico	505-476-8608	Utah	800-458-0145
Connecticut	860-509-7367	Maine	207-287-5743	New York	800-458-1158	Vermont	800-439-8550
Delaware	302-744-4546	Maryland	866-703-3266	North Carolina	828-712-0972	Virginia	804-864-8150
Washington DC	202-535-2999	Massachusetts	800-723-6695	North Dakota	701-328-5188	Washington	360-236-3253
Florida	800-543-8279	Michigan	517-284-1837	Ohio	800-523-4439	West Virginia	800-922-1255
Georgia	706-542-9165	Minnesota	800-798-9050	Oklahoma	405-702-5162	Wisconsin	888-569-7236
Hawaii	808-586-4700	Mississippi	800-626-7739	Oregon	971-673-0490	Wyoming	307-777-6015
Idaho	800-445-8647	Missouri	573-751-6160	Pennsylvania	800-237-2366		

USEPA Radon Program website: www.epa.gov/radon and radon hotline 800-767-7236

SURGEON GENERAL HEALTH ADVISORY: "Indoor radon is the second-leading cause of lung cancer in the U.S. and breathing it over prolonged periods can present a significant health risk to families all over the country. More than 20,000 Americans die of radon-related lung cancer every year. It's important to know that this threat is completely preventable. Radon can be detected with a simple test and fixed through well-established venting techniques."

CONSUMER FEDERATION OF AMERICA: "Consumers need to know about the health of a house they are considering purchasing, including whether there is a radon problem, and if so, how to fix it." *The EPA Home Buyer's and Sellers Guide to Radon* provides practical consumer information that every homebuyer needs to know.

FLORIDA NOTICE TO CLIENTS: An organization or individual certified by the Florida Dept. of Health to perform radon or radon progeny measurements or radon mitigation services provides this Notice to you. Any questions, comments, or complaints regarding the persons performing these measurement or mitigation services may be directed to the Florida Dept. of Health, Bureau of Facility Programs, Radon Indoor Air Quality, 4052 Bald Cypress Way, Bin #A08, Tallahassee, Florida 32399-1710.

Florida Dept. of Health contact: 800-543-8279

MAINE NOTICE TO CLIENTS: As per 22 MRSA, Sec. 771, results of this test will be reported to the Maine Dept. of Health and Human Services. Any questions, comments, or complaints concerning individuals or firms providing radon related services in Maine should be directed to: Radiation Control Program 11 State House Station Augusta, ME 04333-0010

Maine Dept. of Health contact: 207-287-5743

PENNSYLVANIA NOTICE TO CLIENTS: The Radon Certification Act requires that anyone who provides radon-related service or product to the general public must be certified by the Pennsylvania Department of Environmental Protection. You are entitled to evidence of certification from any person who provides such services or products. You are also entitled to a price list for services or products offered. All radon measurement data will be sent to the Department as required in the Act and will be kept confidential. If you have any questions, comments or complaints concerning persons who provide radon-related services, please contact the Department at the Bureau of Radiation Protection, Dept. Of Environmental Protection, P.O. Box 8469, Harrisburg, PA 17105-8469.

Department at the Bureau of Radiation Protection: 717-783-3594

RHODE ISLAND NOTICE TO CLIENTS: This notice is provided to you by an organization or individual licenses and/or certified by the Rhode Island Dept. of Health to perform radon measurements. Any questions, comments, or complaints regarding the person performing these measurements may be directed to the RI Dept. of Health, Radon Control Program, 3 Capitol Hill Room 206, Providence RI 02908-5097

Rhode Island Dept. of Health contact: 401-222-7796

ACCU-VIEW PROPERTY INSPECTIONS, INC.

Post Office Box 641, East Amherst, NY 14051 * 716.882.2200 * NYS License #16000005200

Laboratory: Radon Testing Corp. of America

2 Hayes Street

Elmsford, NY 10523

914-345-3380

Placement/Retrieval Specialist: Richard F Pezzino

Accu-View Property Inspections, Inc.

716-882-2200

rick@AccuviewInspections.com

Radon Measurement Specialist - NRSB #1SS0032

Test Site Address:

6 Dona Street

Lackawanna, NY 14208

County: Erie

Start Date: July 30, 2021

Stop Date: August 2,, 2021

Weather During Test: Sunny

Total Number of Canisters: (8)

Building type: Commercial/ Manufacturing Facility

Structure type: Slab on grade

Purpose of test: Air Quality/Screening

Test conditions: Closed House/Building

Instructions: Tear off center bar coded label from detector and affix to sheet in spaces provided. Please make sure top bar code label is left on detector. Record start & stop time, identify test location and indicate if QA measurement for each detector. Use additional sheets as necessary. Please mark clearly if any detector is missing or damaged at retrieval.

REMOVE THIS PORTION AND AFFIX
TO TEST INFORMATION FORM
2936321



Start Time: 2:07 PM Stop Time: 7:27 AM
Room # or other identifier: Office Area 1 Floor: 1

CRM #
2369

Please circle if QA Measurement: Blank Duplicate

REMOVE THIS PORTION AND AFFIX
TO TEST INFORMATION FORM
2936809



Start Time: 2:05 PM Stop Time: 7:30 AM
Room # or other identifier: Office Area 2 Floor: 1

Please circle if QA Measurement: Blank Duplicate

REMOVE THIS PORTION AND AFFIX
TO TEST INFORMATION FORM
2936612



Start Time: 2:19 PM Stop Time: 7:32 AM
Room # or other identifier: M.F. #1 Floor: 1

Please circle if QA Measurement: Blank Duplicate

REMOVE THIS PORTION AND AFFIX
TO TEST INFORMATION FORM
2936767



Start Time: 2:23 PM Stop Time: 7:34 AM
Room # or other identifier: M.F. #2 Floor: 1

Please circle if QA Measurement: Blank Duplicate

REMOVE THIS PORTION AND AFFIX
TO TEST INFORMATION FORM
2936791



Start Time: 2:30 PM Stop Time: 7:41 AM
Room # or other identifier: M.F. #3 Floor: 1

CRM #
1413

Please circle if QA Measurement: Blank Duplicate

REMOVE THIS PORTION AND AFFIX
TO TEST INFORMATION FORM
2936800



Start Time: 2:34 PM Stop Time: 7:44 AM
Room # or other identifier: M.F. #4 Floor: 1

Please circle if QA Measurement: Blank Duplicate

Instructions: Tear off center bar coded label from detector and affix to sheet in spaces provided. Please make sure top bar code label is left on detector. Record start & stop time, identify test location and indicate if QA measurement for each detector. Use additional sheets as necessary. Please mark clearly if any detector is missing or damaged at retrieval.

Bar Code Label

REMOVE THIS PORTION AND AFFIX
TO TEST INFORMATION FORM
2936765



Start Time: 2:39 PM Stop Time: 7:46 AM
Room # or other identifier: M. F. #5 Floor: 1

Please circle if QA Measurement: Blank Duplicate

REMOVE THIS PORTION AND AFFIX
TO TEST INFORMATION FORM
2936790



Start Time: 2:43 PM Stop Time: 7:49 AM
Room # or other identifier: M. F. #6 Floor: 1

Please circle if QA Measurement: Blank Duplicate

Start Time: _____ Stop Time: _____

Room # or other identifier: _____ Floor: _____

Please circle if QA Measurement: Blank Duplicate

Start Time: _____ Stop Time: _____

Room # or other identifier: _____ Floor: _____

Please circle if QA Measurement: Blank Duplicate

Start Time: _____ Stop Time: _____

Room # or other identifier: _____ Floor: _____

Please circle if QA Measurement: Blank Duplicate

Start Time: _____ Stop Time: _____

Room # or other identifier: _____ Floor: _____

Please circle if QA Measurement: Blank Duplicate



Certificate of Calibration

Radalink Radon Monitor Serial Number: 2369 has been calibrated in accordance with Radalink, Inc. standard operating procedures for instrument calibration, on this date 03/02/2021.
date calibrated

This monitor will be out of calibration on this date 03/02/2022.
date expires

Radon chamber exposures were conducted between 02/24/2021 and 03/02/2021.
start of first run end of second run

A handwritten signature in black ink, reading 'Terry Howell'. The signature is fluid and cursive, with the first name 'Terry' written in a more stylized, connected manner to the last name 'Howell'.

Terry Howell, President



Certificate of Calibration

Radalink Radon Monitor Serial Number: 1413 has been calibrated in accordance with Radalink, Inc. standard operating procedures for instrument calibration, on this date 02/20/2021.
date calibrated

This monitor will be out of calibration on this date 02/20/2022.
date expires

Radon chamber exposures were conducted between 02/14/2021 and 02/19/2021.
start of first run end of second run

A handwritten signature in black ink, reading 'Terry Howell'. The signature is fluid and cursive, with the first name 'Terry' written in a more stylized, looped manner.

Terry Howell, President

THE NATIONAL RADON SAFETY BOARD

Certified Radon Professionals

Certifies that

Richard F. Pezzino

Has Successfully Met The Established & Published Requirements for Certification
by The National Radon Safety Board as a

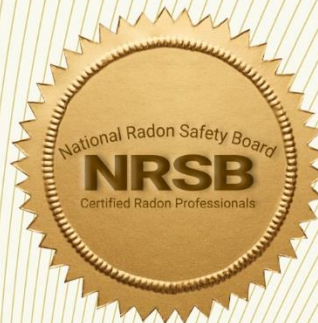
Radon Measurement Specialist

1SS0032

Certification Number

7/30/2023

Expiration Date



Kehaulani Kekoa
Certification Coordinator

National Radon Safety Board
NRSB
Certified Radon Professionals

This certificate is the property of The National Radon Safety Board