

BSSM Inc. (dba. Radon Clean)

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Radon Test Report

October 26, 2025

Batch #: 101825-1

Customer:

North York ON

Test Site:

North York ON

E-PERM® Electret Ion Chambers were used for radon screening measurements that were conducted at the above referenced test site by: BSSM Inc. (dba. Radon Clean)

The Results are as follows:

Serial No.	Type	Location	Test Start Date		Test End Date		Results (Bq/m³)
SGR349	SST	Basement	19-Oct-2025	12:00 PM	26-Oct-2025	12:00 PM	450
SGR363	SST	1st Floor Family Room	19-Oct-2025	12:00 PM	26-Oct-2025	12:00 PM	421
SGR453	SST	1st Floor Bedroom	19-Oct-2025	12:00 PM	26-Oct-2025	12:00 PM	428

Deployed By: John Lee CRMT-201836

Retrieved By: John Lee CRMT-201836

Analyzed By: John Lee CRMT-201836

Reader S/N: E1080

Reader Calibration Due: 03-Mar-2026

Conditions: Closed-Building Conditions Not Met

Weather: No Abnormal Weather Conditions

Vents: Not Applicable / Fan Not Applicable

Mitigation: No System Installed

Radon test result is greater than 400 Bq/m³. A strong possibility exists that radon remediation may be warranted. Consideration should be made for a long-term follow-up test and installation of a radon mitigation system. Purchase negotiations should take the potential cost of a mitigation system into account (for example, setting funds in escrow).

Radon Health Risk Information

Radon is the second leading cause of lung cancer after smoking. The Health Canada strongly recommend that further action be taken when a home's radon test results are 200 Bq/m³ or greater. 8.2% of houses in Ontario are over 200 Bq/m³. The higher the home's radon level, the greater the health risk to you and your family. Reducing your radon levels can be done easily, effectively and fairly inexpensively. Even homes with very high radon levels can be reduced below Bq/m³. Please refer to the C-NRPP/CARST web site at www.c-nrpp.ca and www.carst.ca for further information to assist you in evaluating your test results or deciding if further action is needed.

A Green Test Result indicates a radon screening assessment of 75 Bq/m³ or less during the heating season and 50 Bq/m³ or less outside the heating season. It is important to note that a "Green" test does not guarantee that the annual average radon concentration in the dwelling is below 200 Bq/m³. A Yellow Test Result indicates a radon screening assessment of greater than 75 Bq/m³ during the heating season or 50 Bq/m³ outside the heating season, up to and including 400 Bq/m³. A Red Test Result indicates a radon screening assessment of greater than 400 Bq/m³.

This radon screening assessment report provides an indication of whether indoor radon levels are likely to exceed 200 Bq/m³. This is not a radon measurement result; a long-term radon measurement should be conducted once the new owner occupies the house. This radon screening assessment was conducted in the liveable space of the main dwelling, and does not provide an indication of radon levels of other attached or detached buildings on the property.

Signature: John Lee Date: 26-Oct-2025