



Radon Test Report

May 12, 2025

Batch #: 051225-8

Invoice #:

Customer:

The Encore at Wheaton Station
10898 Bucknell Drive
Silver Spring MD 20902

Test Site:

Theresita & Tonja
10898 Bucknell Drive
Silver Spring MD 20902

E-PERM® Electret Ion Chambers were used for radon screening measurements that were conducted at the above referenced test site
by: Smart Home Inspects

The Results are as follows:

Serial	Type	Location	Test Start Date		Test End Date		Results (pCi/L)
SON932	SST	Office Blank	13-May-2025	8:00 AM	16-May-2025	3:30 PM	Field Blank / Pass
Average Radon Concentration in:			Office Blank			0.0 pCi/L	
SDW231	SST	10905 - apt 813	13-May-2025	9:40 AM	16-May-2025	10:02 AM	1.3
SMA684	SST	10905 - apt 813	13-May-2025	9:40 AM	16-May-2025	10:02 AM	1.5
Average Radon Concentration in:			10905 - apt 813			1.4 pCi/L	
SOG764	SST	10905 - apt 812	13-May-2025	9:45 AM	16-May-2025	10:02 AM	1.1
SKX040	SST	10905 - apt 812	13-May-2025	9:45 AM	16-May-2025	10:02 AM	1.0
Average Radon Concentration in:			10905 - apt 812			1.0 pCi/L	
SLK451	SST	10911 - apt 513	13-May-2025	10:09 AM	16-May-2025	10:14 AM	0.8
SLI793	SST	10911 - apt 513	13-May-2025	10:09 AM	16-May-2025	10:14 AM	0.9
Average Radon Concentration in:			10911 - apt 513			0.9 pCi/L	
SMA702	SST	10901 - apt 113	13-May-2025	9:55 AM	16-May-2025	10:03 AM	1.4
SDD087	SST	10901 - apt 113	13-May-2025	9:55 AM	16-May-2025	10:03 AM	1.5
SDV740	SST	10901 - apt 113	13-May-2025	9:55 AM	16-May-2025	10:03 AM	Field Blank / Pass
Average Radon Concentration in:			10901 - apt 113			1.4 pCi/L	
SJX397	SST	10908 - apt 1312	13-May-2025	9:30 AM	16-May-2025	9:51 AM	2.4
SHG728	SST	10908 - apt 1312	13-May-2025	9:30 AM	16-May-2025	9:51 AM	2.4
Average Radon Concentration in:			10908 - apt 1312			2.4 pCi/L	
SNB333	SST	10909 - apt 412	13-May-2025	10:02 AM	16-May-2025	10:12 AM	0.6
SDW935	SST	10909 - apt 412	13-May-2025	10:02 AM	16-May-2025	10:12 AM	0.8
Average Radon Concentration in:			10909 - apt 412			0.7 pCi/L	
SLD288	SST	10913 - apt 913	13-May-2025	9:37 AM	16-May-2025	9:55 AM	0.9
SDG593	SST	10913 - apt 913	13-May-2025	9:37 AM	16-May-2025	9:55 AM	0.8
Average Radon Concentration in:			10913 - apt 913			0.9 pCi/L	
SDP227	SST	10901 - apt 112	13-May-2025	9:55 AM	16-May-2025	10:07 AM	0.5
SNB611	SST	10901 - apt 112	13-May-2025	9:55 AM	16-May-2025	10:07 AM	0.6
Average Radon Concentration in:			10901 - apt 112			0.5 pCi/L	



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Serial	Type	Location	Test Start Date		Test End Date		Results (pCi/L)
SLK003	SST	10906 - apt 1212	13-May-2025	9:22 AM	16-May-2025	9:47 AM	1.7
SOC005	SST	10906 - apt 1212	13-May-2025	9:22 AM	16-May-2025	9:47 AM	1.6
Average Radon Concentration in:			10906 - apt 1212			1.6 pCi/L	
SDX063	SST	10915 - apt 1012	13-May-2025	9:31 AM	16-May-2025	9:54 AM	1.7
SHH446	SST	10915 - apt 1012	13-May-2025	9:31 AM	16-May-2025	9:54 AM	1.4
Average Radon Concentration in:			10915 - apt 1012			1.6 pCi/L	
SNM005	SST	10900 - apt 613	13-May-2025	9:10 AM	16-May-2025	9:40 AM	1.1
SLY909	SST	10900 - apt 613	13-May-2025	9:10 AM	16-May-2025	9:40 AM	1.2
Average Radon Concentration in:			10900 - apt 613			1.1 pCi/L	
SLY681	SST	10909 - apt 413	13-May-2025	10:04 AM	16-May-2025	10:12 AM	1.0
SJX122	SST	10909 - apt 413	13-May-2025	10:04 AM	16-May-2025	10:12 AM	0.8
Average Radon Concentration in:			10909 - apt 413			0.9 pCi/L	
SDV766	SST	10911 - apt 512	13-May-2025	10:10 AM	16-May-2025	10:14 AM	1.3
SDW208	SST	10911 - apt 512	13-May-2025	10:10 AM	16-May-2025	10:14 AM	1.4
SLO634	SST	10911 - apt 512	13-May-2025	10:10 AM	16-May-2025	10:14 AM	Field Blank / Pass
Average Radon Concentration in:			10911 - apt 512			1.4 pCi/L	
SNA596	SST	10915 - apt 1013	13-May-2025	9:31 AM	16-May-2025	9:47 AM	1.4
SLY677	SST	10915 - apt 1013	13-May-2025	9:31 AM	16-May-2025	9:47 AM	1.2
Average Radon Concentration in:			10915 - apt 1013			1.3 pCi/L	
SOC334	SST	10906 - apt 1213	13-May-2025	9:25 AM	16-May-2025	9:48 AM	0.9
SLR095	SST	10906 - apt 1213	13-May-2025	9:25 AM	16-May-2025	9:48 AM	0.9
Average Radon Concentration in:			10906 - apt 1213			0.9 pCi/L	
SDV818	SST	10902 - apt 713	13-May-2025	9:15 AM	16-May-2025	9:44 AM	0.8
SKA204	SST	10902 - apt 713	13-May-2025	9:15 AM	16-May-2025	9:44 AM	0.9
Average Radon Concentration in:			10902 - apt 713			0.8 pCi/L	
SJL163	SST	10903 - apt 212	13-May-2025	9:45 AM	16-May-2025	10:04 AM	1.7
SJX413	SST	10903 - apt 212	13-May-2025	9:45 AM	16-May-2025	10:04 AM	1.5
Average Radon Concentration in:			10903 - apt 212			1.6 pCi/L	



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SMZ933	SST	10902 - apt 712	13-May-2025	9:13 AM	16-May-2025	9:44 AM	0.3
SNB818	SST	10902 - apt 712	13-May-2025	9:13 AM	16-May-2025	9:44 AM	0.3
Average Radon Concentration in:			10902 - apt 712			0.3 pCi/L	
SLN563	SST	10907 - apt 312	13-May-2025	9:59 AM	16-May-2025	10:09 AM	1.2
SMV805	SST	10907 - apt 312	13-May-2025	9:59 AM	16-May-2025	10:09 AM	1.4
Average Radon Concentration in:			10907 - apt 312			1.3 pCi/L	
SMA903	SST	10903 - apt 213	13-May-2025	9:50 AM	16-May-2025	10:04 AM	1.1
SKA362	SST	10903 - apt 213	13-May-2025	9:50 AM	16-May-2025	10:04 AM	1.2
Average Radon Concentration in:			10903 - apt 213			1.2 pCi/L	
SLY866	SST	10907 - apt 313	13-May-2025	9:57 AM	16-May-2025	10:09 AM	0.8
SHG823	SST	10907 - apt 313	13-May-2025	9:57 AM	16-May-2025	10:09 AM	0.9
Average Radon Concentration in:			10907 - apt 313			0.9 pCi/L	
SHH367	SST	10904 - apt 1112	13-May-2025	9:25 AM	16-May-2025	9:45 AM	1.2
SJX139	SST	10904 - apt 1112	13-May-2025	9:25 AM	16-May-2025	9:45 AM	1.1
Average Radon Concentration in:			10904 - apt 1112			1.1 pCi/L	
SDG702	SST	10908 - apt 1313	13-May-2025	9:27 AM	16-May-2025	9:52 AM	1.0
SNB755	SST	10908 - apt 1313	13-May-2025	9:27 AM	16-May-2025	9:52 AM	1.1
Average Radon Concentration in:			10908 - apt 1313			1.1 pCi/L	
SME864	SST	10913 - apt 912	13-May-2025	9:30 AM	16-May-2025	9:55 AM	0.4
SKA422	SST	10913 - apt 912	13-May-2025	9:30 AM	16-May-2025	9:55 AM	0.5
Average Radon Concentration in:			10913 - apt 912			0.5 pCi/L	
SOE077	SST	10900 - Apt 612	13-May-2025	9:10 AM	16-May-2025	9:40 AM	1.2
SNJ636	SST	10900 - Apt 612	13-May-2025	9:10 AM	16-May-2025	9:40 AM	0.9
Average Radon Concentration in:			10900 - Apt 612			1.1 pCi/L	
SDX029	SST	10904 - apt 1113	13-May-2025	9:20 AM	16-May-2025	9:45 AM	1.0
SNL040	SST	10904 - apt 1113	13-May-2025	9:20 AM	16-May-2025	9:45 AM	0.9
Average Radon Concentration in:			10904 - apt 1113			0.9 pCi/L	

Deployed By: Deise Rezende 109212 RMP
Retrieved By: Deise Rezende 109212 RMP
Analyzed By: Deise Rezende 109212 RMP



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Reader S/N: 1207

Reader Calibration Due: 2/25/2026

Radon and Your Health: A Critical Reminder

Radon is a naturally occurring radioactive gas and the second leading cause of lung cancer in the United States, after smoking. The U.S. Environmental Protection Agency (EPA) and the Surgeon General recommend taking action when indoor radon levels reach or exceed 4.0 picocuries per liter (pCi/L).

Reducing radon levels in a home is both achievable and cost-effective. Even elevated levels can often be lowered below the recommended threshold with proper mitigation.

We are an independent third-party radon testing company. To avoid any conflict of interest, we do not provide mitigation services. Our goal is to deliver accurate, unbiased results to help you make informed decisions regarding your indoor air quality.

For more information, please visit:

EPA Radon Program: www.epa.gov/radon

Maryland Radon Program: <https://health.maryland.gov/phpa/OEHFP/EH/Pages/Radon.aspx>

Testing Conditions and Compliance

Radon levels may vary due to seasonal changes, weather, ventilation use, and daily household activities. Short-term tests provide a useful snapshot, but retesting in a different season or conducting long-term monitoring may offer a more complete assessment.

Non-interference agreements were emailed to all parties responsible for this testing procedure. A printed copy was also provided to occupants at the time of test deployment. Warning signs were affixed to the device tripod. In vacant homes, an additional copy was left on the kitchen counter and signage placed by the front door.

If you have any questions about this report or recommended next steps, please don't hesitate to contact us. Your health and safety are our highest priorities.

Signature: _____

Date: _____

16-May-2025

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Conditions Observed During the Test

The noninterference agreement was:

Signed

Yes The required test conditions were observed at deployment and retrieval.

Radon levels in a home can be influenced by many factors, including weather, season, living conditions, and occupancy patterns. Temporary conditions observed during the testing period may cause the test to not reflect the client's risk from radon. The radon levels stated for this time period had the following situations present:

No Property was vacant during testing.

No Testing device(s) placed in a location that doesn't meet minimum requirements of this standard.

No Building temperature was outside of normal occupied range of 65 - 80 degrees (Fahrenheit).

No Radon testing device was moved or tampered with during the test.

Yes A radon mitigation system was observed.
The mitigation system is ACTIVE. It is OPERATIONAL.

No A temporary mitigation strategy was observed.

No A heat recovery ventilator or air-to-air heat exchanger is installed in the building.

No Unusually severe storms or periods of unusually high winds occurred during the test.

No Passive crawlspace vents to the outside?

**Operating
As Intended** Air supplies to the building or to combustion appliances

Yes Forced-air HVAC System?

Auto Fan Setting

No Sub-slab Return Ducts?

No Unavoidable construction activities were being done to the house that could possibly have affected radon levels.

No Other temporary factors that could have influenced the test results?