



RAdata LLC
27 Ironia Road, Unit 2
Flanders, New Jersey 07836
973-927-7303
973-927-4980 fax

www.radata.com

RADON TEST
SUMMARY REPORT
August 2023

Test Location:

Headstart Community Program
1 Medical Drive
Morris Plains, NJ 07950

Report Completed for:

Kelly Davis
HOMETECH NJ INSPECTION SERVICES, LLC



RAdata LLC
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Flanders, New Jersey 07836
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31 August 2023

Kelly Davis
HOMETECH NJ INSPECTION SERVICES, LLC
4 Belmont Ave#1
North Arlington, NJ 07031

RE: Radon Test Results
Headstart Community Program – 1 Medical Drive Morris Plains, NJ 07950

*Enclosed are the radon results for the testing completed at the Headstart Community Program childcare center located at 1 Medical Drive in Morris Plains, New Jersey. Testing was completed from 08/18/2023 to 08/22/2023, using charcoal canisters that were analyzed by Method [EPA-402-R-92-004 July 92]. As per NJAC 7:28-27, this report cannot be modified or changed in any way and must remain intact as it has been issued to you.

This radon testing has been completed according to the ANSI/AARST time sensitive radon measurement protocol according to the large building guidelines in the 2014 "Protocol for Conducting Measurements of Radon and Radon Decay Products in Schools and Large Buildings." These national protocols are established that generalizations about the building or complex can be made and may not represent actual radon levels of all areas of the building or complex. The results stated in this report only represent the locations tested within the report.

This is not a public report. Radon records are protected by New Jersey code/regulation. The rights of the property owner must be respected and data cannot be disbursed without proper permission from that owner. All tenant notification requirements of the regulating codes are the responsibility of the owner of the property.

If you have any questions please feel free to contact our office.

Thank You,

Jennifer Fusco
NJ Certification #MES14288

C: file
Enclosures

ADVISORIES



RAdata, LLC
27 Ironia Road, Unit 2
Flanders, New Jersey 07836
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Advisory When Radon Results Are All Below The 4.0 pCi/L Threshold

“Consider fixing the building if test results indicate radon concentrations greater than half the action level, (e.g., between 2 and 4 pCi/L).

Responsible care requires repeating initial testing procedures for all building(s) at least every 5 years and in conjunction with any sale of a building.

Radon testing should also be conducted when any of the following circumstances occur:

- a new addition is constructed or alterations for building reconfiguration or rehabilitation occur;
- a ground contact area not previously tested is occupied, or a building is newly occupied;
- heating or cooling systems are significantly altered, resulting in changes to air pressures or pressure relationships;
- ventilation is significantly altered by extensive weatherization, changes to mechanical systems or comparable procedures;
- significant openings to soil occur due to:
 - groundwater or slab surface water control systems that are altered or added
(e.g., sumps, perimeter drain tile, shower/tub retrofits, etc.) or,
 - natural settlement causing major cracks to develop;
- earthquakes or construction blasting, fracking or formation of sink holes nearby; or
- a mitigation system is altered, modified or repaired.

Should testing indicate concentrations that meet or exceed the action level, conduct evaluations, corrections and further testing until radon concentrations have been mitigated to below the action level.”

MEASUREMENT PROFESSIONAL
LISTINGS

The following measurement professionals oversaw testing activities during this project to ensure the ANSI/AARST protocols for the measurement of radon in air were followed for the building type identified as part of the project. The project management was responsible for adherence of protocol in accordance with quality procedures during planning, implementation, and reporting of this project. The onsite professional was responsible for adherence of protocol during test deployment and retrieval activities.

Project Management

RAdata LLC
NJ Certification #MEB90001
27 Ironia Road Unit 2
Flanders NJ 07836
973-927-7303

Project Oversight:

Jennifer Fusco
NJ Cert #MES14288

Signature:  _____

Project Onsite Professional

Kelly Davis
HOMETECH NJ INSPECTION SERVICES, LLC
4 Belmont Ave#1
North Arlington, NJ 07031
Technician: Kelly Davis
NJ Certification Number: MET15538

Signature:  _____

RADON TEST RESULTS



RAdata, LLC
27 Ironia Road, Unit 2
Flanders, NJ 07836
973-927-7303 Phone 973-927-4980

Kelly Davis
HOMETECH NJ INSPECTION SERVICES, LLC
4 Belmont Ave#1
North Arlington, NJ 07031

Original Report: 8/24/2023

Radon Test Results/Information:

Location Name: Headstart Community Program

Test Location: 1 Medical Drive, Morris Plains, NJ 07950

County: Morris

Municipality: Morris Plains Boro

The purpose of this test was: Screening

Test #	Test Date,Time	Test Device	Location	Laboratory*	Avg. Radon Concentration
Room #: OFC					
1596031-933418	08/18/2023,10:09-08/22/2023,10:23	Charcoal Canister	First Floor	RAdata, LLC 14006	0.2 pCi/L
Room #: OFC Duplicate of #1596031					
1593559-933419	08/18/2023,10:09-08/22/2023,10:23	Charcoal Canister	First Floor	RAdata, LLC 14006	< 0.2 pCi/L
The average of the radon tests conducted at: First Floor level is: < 0.2 pCi/L					
Room #: Nurse OFC					
1596015-933420	08/18/2023,10:11-08/22/2023,10:24	Charcoal Canister	First Floor	RAdata, LLC 14006	0.5 pCi/L
Room #: Nurse OFC Duplicate of #1596015					
1596016-933421	08/18/2023,10:11-08/22/2023,10:24	Charcoal Canister	First Floor	RAdata, LLC 14006	< 0.2 pCi/L
The average of the radon tests conducted at: First Floor level is: 0.3 pCi/L					
Room #: 6					
1596027-933422	08/18/2023,10:12-08/22/2023,10:26	Charcoal Canister	First Floor	RAdata, LLC 14006	< 0.2 pCi/L
Room #: 6 Duplicate of #1596027					
1596028-933423	08/18/2023,10:12-08/22/2023,10:26	Charcoal Canister	First Floor	RAdata, LLC 14006	< 0.2 pCi/L
The average of the radon tests conducted at: First Floor level is: < 0.2 pCi/L					

[The testing and analytical methods for the above radon concentration(s) were performed in accordance with established United States Environmental Protection Agency (USEPA) protocols for measurement methodology. RAdata, LLC, makes no recommendations, representations, or warranties other than as specifically set forth in this report and shall not be liable for any action or consequences of any action taken in connection with or in reliance on this report. We are not responsible for any financial or health consequences or subsequent action or inaction by the client or its representatives.]

Jasmine Satorre, NJ Licensed Measurement Specialist #MES14351

NJ DEP License #MEB90001

Room #: 6

Blank

1593576-933424	08/18/2023,10:12-08/22/2023,10:26	Charcoal Canister	First Floor	RAdata, LLC 14006	< 0.2 pCi/L
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Room #: 5

1596029-933425	08/18/2023,10:16-08/22/2023,10:27	Charcoal Canister	First Floor	RAdata, LLC 14006	0.2 pCi/L
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Room #: 5

Duplicate of #1596029

1596030-933426	08/18/2023,10:16-08/22/2023,10:27	Charcoal Canister	First Floor	RAdata, LLC 14006	< 0.2 pCi/L
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The average of the radon tests conducted at: First Floor level is: < 0.2 pCi/L
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Room #: 4

1596042-933427	08/18/2023,10:19-08/22/2023,10:29	Charcoal Canister	First Floor	RAdata, LLC 14006	< 0.2 pCi/L
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Room #: 4

Duplicate of #1596042

1596045-933428	08/18/2023,10:19-08/22/2023,10:29	Charcoal Canister	First Floor	RAdata, LLC 14006	0.2 pCi/L
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The average of the radon tests conducted at: First Floor level is: < 0.2 pCi/L
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Room #: 3

1596040-933429	08/18/2023,10:25-08/22/2023,10:31	Charcoal Canister	First Floor	RAdata, LLC 14006	< 0.2 pCi/L
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Room #: 3

Duplicate of #1596040

1596041-933430	08/18/2023,10:25-08/22/2023,10:31	Charcoal Canister	First Floor	RAdata, LLC 14006	< 0.2 pCi/L
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The average of the radon tests conducted at: First Floor level is: < 0.2 pCi/L
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Room #: 2

1596038-933431	08/18/2023,10:25-08/22/2023,10:31	Charcoal Canister	First Floor	RAdata, LLC 14006	< 0.2 pCi/L
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Room #: 2

Duplicate of #1596038

1596039-933432	08/18/2023,10:25-08/22/2023,10:31	Charcoal Canister	First Floor	RAdata, LLC 14006	0.3 pCi/L
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The average of the radon tests conducted at: First Floor level is: < 0.2 pCi/L
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Room #: Open Area

1596032-933433	08/18/2023,10:35-08/22/2023,10:35	Charcoal Canister	First Floor	RAdata, LLC 14006	< 0.2 pCi/L
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Jasmine Satorre, NJ Licensed Measurement Specialist #MES14351

NJ DEP License #MEB90001

Room #: Open Area

Duplicate of #1596022

1596046-933434	08/18/2023,10:35-08/22/2023,10:35	Charcoal Canister	First Floor	RAdata, LLC 14006	0.2 pCi/L
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The average of the radon tests conducted at: First Floor level is: < 0.2 pCi/L

Room #: 1

1596043-933435	08/18/2023,10:30-08/22/2023,10:36	Charcoal Canister	First Floor	RAdata, LLC 14006	0.4 pCi/L
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Room #: 1

Duplicate of #1596043

1596044-933436	08/18/2023,10:30-08/22/2023,10:36	Charcoal Canister	First Floor	RAdata, LLC 14006	0.2 pCi/L
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The average of the radon tests conducted at: First Floor level is: 0.3 pCi/L

* Certified Radon Laboratory used to analyze the test device.

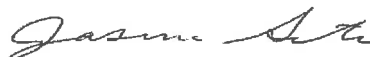
Test Completed By: Licensed measurement technician; NJ DEP License # MET15538/MET15538

The results of this measurement provide an idea of the average concentration in the area of the structure tested during this testing period. The actual risk depends upon the amount of time you are exposed to this concentration. The US EPA has identified 4.0 pCi/L as failing their action guidelines. Radon has been identified as the second leading cause of lung cancer. US EPA recommends that mitigation be considered at that level or higher. They have identified the national indoor average as 1.3 pCi/L but suggest that there is no safe level for radon and that homes with radon levels above 2.0 pCi/L be considered for mitigation as well. When untreated levels of radon are below 4.0 pCi/L the US EPA recommends at a minimum you should retest every 5 years or following any construction or changes to the home. If mitigation is installed to reduce radon levels the US EPA recommends the system be evaluated and radon retested at a minimum of every 2 years.

Important Notice:

"This notice is provided to you by an organization or individual certified by the New Jersey Department of Environmental Protection to perform radon measurements. N.J.S.A. 26:2D-73 requires that no certified person disclose to any individual, except the Department of Environmental Protection or (on request, to) the Department of Health, the address or owner of a nonpublic building that the person has tested or treated for the presence of radon gas and radon progeny, unless the owner of the building waives, in writing, this right of confidentiality. In the case of a prospective sale of a building which has been tested for radon gas and/or radon progeny, the seller shall provide the buyer, at the time the contract of sale is entered into, with a copy of the results of that test and evidence of any subsequent mitigation or treatment, and any prospective buyer who contracts for testing shall have the right to receive the results of that testing. Any questions, comments, or complaints regarding the persons performing these measurements, or related mitigation, or safeguarding services should be directed to the New Jersey Department of Environmental Protection. Attention: Radon Section, Bureau of Environmental Radiation (1-800-648-0394)." Visit the department's website at www.njradon.org for the most recent version of the approved testing and mitigation guidance documents.

[The testing and analytical methods for the above radon concentration(s) were performed in accordance with established United States Environmental Protection Agency (USEPA) protocols for measurement methodology. RAdata, LLC, makes no recommendations, representations, or warranties other than as specifically set forth in this report and shall not be liable for any action or consequences of any action taken in connection with or in reliance on this report. We are not responsible for any financial or health consequences or subsequent action or inaction by the client or its representatives.]



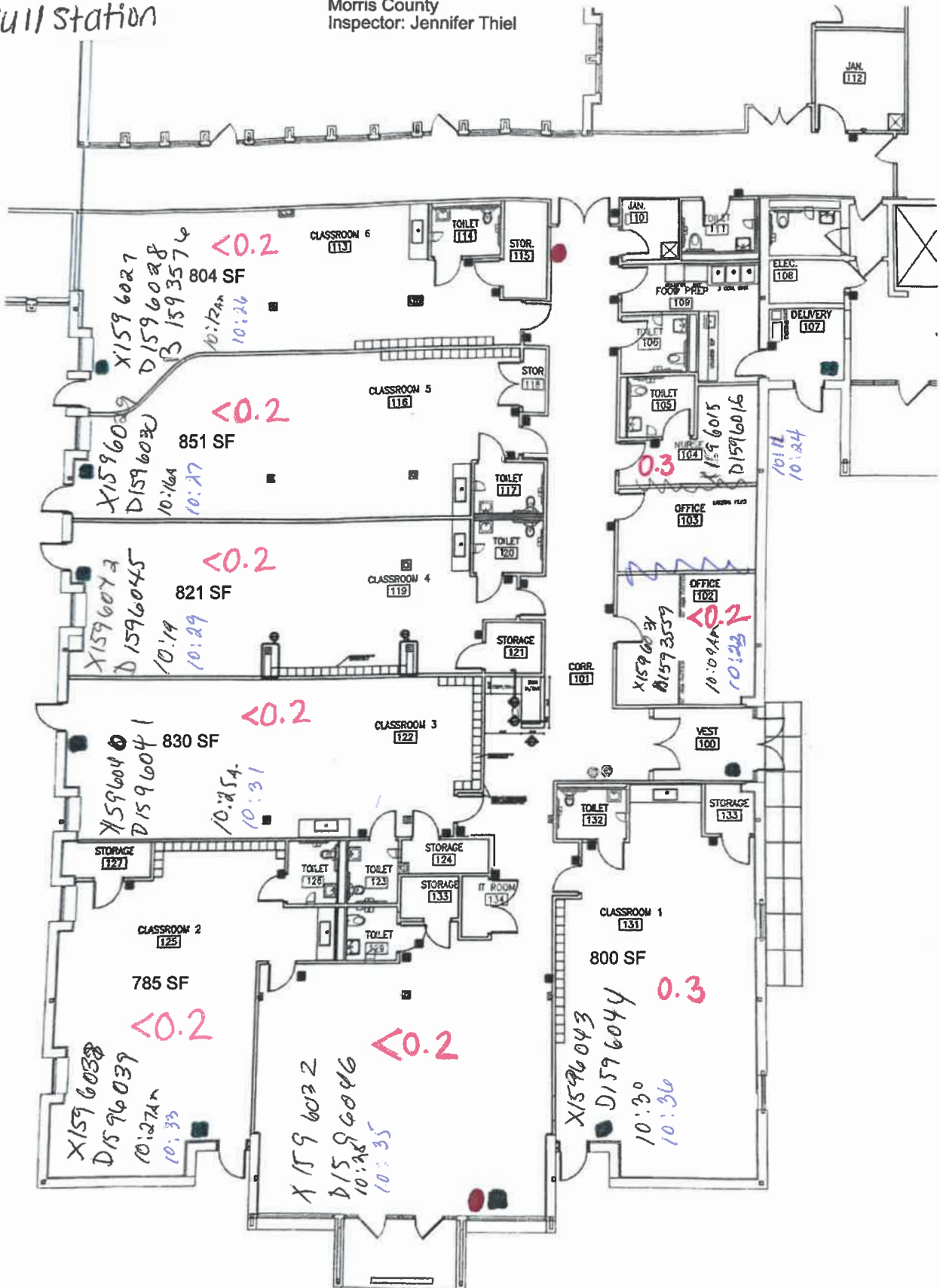
Jasmine Satorre, NJ Licensed Measurement Specialist #MES14351

NJ DEP License #MEB90001

SITE DRAWING

- Fire Extinguisher
- Main Route
- Alternate Route
- Pull Station

Morris County Head Start at Central Avenue Complex
 1 Medical Drive
 Parsippany Troy Hills, New Jersey 07054
 License No. CCC116417
 Ages Served: 2 1/2- 13 years
 Maximum Number of Children Per Session: 132
 Morris County
 Inspector: Jennifer Thiel



PROJECT QUALITY ASSURANCE



Kelly Davis
 HOMETECH NJ INSPECTION SERVICES, LLC
 4 Belmont Ave#1
 North Arlington, NJ 07031

Original Report Date: August 30, 2023

Radon Test Results/Information:

Name: Spike Samples,
 Test Location: Spike Samples,

FileNum:

Test #	Test Date	Test Device	Location	Avg. Radon Concentration	Date Analyzed
1596011-1617190	8/21/2023, 11:35-8/23/2023, 11:55	Charcoal Canister	Unknown	24.5 pCi/L +/- 0.74	8/30/2023, 10:06 Analyzed by: Gina Healy
1596012-1617191	8/21/2023, 11:35-8/23/2023, 11:55	Charcoal Canister	Unknown	26.9 pCi/L +/- 0.81	8/30/2023, 10:06 Analyzed by: Gina Healy
1596013-1617192	8/21/2023, 11:35-8/23/2023, 11:55	Charcoal Canister	Unknown	29.7 pCi/L +/- 0.80	8/30/2023, 10:20 Analyzed by: Gina Healy

[This sample has an associated uncertainty of greater than 10%]

The results of this measurement provide an idea of the average concentration in the area of the structure tested during this testing period. The actual risk depends upon the amount of time you are exposed to this concentration. The US EPA and the Center of Disease Control have used a continuous exposure level of 4.0 pCi/L as a guidance level at which remedial action is indicated. If you would like additional information on radon, we recommend that you contact either your state agency or the US EPA.

The accuracy of the radon levels determined at the time of sampling are dictated by proper deployment and conditions in the field. Since deployment in the field is not completed by Radata, Inc. laboratory personnel, the radon results indicated represent the levels found in the test device as received at our lab.

Charcoal Canister samples are analyzed by Method [EPA-402-R-92-004 July 92]
 Liquid Scintillation samples are analyzed by Method [EPA-402-R-92-004 July 92]
 (+/- = 2 sigma (95% confidence level) counting uncertainty reported in pCi/L.)

LIMITATIONS OF DATA AND PRODUCT LIABILITY

This product is designed to detect radon levels in a specific location. It can not guarantee the overall level of radon present in a home or building, or that people will not be exposed to potentially harmful levels of radon. The cost of this product is based solely on the value of the monitoring, and is unrelated to the value of any customers' property or health. RAdata, Inc. EXPRESSLY DISCLAIMS ALL LIABILITY FOR ANY SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO DAMAGES RESULTING FROM THE IMPROPER USE OF THE PRODUCT OR THE IMPROPER INTERPRETATION OF THE DATA GENERATED BY THE PRODUCT. RAdata's AND ITS AGENT'S SOLE AND EXCLUSIVE LIABILITY AND THE CUSTOMER'S SOLE LIABILITY AND EXCLUSIVE REMEDY WILL NOT EXCEED THE LESSER OF THE COST OF REPAIR OR REPLACEMENT OF THE PRODUCT. Neither RAdata, Inc. nor its agents accepts any liability for improper deployment of any device and shall not be responsible for the consequences of the results derived from same.

Confidentiality Notice: These test results, including any attachments are for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, copying, disclosure, or distribution by other than the intended recipient or authorized agent is prohibited. RAdata, LLC will not disclose to anyone the identification of a client or results of sample analysis without the expressed consent of the client, except where required by law or by state/federal agency. In situations where information or results are being subpoenaed by a regulatory agency or the courts, RAdata, LLC will notify the client promptly.

Jennifer Fusco, Laboratory Director