

NEW JERSEY - PROJECT DATASHEET - MULTI-FAMILY - SCHOOLS - LARGE BUILDINGS

New Jersey law limits who can perform radon testing. A buyer under contract to purchase a home must hire a professional to test. The buyer does not yet own the house and therefore cannot perform any portion of the test (e.g. picking up the canister and mailing it to the laboratory for analysis). A certified radon professional must be responsible for doing the entire test. Similarly, the current home owner may not perform any portion of the test since it is the buyer who contracted for the test, not the homeowner. It follows that any real estate agent is precluded from performing any portion of a test contracted by either the buyer or the homeowner and that included closing the test device, picking it up and sealing it.

Prepare for Testing

1. Conduct project radon testing in accordance with N.J.A.C 7:28-27 and the latest ANSI/AARST measurement protocols for each building type, and AccuStar's MEB certification, QA Plan and radiological safety plan.
2. Test device quality control measures shall be established (duplicates and blanks) that comply with the latest ANSI/AARST, NJDEP radon protocols and AccuStar's MEB QA Plan before test devices are placed in the field.
3. Closed house/building conditions must be maintained. All windows and external doors should remain closed (except for brief opening of doors necessary for normal entry and exit) FOR 12 HOURS PRIOR TO AND DURING MEASUREMENT PERIOD.
4. Leave radon mitigation system operating. (if applicable)
5. Set HVAC systems to "Auto" and set window A/C units to recirculate. Dehumidifiers may be operated during test.
6. Do not operate whole house exhaust fans, wood or coal stoves (unless they are the primary source of heat).
7. Unusual weather conditions affect test results. Do not perform the test during sustained high winds, heavy rain or extreme indoor conditions of heat, cold or humidity. Check your local weather forecast to ensure measurement is scheduled during satisfactory weather conditions.
8. Short term tests should not be placed in areas of high humidity. If humidity is unavoidable, tests placed in humid areas should not be exposed for more than 72 hours (3 days). A longer test duration may invalidate results.
9. Tests should not be conducted while building is undergoing remodeling or other modifications, including HVAC system modifications.
10. Air exchange systems (other than furnaces) should not be operation for 12 hours prior to and during testing.
11. Devices must be exposed for 2 to 4 days (no less than 48 hours and no more than 96 hours) Exposure of less than 48 hours or more than 96 hours will invalidate results

Placement

1. As a guideline, the devices should be placed at a minimum of one can every 2000 square feet of open space.
2. DO NOT place devices in bathrooms, kitchens, boiler rooms, closets, crawlspaces, storage areas or any areas with high humidity. Avoid placing devices on stone surfaces, such as granite or marble.
3. Keep devices away from excessive heat, outside walls, and/or drafts caused by HVAC vents, windows, doors, direct sunlight and high humidity.
4. Choose a location that is at least 3 feet from any door, wall or window, 2 feet from the floor or ceiling and 4 inches from other objects. Do not place devices directly under blowing air.

How to Perform the Test

Don't open the device until you are ready to test. Start the test before the expiration date.

Exposure time restraints: 48-96 hours (2-4 days)

1. Remove the tape and lid from the canister.
2. Record the Device Numbers from the device. Record the open date and time on the datasheet. Include AM or PM. Sign the Data Sheet.
3. Place device on hard surface with open side up in the selected location.
4. New Jersey testers must provide a NJDEP Certification Number –School personal placing devices must provide a NJDEP Exemption Number (see NJ School Testing Packet). Certified testers must completely perform all testing procedures (place/retrieve and ship devices).
5. After the recommended test duration, close the device. Replace the vinyl tape around the seams. If the vinyl tape is lost, use electrical tape to seal. Record the close date and time on data sheet. Include AM or PM. Sign the data sheet again.
6. You must provide ALL information on the Data Sheet in order to receive results. Any corrections or additions to the data sheet must be sent to us in writing. An Amended report will be issued within 5 business days. Same-Day Amended Test Reports can be issued for an additional fee.
7. Place the devices and completed datasheet in a package. Mail the devices immediately. We must receive the device within 7 days of the closing date.

AccuStar Labs

FedEx or UPS
6951 Allentown Blvd, Suite N
Harrisburg, PA 17112

USPS
PO Box 6994
Harrisburg, PA 17112

MEB# 90122 - LAB#PA955 - LAB# MA0044

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