



White Glove Building Inspections  
PO Box 9691, Naperville, IL 60567 - 630.428.4555

# Homeowner / Occupant Radon Testing Agreement

## Acceptance of Closed House Conditions

PLEASE SIGN  
BELOW PRIOR  
TO OUR RETURN  
PICK UP



In order for a short-term radon test to be valid, the Illinois Emergency Management Agency (IEMA) requires **closed-house conditions to be maintained 12 hours before the test, during the testing period (minimum of 48 hrs.), and until the monitor(s) are retrieved by an authorized radon technician.** A summary of the *State of Illinois Closed House Conditions* are as follows:

- All external doors and windows must be kept closed.
- Doors may be opened only for the time required for normal entering and exiting.
- Mechanical Systems that draws air out of the home may adversely affect the measurement results and are **not** to be operated and their inlet closed. (i.e., range hoods, bathroom fans, clothes dryers, window air conditioners or whole house fans)
- Permanently installed HVAC systems shall continue to operate.
- Window fans shall be removed or sealed.
- Fireplaces and wood-burning stoves must **not** be used and their damper must be closed.
- Unoccupied homes shall be tested with the HVAC system set and operating throughout the measurement period in the normal range, such as 72 degrees F plus or minus 4 degrees F.
- If at any time during the testing period winds exceed 30 miles per hour, the monitor will require an extended stay within the home.

Open windows and the use of equipment mentioned above may increase the negative pressure in the dwelling, which can raise the radon concentration and present a false positive. Controls will be in place during the test and the test results may be ruled invalid if these closed-house conditions are not adhered to. The seller/occupant will be required to pay for a re-test. **If the windows/doors are open when we arrive at the home, the monitor(s) will be required to stay in the home an additional 48 hours, for a total of 96 hours, per IEMA.**

**Non-Interference Clause:** Touching, tampering, changing location(s) or turning the monitor(s) off is against the law and may result in criminal prosecution and/or fines. If the monitor is damaged while in the residence, replacement and/or repair fees will be incurred by the residents of the home. If the radon monitor(s) are tampered with and/or closed-house conditions are not met, the original fee will not be refunded and a re-test will be needed. The cost of retesting may be assessed to the seller/occupant during the test period. IEMA has significant penalties for non-compliance with the above conditions.

**Monitor Placement/Pick-Up:** Current homeowner/occupant must allow White Glove employees access to the property to placement and pick up the monitor(s) at the agreed-upon time. If White Glove is not granted access or the utilities are not on at that time and a return trip is necessary, a travel fee of \$75.00 will be incurred. Monitors may not be left in the home for less than 48 hours. If monitors are left in the home for more than 4 days, the test will be deemed null and void. A re-test will be required.

**Placement Date/Time:** \_\_\_\_\_ **Pick-Up Date/Time:** TBD – Minimum of 48 hrs. from placement  
Times are approximate and subject to change. Please call our office if you are unable to let us in at the scheduled time.

We are required by Illinois State Law to explain closed-house conditions to a designated representative and/or resident prior to a radon test. If this measurement is being made for real estate purposes, your signature is requested below to verify that we have met this obligation.

***I am the homeowner, occupant, or a designated representative and I have read, understand, and agree to the above Closed-House Conditions and Non-Interference Clause. I will show them to all other residents of the dwelling and do my best to see that they are adhered to during the test period.***

Occupant or Designated Representative \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

Printed Name \_\_\_\_\_ Relationship to Occupant \_\_\_\_\_

Address of Property \_\_\_\_\_ White Glove's Client Name \_\_\_\_\_

**Who signed: Occupant Buyer Buyer's Realtor Seller Seller's Realtor Vacant REFUSED/VOIDED**

OID: \_\_\_\_\_

Tech DROP: \_\_\_\_\_

Tech PICK: \_\_\_\_\_

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