



NEBRASKA REAL ESTATE COMMISSION  
SELLER PROPERTY CONDITION DISCLOSURE STATEMENT  
Residential Real Property

THIS DISCLOSURE STATEMENT IS BEING COMPLETED AND DELIVERED IN ACCORDANCE WITH NEBRASKA LAW. NEBRASKA LAW REQUIRES THE SELLER TO COMPLETE THIS STATEMENT (NEB. REV. STAT. §76-2,120).

How long has the seller owned the property? 25 year(s)

Is seller currently occupying the property? (Circle one)  YES  NO If yes, how long has the seller occupied the property? 24 year(s)

If no, has the seller ever occupied the property? (Circle one) YES  NO If yes, when? From \_\_\_\_\_ (year) to \_\_\_\_\_ (year)

This disclosure statement concerns the real property located at 310 W 4th St.

in the city of EMERSON, County of DIXON, State of Nebraska and legally described as:  
Lots 10, 11, 12 BLK 5 NORTH ADD. EMERSON

This statement is a disclosure of the condition of the real property known by the seller on the date on which this statement is signed. This statement is NOT a warranty of any kind by the seller or any agent representing a principal in the transaction, and should NOT be accepted as a substitute for any inspection or warranty that the purchaser may wish to obtain. Even though the information provided in this statement is NOT a warranty, the purchaser may rely on the information contained herein in deciding whether and on what terms to purchase the real property. Any agent representing a principal in the transaction may provide a copy of this statement to any other person in connection with any actual or possible sale of the real property. The information provided in this statement is the representation of the seller and NOT the representation of any agent, and is NOT intended to be part of any contract between the seller and purchaser.

Seller please note: you are required to complete this disclosure statement IN FULL. If any particular item or matter does not apply and there is no provision or space for indicating, insert "N/A" in the appropriate box. If age of items is unknown, write "UNK" on the blank provided. If the property has more than one item as listed below please put the numbered in the appropriate box. For example – if the home has three room air conditioners, one working, one not working, and one not included, put a "1" in each of the "Working", "Not Working", and "None/Not Included" boxes for that item, and a "3" on the line provided next to the item description to indicate total number of item. You may also provide additional explanation of any item in the comments section in PART III.

**SELLER STATES THAT, TO THE BEST OF THE SELLER'S KNOWLEDGE AS OF THE DATE THIS DISCLOSURE STATEMENT IS COMPLETED AND SIGNED BY THE SELLER, THE CONDITION OF THE REAL PROPERTY IS:**

**PART I** – If there is more than one of any item in this Part, the statement made applies to each and all of such items unless otherwise noted in the Comments section in PART III of this disclosure statement, or number separately as provided in the instructions above. If an item in this Part is not on the property, or will not be included in the sale, check only the "None/Not included" column for that item.

Section A - Appliances	Working	Not Working	Do Not Know If Working	None / Not Included
1. Refrigerator	<u>2</u>	<u>1</u>		<u>1</u>
2. Clothes Dryer	<u>✓</u>			
3. Clothes Washer	<u>✓</u>			
4. Dishwasher	<u>✓</u>			
5. Garbage Disposal	<u>✓</u>			
6. Freezer				<u>✓</u>
7. Oven	<u>✓</u>			
8. Range	<u>N/A</u>			<u>✓</u>
9. Cooktop	<u>✓</u>			
10. Microwave oven	<u>✓</u>			
11. Built-In vacuum system and equipment	<u>N/A</u>			<u>✓</u>
12. Range ventilation systems	<u>✓</u>			
13. Gas grill	<u>N/A</u>			<u>✓</u>
14. Room air conditioner	<u>N/A</u> (number)			<u>✓</u>
15. TV antenna / Satellite dish			<u>✓</u>	
16. Trash compactor	<u>N/A</u>			<u>✓</u>

Section B - Electrical Systems	Working	Not Working	Do Not Know If Working	None / Not Included
1. Electrical service panel capacity <u>200</u> AMP Capacity (if known) <u>0</u> fuse <u>37</u> circuit breakers				
2. Ceiling fan(s) ( <u>6</u> number )	<u>✓</u>			
3. Garage door opener(s) ( <u>3</u> number )	<u>✓</u>			
4. Garage door remote(s) ( <u>4</u> number )	<u>✓</u>			
5. Garage door keypad(s) ( <u>0</u> number )				<u>✓</u>
6. Telephone wiring and jacks	<u>✓</u>			
7. Cable TV wiring and jacks	<u>✓</u>	<u>✓</u>		
8. Intercom or sound system wiring	<u>N/A</u>			<u>✓</u>
9. Built-in speakers	<u>N/A</u>			<u>✓</u>
10. Smoke detectors ( <u>9</u> number )	<u>✓</u>			
11. Fire alarm	<u>N/A</u>			<u>✓</u>
12. Carbon Monoxide Alarm ( <u>2</u> number )	<u>✓</u>			
13. Room ventilation/exhaust fan ( <u>0</u> number )				<u>✓</u>
14. 220 volt service	<u>✓</u>			
15. Security System ____ Owned ____ Leased ____ Central station monitoring	<u>N/A</u>			<u>✓</u>
16. Have you experienced any problems with the electrical system or its components? ____ YES <u>✓</u> NO				If YES, explain the condition in the comments section in PART III of this disclosure statement.

Seller's Initials LJH mg

Property Address 310 W 4th Emerson

Buyer's Initials

Section C - Heating and Cooling Systems	Working	Not Working	Do Not Know If Working	None / Not Included
1. Air purifier				✓
2. Attic fan				✓
3. Whole house fan				✓
4. Central air conditioning 2022 year installed (if known)	✓			
5. Heating system 2001 year installed (if known) Gas Electric Other (specify _____)	✓			
6. Fireplace / Fireplace Insert	✓			
7. Gas log (fireplace)	✓			
8. Gas starter (fireplace)	✓			
9. Heat pump year installed (if known)				✓
10. Humidifier				✓
11. Propane Tank year installed (if known) Rent Own				✓
12. Wood-burning stove year installed (if known)				✓

Section D - Water Systems	Working	Not Working	Do Not Know If Working	None / Not Included
1. Hot tub / whirlpool	N/A			✓
2. Plumbing (water supply)		✓		
3. Swimming pool	N/A			✓
4. a. Underground sprinkler system	✓			
b. Back-flow prevention system	✓			
5. Water heater 2019 year installed (if known)	✓			
6. Water purifier 2001 year installed (if known)	✓			
7. Water softener Rent Own	✓			
8. Well system	N/A			✓

Section E - Sewer Systems	Working	Not Working	Do Not Know If Working	None / Not Included
1. Plumbing (water drainage)	✓			
2. Sump pump (discharges to N/A)				
3. Septic System	N/A			

PART II - In Sections A, B, C, and D if the answer to any item is "YES", explain the condition in the comments Section in PART III of this disclosure statement.

**Section A. Structural Conditions** - If there is more than one of any item listed in this Section, the statement made applies to each and all of such items unless otherwise noted in the comment section in PART III of this disclosure statement.

Section A - Structural Conditions	YES	NO	Do Not Know
1. Age of roof (if known) 14 year(s)	N / A	N / A	
2. Does the roof leak?		✓	
3. Has the roof leaked?		✓	
4. Is there presently damage to the roof?		✓	
5. Has there been water intrusion in the basement or crawl space?		✓	
6. Has there been any damage to the real property or any of the structures thereon due to the following occurrences including, but not limited to, wind, hail, fire, flood, wood-destroying insects, or rodents?		✓	
7. Are there any structural problems with the structures on the real property?		✓	
8. Is there presently damage to the chimney?			N/A
9. Are there any windows which presently leak, or do any insulated windows have any broken seals?		✓	

Section A - Structural Conditions	YES	NO	Do Not Know
10. Year property was built 2001 (if known)	N / A	N / A	
11. Has the property experienced any moving or settling of the following:	-----	-----	-----
- Foundation		✓	
- Floor		✓	
- Wall		✓	
- Sidewalk		✓	
- Patio		✓	
- Driveway		✓	
- Retaining wall		✓	
12. Any room additions or structural changes?		✓	

**Section B. Environmental Conditions** - Have any of the following substances, materials, or products been on the real property? If tests have been conducted for any of the following, provide a copy of all test results, if available.

Section B - Environmental Conditions	YES	NO	Do Not Know
1. Asbestos		✓	
2. Contaminated soil or water (including drinking water)			✓
3. Landfill or buried materials			✓
4. Lead-based paint		✓	
5. Radon gas	✓		
6. Toxic materials			✓

Section B - Environmental Conditions	YES	NO	Do Not Know
7. Underground fuel, chemical or other type of storage tank?		✓	
8. Have you been notified by the Noxious Weed Control Authority in the last 3 years of the presence of noxious weeds, as defined by Nebraska law (N.A.C. Title 25, Ch. 10), on the property?		✓	
9. Hazardous substances, materials or products identified by the Environmental Protection Agency or its authorized Nebraska Designee (excluding ordinary household cleaners)		✓	

Seller's Initials PHM Property Address 310 W 4th Emerson Buyer's Initials \_\_\_\_\_

Section C. Title Conditions - Do any of the following conditions exist with regard to the real property?

Section C - Title Conditions	YES	NO	Do Not Know
1. Any features, such as walls, fences and driveways which are shared?		✓	
2. Any easements, other than normal utility easements?		✓	
3. Any encroachments?		✓	
4. Any zoning violations, non-conforming uses, or violations of "setback" requirements?		✓	
5. Any lot-line disputes?		✓	
6. Have you been notified, or are you aware of, any work planned or to be performed by a utility or municipality close to the real property including, but not limited to sidewalks, streets, sewers, water, power, or gas lines?		✓	
7. Any planned road or street expansions, improvements, or widening adjacent to the real property?		✓	
8. Any condominium, homeowners', or other type of association which has any authority over the real property?		✓	
9. Any private transfer fee obligation upon sale?		✓	

Section C - Title Conditions	YES	NO	Do Not Know
10. Does ownership of the property entitle the owner to use any "common area" facilities such as pools, tennis courts, walkways, or other common use areas?		✓	
11. Is there a common wall or walls?		✓	
b. Is there a party wall agreement?		✓	
12. Any lawsuits regarding this property during the ownership of the seller?		✓	
13. Any notices from any governmental or quasi-governmental agency affecting the real property?		✓	
14. Any unpaid bills or claims of others for labor and/or materials furnished to or for the real property?		✓	
15. Any deed restrictions or other restrictions of record affecting the real property?		✓	
16. Any unsatisfied judgments against the seller?		✓	
17. Any dispute regarding a right of access to the real property?		✓	
18. Any other title conditions which might affect the real property?		✓	

Section D. Other Conditions - Do any of the following conditions exist with regard to the real property?

Section D - Other Conditions	YES	NO	Do Not Know
1. a. Are the dwelling(s) and the improvements connected to a public water system?	✓		
b. Is the system operational?	✓		
2. a. Are the dwelling(s) and the improvements connected to a private, community (non-public), or Sanitary Improvement District (SID) water system?		✓	
b. Is the system operational?		✓	
3. If the dwelling(s) and the improvements are connected to a private, community (non-public) or SID water system is there adequate water supply for regular household use (i.e. showers, laundry, etc.)?	N/A		
4. a. Are the dwelling(s) and the improvements connected to a public sewer system?	✓		
b. Is the system operational?	✓		
5. a. Are the dwelling(s) and the improvements connected to a community (non-public) or SID sewer system?		✓	
b. Is the system operational?		✓	
6. a. Are the dwelling(s) and the improvements connected to a septic system?		✓	
b. Is the system operational?	N/A		
7. Has the main sewer line from the house ever backed up or exhibited slow drainage?		✓	

Section D - Other Conditions	YES	NO	Do Not Know
8. a. Is the real property in a flood plain?		✓	
b. Is the real property in a floodway?		✓	
9. Is trash removal service provided to the real property? If so, are the trash services public <input checked="" type="checkbox"/> private <input checked="" type="checkbox"/>	✓		
10. Have the structures been mitigated for radon? If yes, when? 06/05/2014	✓		
11. Is the property connected to a natural gas system?	✓		
12. Has a pet lived on the property? Type(s) _____		✓	
13. Are there any diseased or dead trees, or shrubs on the real property?	✓		
14. Are there any flooding, drainage, or grading problems in connection to the real property?		✓	
15. a. Have you made any insurance or manufacturer claims with regard to the real property?	✓		
b. Were all repairs related to the above claims completed?	✓		
16. Are you aware of any problem with the exterior wall-covering of the structure including, but not limited to, siding, synthetic stucco, masonry, or other materials?		✓	

Section E. Cleaning / Servicing Conditions - Have you ever performed or had performed the following? (State most recent year performed)

Section E - Cleaning / Servicing Conditions	YEAR	YES	NO	Do Not Know	None / Not Included
1. Servicing of air conditioner	2022	✓			
2. Cleaning of fireplace, including chimney	2629	✓			
3. Servicing of furnace	2625	✓			
4. Professional inspection of furnace A/C (HVAC) System	2022	✓			
5. Servicing of septic system	N/A				✓

Section E - Cleaning / Servicing Conditions	YEAR	YES	NO	Do Not Know	None / Not Included
6. Cleaning of wood-burning stove, including chimney					✓
7. Treatment for wood-destroying insects or rodents				✓	
8. Tested well water					✓
9. Serviced / treated well water					✓

Seller's Initials EM/ma Property Address 310 W 4th Street Emerson Buyer's Initials

PART III – Comments. Please reference comments on items responded to above in PART I or II, with Section letter and item number.

Note: Use additional pages if necessary.

Part 1 Section A 1 Refrigerator in Kitchen Included *One in Basement* Not Included

Part 1 Section B 7 Some TV Jacks are Disconnected

Part 2 Section A 11 Some minor settling some sections of  
sidewalks, patios, driveway & retaining wall

Part II Section B 5 Radon Gas

Part II Section D 10 Mitigation for Radon

Final Radon Test Report conducted after  
Radon System was completed. is attached

Part II Section D 13 Partially dead tree at SW corner

If checked here  PART III is continued on a separate page(s)

#### SELLER'S CERTIFICATION

Seller hereby certifies that this disclosure statement, which consists of \_\_\_\_\_ pages (including additional comment pages), has been completed by Seller; that Seller has completed this disclosure statement to the best of Seller's belief and knowledge as the date hereof, which is the date this disclosure statement is completed and signed by the Seller.

Seller's Signature Lawrence H. Luehr Date 01/31/2026  
 Seller's Signature Marilyn J. Luehr Date 01/31/2026

#### ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE STATEMENT, UNDERSTANDING AND CERTIFICATION

I/We acknowledge receipt of a photocopy of the above Seller Property Condition Disclosure Statement; understand that such disclosure statement is NOT a warranty of any kind by the seller or any agent representing any principal in the transaction; understand that such disclosure statement should not be accepted as a substitute for any inspection or warranty that I/we may wish to obtain; understand the information provided in this disclosure statement is the representation of the seller and not the representation of any agent, and is not intended to be part of any contract between the seller and purchaser; and certify that disclosure statement was delivered to me/us or my/our agent on or before the effective date of any contract entered into by me/us relating to the real property described in such disclosure statement.

Purchaser's Signature \_\_\_\_\_ Date \_\_\_\_\_

Purchaser's Signature \_\_\_\_\_ Date \_\_\_\_\_

01/28/15 ACTIVATED CHARCOAL RADON TEST #6507347

Radon Test Result: **2.5 ±0.5 pCi/L**

Test Started 01/14/15 at 5:00 pm

Test Ended 01/21/15 at 9:00 am

Closed house conditions maintained during test.

Location Basement



LAWRENCE LUEHR  
PO BOX 43  
EMERSON, NE 68733

## INTERPRETING YOUR TEST RESULT

This radon test was provided to you by NNPHD / 402-375-2200. The US EPA action level for indoor radon is 4.0 pCi/L. The EPA recommendation for results in this range (2.0 to 3.9 pCi/L) is to conduct further tests to determine the true annual average, ideally with a long-term test kit. If the result remains between 2 and 4 there is little short-term risk, but you should consider fixing your home. Additionally, if you make any structural changes or start to use a lower level of the building more frequently, you should test again.

You may be able to obtain additional information about radon related subjects by calling your **state radon officer** at **800-334-9491**. Or call the "Radon Fix-It Line" at 800-644-6999 Monday thru Friday between NOON and 8 pm EST.



Air Chek, Inc.  
PO Box 2000  
Naples, NC 28760

[www.radon.com](http://www.radon.com)

## Your Test Result

This result has been rounded to one-tenth (0.1) of a pCi/L (picocurie per liter). This test result reflects the amount of radon measured in this sample AFTER it arrived at our laboratory. All analysis calculations are automatically adjusted to reflect the length of test, the amount of moisture in the sample, temperature, time from the end of test, and the amount of radiation measured. If your test kit was used prior to the Use By date, ALL the testing protocols and instructions were carefully followed, and the data recorded properly on the test packet, then it is reasonable to assume this is an accurate assessment of the average level of the radon this sample was exposed to during the test period.

## Health Risks

The primary health risk from long-term exposure to radon is lung cancer. The risk of developing a lung cancer from radon exposure depends both on how much radon is present and how long you are exposed to radon. The higher the radon level or the longer the time of exposure, even if the levels are relatively low, the greater the risk. EPA has set an Action Level for radon at 4 pCi/L; however radon concentrations less than 4 pCi/L still pose some health risks. The Indoor Radon Abatement Act set a goal for indoor radon concentrations to equal the amount of radon found outdoors, which is estimated to be ~ 0.4 pCi/L.

## Conducting Follow-up Measurements

USEPA protocol describes two general types of radon measurements: short-term tests conducted from 48 hours up to 90 days, and long-term tests that last from 91 to 365 days. Your first test (initial/screening) should be a short-term 'worst-case' screening to see if there is a potential for high exposure to radon. Screening tests should be conducted under closed-building conditions, in the lowest lived-in area in the house, because the highest concentrations of radon will usually be found in a room closest to the underlying soil. Tests made under these conditions are less likely to miss a house with a potential for high concentrations. On the other hand, if the results of worst-case screening tests are very low, there is a high probability that the average annual concentrations in the house are also low.

(Continued on Back)

Most states have a radon office to assist citizens with general questions about radon and radon reduction techniques. Many states maintain a list of licensed or certified radon testing and mitigation professionals. You can visit [www.state-radon.info](http://www.state-radon.info) to find the list of state radon contacts, as well as links to additional radon resources in your area.

## Conducting Follow-up Measurements

**The higher your initial (screening) tests, the sooner you should conduct follow-up measurements.** The EPA states that you should retest the same location that was tested initially. **For additional or follow-up testing, make sure at least one test is conducted in the lowest lived-in level of the home.** Also choose regularly used rooms, such as family rooms, dens, playrooms, or bedrooms. A bedroom on the lower level may be a good choice, because people generally spend the most time in their bedrooms (approximately one-third of the year). If there are children, it may be appropriate to test their rooms or other areas where they spend a lot of time, especially at the lower levels. All short-term follow-up tests must be conducted under closed-building conditions. If closed-building conditions cannot be maintained, a long-term measurement conducted under normal living conditions could be used to help estimate average annual exposures.

Tests should not be conducted in a kitchen or a bathroom because high humidity, exhaust fans, and other factors can adversely affect the test results. Tests should not be conducted in storage areas or laundry rooms, because relatively little time is spent there. Although radon in water may be a contributor to the concentration of airborne radon, radon in air should be confirmed before a test for radon in water is performed.

It is recommended that before spending any time or money on radon mitigation, one should conduct multiple (two or more) tests to be certain there is a need. A few more tests will most certainly cost considerably less than any mitigation work.

If follow-up measurements have confirmed that the average annual level of radon is equal to or greater than 4 pCi/L, the USEPA recommends that the building or home be mitigated for radon. Consider also that a future buyer is likely to demand that the building pass a radon test before purchasing.

## Variations in Radon Levels - What can affect your test results and why it may be important to conduct confirmation tests.

When tests are performed in different seasons or under different weather conditions, the initial screening and follow-up tests may vary considerably. Radon levels can vary significantly between seasons, so different results are often expected. Even during normal weather, indoor radon levels may rise and fall by a factor of two on a daily cycle; for example, from 5 pCi/L to 10 pCi/L in 24 hours. During rapidly changing or stormy weather, the levels may change more dramatically.

If you are comparing tests, or are averaging a series of tests, bear in mind that any radon test returns only the average of the levels present during a specific period of time at the precise location of the test. Conditions during a different test period or at a different location in the building are expected to be different.

Test results can also vary if the radon test instructions were not carefully followed. A laboratory measuring radon in samples taken outside the lab must rely on the person conducting the test. For example, the wrong starting or ending date of a test will significantly affect the calculated result. The location of each radon test can also influence the result. For example, a test placed in the blowing air stream of a fan is likely to collect more radon than it would under normal conditions. Also, three tests conducted in one home, but in three different rooms, would be expected to have at least slightly different test results.

Test results from a properly used activated charcoal test will more closely reflect the average radon concentrations over the last three to four days of the test period. This happens because the radon collected by the activated charcoal has a radioactive half-life of only four days. This means, for example, over one-half of the radon collected during the first three days of a seven day test 'died' before the test ended.

If you have further questions regarding this test or need advice on follow-up testing, call fax or email our technical service department listed below.

Thank you for choosing the Air Chek test device

## PERFORMING RADON TESTS FOR A REAL ESTATE TRANSACTION

EPA guidelines recommend that at least two short-term tests should be conducted, either together or sequentially, in the lowest level of the building usable by the buyers. If the average of all the tests is 4 pCi/L or more, the recommendation is to have the building mitigated by a certified professional. If the average is below 4 pCi/L, then no further action is necessary at this time, although testing in the future is recommended. It is highly recommended that any property transaction tests be conducted by a certified radon professional. To locate a listed or certified radon tester, contact your state radon office ([www.state-radon.info](http://www.state-radon.info)) or go to [www.nrpp.info](http://www.nrpp.info) to download a list of professionals certified by the National Radon Proficiency Program (NRPP).

Also visit [www.epa.gov/radon](http://www.epa.gov/radon) to download the latest copy of their publication: *Home Buyer's and Seller's Guide to Radon*.

**Limitation of Liability:** While we at Air Chek, Inc. make every effort to maintain the highest possible quality control and include several checks and verification steps in our procedures, we make NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, INCLUDING WITHOUT LIMITATION ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS with respect to any item furnished, information supplied or services rendered by Air Chek, Inc. Before any action is taken on the basis of test results given to you by Air Chek, Inc. we recommend that further testing be done. Neither Air Chek, Inc., nor any of our employees or agents, shall be liable under any claim, charge, or demand, whether in contract, tort or otherwise, for any and all losses, costs, charges, claims, demands, fees, expenses, injuries or damages (including without limitation INCIDENTAL OR CONSEQUENTIAL DAMAGES WHICH ARE EXCLUDED) of any nature or kind arising out of, connected with, resulting from, or sustained as a result of any item furnished, information supplied, or service rendered to you by Air Chek, Inc.

**Notice to Pennsylvania Residents:** The Radon Certification Act requires that anyone who provides any radon-related service or product to the general public must be certified by the Pennsylvania Department of Environmental Protection. You are entitled to evidence of certification from any person who provides such services or products. You are also entitled to a price list for services or products offered. All radon measurement data will be sent to the Department as required in the Act and will be kept confidential. If you have any questions, comments, or complaints concerning persons who provide radon-related services, please contact the Department of Environmental Protection, P.O. Box 8469, Harrisburg, PA 17105-8469 (717-783-4594).

The radon test kit(s) used for this report is certified by the National Radon Proficiency Program (NRPP), Lab ID: 101138AL, for use in all fifty states. It is also listed or certified for use in all states that have a radon program.

For technical information, call (800) 247-2435. Office hours are Mon-Fri 8:30 to 5:30 Eastern

You can reach us by Fax at (828) 684-8498 or by email at [info@radon.com](mailto:info@radon.com)

Web Site: [www.radon.com](http://www.radon.com)

# Radon Test Report #6507347

Aol

Jan 28, 2015 8:53:32 PM

**Subject:** Radon Test Report #6507347  
**Date:** Wed Jan 28 16:49:23 CST 2015  
**From:** Air Chek, Inc.  
**To:** lluehr@aol.com

=====

01/28/15 ACTIVATED CHARCOAL RADON TEST #6507347

\* Radon Test Result = 2.5 pCi/L

\* Test Started 01/14/15 at 5:00 pm

\* Test Ended 01/21/15 at 9:00 am

\* Location Basement

LAWRENCE LUEHR  
PO BOX 43  
EMERSON, NE 68733

## \*\* INTERPRETING YOUR TEST RESULT

The US EPA action level for indoor radon is 4.0 pCi/L. The EPA recommendation for results in this range (2.0 to 3.9 pCi/L) is to conduct further tests to determine the true annual average, ideally with a long-term test kit. If the result remains between 2 and 4 there is little short-term risk, but you should consider fixing your home. Additionally, if you make any structural changes or start to use a lower level of the building more frequently, you should test again.

You may be able to obtain additional information about radon related subjects by calling your state radon officer at 800-334-9491. Or call the "Radon Fix-It Line" at 800-644-6999 Monday thru Friday between NOON and 8 pm EST.

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Your report is being sent via US MAIL to the address shown above .

Click here to download a PDF version of your report

[http://radon.com/cgi-bin/view\\_report.cgi?reportkey=650734725&view=pdf](http://radon.com/cgi-bin/view_report.cgi?reportkey=650734725&view=pdf)

or

Click here to view your results online

[http://radon.com/cgi-bin/view\\_report.cgi?reportkey=650734725&view=html](http://radon.com/cgi-bin/view_report.cgi?reportkey=650734725&view=html)

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### \*\*\* IMPORTANT NOTE ABOUT YOUR TEST RESULTS

Also note, that if you mailed more than 1 test kit to us, the others should arrive in the next couple of days. It is not uncommon for the USPS to deliver mail sent from the same location at the same time to the same destination on separate days.

If you do not have the PDF viewer installed, you can obtain one for FREE from Adobe Systems Incorporated.

<http://www.adobe.com/products/acrobat/readstep2.html>

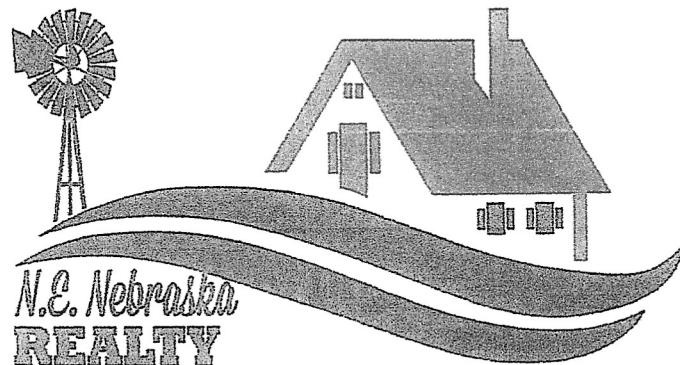
Please send any comments or questions about your report to [reports@radon.com](mailto:reports@radon.com).

Thank you for using Air Chek.

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### **“AS IS” ADDENDUM**

Property Address 310 W. 4<sup>th</sup> Emerson Contract Date: 1-30-26

The property is sold exactly as seen. Any termite, building, mechanical or structural inspection is waived by the Buyer. No repairs or corrections will be made by the Seller.

While the property is being sold “As Is,” the Buyer is entitled to a building, mechanical, termite, structural or environmental inspection to determine the status of the property. This option includes the right of the Buyer to cancel this contract if the results of the inspections are unsatisfactory. Seller will make no repairs.

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While the contract states the property is being sold “As Is,” the Buyer is entitled to all rights allowed in the termite, building, mechanical, structural and environmental inspection clauses of the contract, including the right to ask for repairs. It is understood that the Seller’s position may be to deny any requests for repairs.

It is further understood by all parties that an “As Is” sale does not relieve the Seller of the obligation to disclose all material facts of which he/she has knowledge or which are readily available to him/her relating the condition of the property.

Lawrence A. Luehr 01/30/2026

Seller

Date

Buyer

Date

Marilyn J. Luehr 01/30/2026

Seller

Date

Buyer

Date