

VET

ENVIRONMENTAL ENGINEERING

PROPOSAL PACKAGE

RADON MITIGATION SERVICES

SUBMITTED BY
**VET ENVIRONMENTAL
ENGINEERING, LLC**
2335 WEST FOUNTAIN DRIVE
BLOOMINGTON, IN 47404

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VET ENVIRONMENTAL ENGINEERING, LLC

**PROPOSAL
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GOALS & OBJECTIVES

The VET Team began offering radon testing and mitigation services almost a decade ago because we recognize radon as one of the few environmental contaminants that has the widespread ability to affect the members of our community where they should feel the most safe - in their homes. We have since merged with Elliott Environmental Home Services, LLC to bring you radon testing and mitigation services you can count on!



WHAT YOU CAN EXPECT:

QUALITY WORK

Our team of honest, licensed, and experienced professionals will work hard to design and install a radon mitigation system that is right for **you**.

SERVICE

Our goal is to meet your specific needs. We will ensure your concerns are addressed and do our best to help achieve **your** goals with a sustainable solution.

PEACE OF MIND

Our team is passionate about developing strategies to make sure you have the safest possible indoor air. We will help provide you the peace of mind **you** deserve.



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SCOPE OF WORK



Basement External Mitigation System

The proposed installation plan involves coring a five-inch hole in the basement concrete slab. An appropriately sized suction pit for radon gas removal will be created by extracting between five and 20 gallons of sub-slab material. Suction pit sizing is established to maximize radon removal and is determined based on the type of media present beneath the slab (clay vs. crushed stone). Three-inch schedule 40 polyvinyl chloride (PVC) piping will penetrate the basement slab, will be sealed to an airtight condition, and will be directed upward to the roofline.

The exhaust stack will exit the structure through the band board at ground level. An appropriately sized radon mitigation fan according to the specific application will be installed on the exhaust stack just above ground level on the exterior of the structure. The exhaust piping stack will extend upward from the radon mitigation fan to its termination one foot above the roof line.

Diagnostic testing will be performed during mitigation system installation to ensure adequate air flow communication and proper airtight seals are achieved. If not previously determined, placement of the slab penetration and exhaust stack will be established at the time of radon mitigation system installation. Mitigation work will be performed to maximize system efficacy while working with the client to select locations for the exhaust stack and foundation penetration that are as aesthetically pleasing as possible.



OPTIONAL UPGRADES

*Please order all cosmetic upgrades at scheduling. Not applicable to internal systems.

COSMETIC OPTIONS



STANDARD

(Included in price)

Standard systems are installed with stark white 3" PVC pipe and fan.



FAN COVER (+ \$155)

A cosmetic cover conceals visible fan components. Special order - advance notice req'd.



GUTTER PIPE (+\$50)

The system can utilize color-matched gutter pipe. Special order - advance notice req'd.



COLOR MATCH (+ \$50)

Color matched paint is applied to the cosmetic cover to closely match siding.



MUFFLER (+\$40)

PVC mufflers are most appropriate for systems requiring a high powered fan. A muffler can reduce fan related noise if fan placement options are limited to an area where noise is problematic. Special order - advance notice req'd.

INSULATION OPTIONS



STANDARD CRAWLSPACE ENCAPSULATION

(Included in price)

Standard crawlspace encapsulation pictured above. Insulation not included.



CRAWLSPACE ENCAPSULATION WITH INSULATION

(Pricing varies)

Crawlspace encapsulation with insulation pictured above. Insulation is special order - advance notice req'd.

ADDITIONAL PROJECT PHOTOS AVAILABLE AT WWW.VET-ENV.COM



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TIMELINE

01



CONSULTATION

A member of our team will complete a free consultation. During the consultation we will gather the information needed to prepare the proposed Scope of Work for a custom radon mitigation strategy for your structure.

02



CONTRACT & SCHEDULING

We will prepare a proposal package and contract for your review. We will work to answer any questions and alleviate your concerns. Once the contract is signed, we will schedule installation and order any optional upgrades requested for your custom radon mitigation system.

03



INSTALLATION

Our team will install your custom radon mitigation system to include appropriate diagnostic testing and installation of any optional upgrades you choose.

04



TESTING

After installation of your mitigation system we will perform a follow-up short-term radon test to verify the system effectiveness. We will follow-up with you every two years to offer tests in accordance with USEPA recommendations and to activate any necessary warranty fan repairs.

05



REPORTING

After testing we will prepare a report documenting the post-mitigation radon concentrations and installation of your custom radon mitigation system. We recommend maintaining this report indefinitely to support future real estate transactions.

06



PEACE OF MIND!



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PRICING

PROPOSED COST:
RADON MITIGATION SYSTEM
(LUMP SUM)

\$1,822.06

Free Consultation



Follow-up Testing



System Installation



Detailed Final Report



YOUR MITIGATION TEAM:

AMANDA ALLEN



ENVIRONMENTAL TECHNICIAN
CUSTOMER RELATIONS

RENE LLOYD



SENIOR PROJECT MANAGER
LICENSED PRIMARY TESTER
LICENSE NO. RTP01146

BLAKE KALAKAY



PROJECT MANAGER
LICENSED PRIMARY TESTER
LICENSE NO. RTP01028

SCOTT CALLAHAN



ENVIRONMENTAL TECHNICIAN
LICENSED HOME INSPECTOR

SARA HAMIDOVIC



CHIEF EXECUTIVE OFFICER
PRINCIPAL ENGINEER
LICENSE NO. PE10910837

DAN ELLIOTT



SENIOR MITIGATOR
LICENSE NO. RTM00960
LICENSED SECONDARY TESTER
LICENSE NO. RTS00840

JUSTIN HELMER



CHIEF FINANCIAL OFFICER
DIRECTOR OF ADMINISTRATION



VET ENVIRONMENTAL ENGINEERING, LLC

PROPOSAL
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CONTRACT

CLIENT INFORMATION:

Name: Peter Euclide

Address: 3888 Baldwin Ave, Lafayette, IN, 47905

Phone: 330 612 5137

Email: peter.euclide@gmail.com

PROPERTY TO BE MITIGATED:

Name: Peter Euclide

Address: 2554 Double Down Ct. Bloomington IN, 47403

Phone: 330 612 5137

Email: peter.euclide@gmail.com

VET Environmental Engineering, LLC ("VET") agrees to perform the services described in this Proposal Package ("SERVICES") for the above named property owner ("CLIENT"). CLIENT authorizes VET to perform these SERVICES for the above named location. VET is willing to perform the SERVICES in exchange for the fee listed in the Pricing Section of this Proposal Package.

Billing: VET will submit invoices to CLIENT by email. CLIENT recognizes that timely payment is a material part of this Agreement. Each invoice is due and payable upon completion of the specified Scope of Work. CLIENT will pay an additional charge of one and one-half percent (1 1/2%) per month not to exceed the maximum rate allowed by law for any payment received by VET more than ten (10) calendar days from the date of the invoice. CLIENT will pay when due that portion of invoice, if any, not in dispute. If CLIENT fails to pay any undisputed invoiced amounts within thirty (30) calendar days of the date of the invoice, VET may suspend its performance or terminate this Agreement without incurring any liability to CLIENT and without waiving any other claim against CLIENT.



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Standard of Care: VET Environmental Engineering, LLC will perform the Services in accordance with the standards of care and diligence normally practiced by firms performing services of a similar nature in the same locale.

Assignment/Status: The CLIENT will not delegate, assign, sublet, or transfer any interest in this Agreement without the written consent of VET Environmental Engineering, LLC. VET Environmental Engineering, LLC is an independent consultant and not the agent or employee of CLIENT.

Installation Timeframe: The radon mitigation process will be completed in a timely manner barring any unforeseen complications. The amount of time necessary to complete the project may also depend on external factors such as weather, humidity, access to the property, etc. Arrival time is estimated at 9:00 for local installations unless otherwise specified.

Indemnity / limitation of Liability: Subject to any limitations stated in this Agreement, VET will indemnify and hold harmless CLIENT, its officers, directors, employees, and subcontractors, from and against all claims and actions, including reasonable attorney's fees, arising out of damages or injuries to persons or tangible property to the extent they are caused by a professionally negligent act, error, or omission of VET or any of its agents, subcontractors, or employees in the performance of Services under this Agreement. VET will not be responsible for any loss, damage, or liability arising from any contributing negligent acts by CLIENT, its subcontractors, agents, staff, or consultants. Neither party will be responsible to the other for consequential damages including, but not limited to, loss of profit, loss of investment or business interruption. The CLIENT also agrees to seek recourse only against VET and not against its officers, employees, directors, or shareholders. The CLIENT agrees to limit VET's liability due to breach of contract, warranty or negligent acts, errors or omissions of VET to the fee paid to VET under this Agreement.

Hazardous Substances/Hazardous Waste: CLIENT represents that if CLIENT knows or has reason to suspect that hazardous substances or pollution may exist at the project site, CLIENT has fully informed VET. In the event VET encounters hazardous substances or contamination significantly beyond that originally represented by CLIENT, VET may suspend its SERVICES and enter into good faith renegotiation of this Agreement. CLIENT acknowledges that VET has no responsibility as a generator, treater, storer, or disposer of hazardous or toxic substances found or identified at a site and CLIENT agrees to defend, indemnify, and hold harmless VET, from any claim or liability, arising out of VET's performance of work under this Agreement and made or brought against VET for any actual or threatened environmental pollution or contamination except to the extent that VET has negligently caused or contributed to any such pollution or contamination. This indemnification includes reasonable attorney fees and expenses incurred by VET in defense of such claim.

Documents and Records: CLIENT acknowledges that VET's reports, field data, field notes, laboratory test data, calculations, estimates and other similar documents ("RECORDS") are instruments of professional service, not products. All data VET prepares for CLIENT under this Agreement will remain the property of VET. CLIENT will not use any VET data or report for any purpose other than its original purpose as defined in the PROPOSAL. CLIENT has no rights to incomplete or partial data. VET will retain these RECORDS for a period of three (3) years following completion of this project. During this time, VET Environmental Engineering, LLC will reasonably make available the records to the CLIENT. VET Environmental Engineering, LLC may charge a reasonable fee in addition to its professional fees for retrieving or copying such records.



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Post Mitigation Testing: Post mitigation testing will occur upon the completion of the installation and is included in the price quoted. The test will either be set the day of completion and remain for at least 72 hours or set soon after, for a minimum of 48 hours. Prior to testing, windows and doors should remain closed aside from normal entry and exit for at least 12 hours prior. During testing hours, the structure is to remain under those same closed building conditions. The testing device is not to be moved or tampered with. Power to the device should remain on.

Third-Party Rights: Except as specifically stated in this Agreement, this Agreement does not create any rights or benefits to parties other than CLIENT and VET.

Change Orders: VET will treat as a change order any written or oral order (including directions, instructions, interpretations, or determinations) from CLIENT which request changes in the SERVICES. VET will give CLIENT notice within ten (10) days of the change order of any resulting increase in fee. Unless Client objects in writing within five (5) days, the change order becomes a part of this Agreement.

Termination: Either party may terminate the SERVICES with or without cause upon ten (10) days advance written notice. If CLIENT terminates without cause, CLIENT will pay VET costs incurred, noncancelable commitments, and fees earned to the date of termination and through demobilization, including any cancellation charges of vendors and subcontractors.

Complete Agreement: The Parties acknowledge this Agreement, including the Proposal Package constitute the entire Agreement between them. Unless stated otherwise in this Agreement, this Agreement may not be modified except in writing signed by both parties. The parties agree that Indiana law governs this Agreement and any dispute involving the Agreement.

CLIENT confirms reading this document in full. This Agreement becomes effective on the date CLIENT signs below.

PROPOSAL ACCEPTANCE:

Signature: Peter Euclide
Peter Euclide (Oct 30, 2024 15:15 EDT)

Printed: Peter Euclide

Title: Dr.

Date: 10/30/2024



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NON-INTERFERENCE AGREEMENT:

Thank you for choosing VET for your custom radon mitigation system! We appreciate the opportunity!

The post-mitigation radon test can help ensure healthy conditions in your building. It is important that required closed-building conditions be maintained. Any test interference that is detected will be documented in the report and may nullify the test results.

CLOSED-BUILDING PROTOCOL REQUIREMENTS

For test results less than four days, closed-building conditions are required to begin at least 12 hours prior to the test.

MAINTAIN CLOSED-BUILDING CONDITIONS THROUGHOUT THE TEST PERIOD.

Windows	Keep closed on all levels of the building including areas not being tested
Doors	
Heating and Cooling Systems	Set to Normal occupied conditions with normal temperatures between 65 F and 80 F
Systems that temporarily ventilate with outdoor air for seasonal comfort or energy savings	Set to the lowest ventilation condition that occurs for any season
Whole House Fans	Do Not Operate
Fireplaces	
Clothes dryers, range hoods, and bathroom fans	Avoid excessive operation
Do not disturb test devices. The detectors cannot be moved, covered or have their performance altered during the test.	

Please sign below to help ensure accurate tests.

To the best of my knowledge, the required conditions will be kept prior to & during the test.

Signature: Peter Euclide
Peter Euclide (Oct 30, 2024 15:15 EDT)

Date: 10/30/2024



VET ENVIRONMENTAL ENGINEERING, LLC

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FAN WARRANTY

The fan that our team installs on your structure comes standard with a five-year warranty. We recommend retesting your structure every two years to ensure the radon concentrations in your structure remain at acceptable levels. These tests also allow us to perform a brief inspection of your fan to ensure proper functionality. This ensures we activate warranty repairs or replacement prior to expiration.

Below is an example of a warranty that applies to most of our standard radon mitigation fans.

WARRANTY

Subject to any applicable consumer protection legislation, RadonAway warrants that the GPX01/XP/XR/RP Series Fan (the "Fan") will be free from defects in materials and workmanship for a period of 90 days from the date of purchase (the "Warranty Term").

RadonAway will replace any Fan which fails due to defects in materials or workmanship. The Fan must be returned (at Owner's cost) to the RadonAway factory. Any Fan returned to the factory will be discarded unless the Owner provides specific instructions along with the Fan when it is returned regardless of whether or not the Fan is actually replaced under this warranty. Proof of purchase must be supplied upon request for service under this Warranty.

This Warranty is contingent on installation of the Fan in accordance with the instructions provided. This Warranty does not apply where any repairs or alterations have been made or attempted by others, or if the unit has been abused or misused. Warranty does not cover damage in shipment unless the damage is due to the negligence of RadonAway.

5 YEAR EXTENDED WARRANTY WITH PROFESSIONAL INSTALLATION.

RadonAway will extend the Warranty Term of the fan to 5 years from date of manufacture if the Fan is installed in a professionally designed and professionally installed radon system or installed as a replacement fan in a professionally designed and professionally installed radon system. Proof of purchase and/or proof of professional installation may be required for service under this warranty. Outside the Continental United States and Canada the extended Warranty Term is limited to one (1) year from the date of manufacture.

RadonAway is not responsible for installation, removal or delivery costs associated with this Warranty.

EXCEPT AS STATED ABOVE, THE GPX01/XP/XR/RP SERIES FANS ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

IN NO EVENT SHALL RADONAWAY BE LIABLE FOR ANY DIRECT, INDIRECT, SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES ARISING OUT OF, OR RELATING TO, THE FAN OR THE PERFORMANCE THEREOF. RADONAWAY'S AGGREGATE LIABILITY HEREUNDER SHALL NOT IN ANY EVENT EXCEED THE AMOUNT OF THE PURCHASE PRICE OF SAID PRODUCT. THE SOLE AND EXCLUSIVE REMEDY UNDER THIS WARRANTY SHALL BE THE REPAIR OR REPLACEMENT OF THE PRODUCT, TO THE EXTENT THE SAME DOES NOT MEET WITH RADONAWAY'S WARRANTY AS PROVIDED ABOVE.

For service under this Warranty, contact RadonAway for a Return Material Authorization (RMA) number and shipping information. No returns can be accepted without an RMA. If factory return is required, the customer assumes all shipping cost to and from factory.

RadonAway
3 Saber Way
Ward Hill, MA 01835
TEL. (978) 521-3703
FAX (978) 521-3964

Record the following information for your records:

Serial No. _____
Purchase Date _____



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FOLLOW-UP TESTING



What is the goal of radon mitigation?

First, it is important to understand that there is no "safe level" of radon.

Governmental agencies publish varying radon reduction goals:

United States Environmental Protection Agency (USEPA) = 4 pCi/L

World Health Organization (WHO) = 2.7 pCi/L

American Association of Radon Scientists and Technologists (AARST) = 2.0 pCi/L

Mitigation goals are dependent on a number of factors including unique specifications of the structure in question, budget, and personal preference of the owner. We strive to achieve the most conservative goals with installation of every system. Our team is certified to perform analytical testing services in house. This ensures you receive quality test results fast!



Why Follow-up Testing?

Follow-up radon testing allows us to ensure we installed a system that effectively reduces concentrations in the structure.

We will use one of the two testing methods pictured to the right: one or more E-PERM radon monitors, a continuous radon monitor (CRM) or both. Both testing methods meet or exceed regulatory requirements of concerned governmental agencies.



When should you retest?

The USEPA recommends structures be retested every two years. There are a number of factors that can contribute to increases in radon concentration over time. These include but are not limited to subsurface geological influences, window/door replacement, addition or removal of insulation, any type of slab or foundation work, and HVAC influences.



VET ENVIRONMENTAL ENGINEERING, LLC

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OUR CREDENTIALS



AARST ADVANCED RADON
MEASUREMENT & MITIGATION
PROFESSIONAL (ARP)



MULTI-FAMILY
MITIGATION
CERTIFICATE (MFMT)



RADON RESISTANT
NEW CONSTRUCTION
CERTIFICATE (RRNC)



MULTI-FAMILY
MEASUREMENT
CERTIFICATE (MFM)

**CERTIFIED TO PROVIDE RADON ANALYTICAL SERVICES USING
THE FOLLOWING APPROVED DEVICES:**

- * RAD ELEC E-PERM SST (S-CHAMBER W/ ST ELECTRET)
- * RAD ELEC RECON (CONTINUOUS RADON MONITOR)
- * RAD ELEC SPER 1 ELECTRET READER



OTHER CERTIFICATIONS:

- *INDIANA LICENSED HOME INSPECTOR
- *CERTIFIED HAZARDOUS MATERIALS MANAGER
- *INDIANA LICENSED PROFESSIONAL ENGINEER
- *CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL
- *INDIANA LICENSED ASBESTOS BUILDING INSPECTOR
- *INDIANA LICENSED ASBESTOS ABATEMENT CONTRACTOR
- *INDIANA LICENSED LEAD INSPECTOR
- *CERTIFIED WETLAND BOTANIST
- *CERTIFIED HYDRIC SOILS INVESTIGATOR
- *HAZARDOUS WASTE OPERATIONS 40-HR., 8-HR REFRESHER
- *HAZARDOUS WASTE OPERATIONS SUPERVISOR



AARST MEMBER ID: A5426
MEMBER SINCE: NOVEMBER 3, 2016



**PROUD WOMAN AND VETERAN OWNED SMALL BUSINESS
OPERATING FROM BLOOMINGTON'S HISTORICALLY UNDERUTILIZED BUSINESS ZONE**



VET ENVIRONMENTAL ENGINEERING, LLC



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THANK YOU FOR THE OPPORTUNITY!



VISION

VET develops personalized, straightforward, cost-effective environmental strategies that provide long-term solutions for maintaining compliance, streamlining business, and creating peace of mind.

MISSION

*VET strives to be the best at what we do and add value at every property we visit. No two situations are identical; therefore, no two environmental strategies should be the same. VET will consult with you to fully understand your needs and then develop an affordable, sustainable solution that is right for **you**.*

EMAIL

info@vet-env.com

PHONE

(812) 822-0400

WEBSITE

www.vet-env.com



Radon Single-Family Mitigation Proposal - 2554 Double Down Court

Final Audit Report

2024-10-30

Created:	2024-09-23
By:	Amanda Allen (amanda@vet-env.com)
Status:	Signed
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"Radon Single-Family Mitigation Proposal - 2554 Double Down Court" History

-  Document created by Amanda Allen (amanda@vet-env.com)
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