

## 1. PHASE I ENVIRONMENTAL SITE ASSESSMENTS

### A. General Requirements

Fannie Mae requires a Phase I Environmental Site Assessment (a “Phase I ESA”) for each Property securing a Mortgage Loan, except for certain Small Mortgage Loans. The Phase I ESA must:

- assess the entire Property; and
- be prepared by an environmental professional as that term is defined at 40 C.F.R. § 312.10 (an “Environmental Professional”).

The Phase I ESA **must be ordered by the Lender**, and prepared in accordance with:

- the “all appropriate inquiries” (“AAI”) rule (“AAI Rule”), promulgated by the EPA (40 C.F.R Part 312), as amended, supplemented, or restated from time to time (“All Appropriate Inquiries”); and
- the American Society of Testing Materials (“ASTM”) Standard E1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, version E1527 (“ASTM E1527”), as amended, supplemented, or restated from time to time.

The Phase I ESA must identify both Recognized Environmental Conditions and Business Environmental Risks.

### B. Date of Phase I ESA Viability

~~The date of the Phase I ESA must not be more than one hundred eighty days prior to the Mortgage Loan Origination Date, to ensure that the Borrower-Lender and Fannie Mae qualify for the safe harbor protections for an “innocent landowner” under the “All Appropriate Inquiries” AAI Rule, the following All Appropriate Inquiries components of the Phase I ESA must be conducted or updated within 180 days prior to the Mortgage Loan Origination Date:~~

- interviews with the Property’s:
  - owner;
  - operators; and
  - occupants;
- searches for recorded environmental cleanup Liens;
- reviews of federal, tribal, state, and local government records;
- visual inspections of the Property and adjoining properties; and
- the declaration by the Environmental Professional responsible for the Phase I ESA or update.

Any other All Appropriate Inquiries components must be conducted within one year prior to Mortgage Loan Origination Date.

### C. Data Requirements

~~When~~ever a Phase I ESA is ~~performed~~required by the Guide, in addition to the Phase I ESA Report, the Environmental Professional must deliver structured data to the Lender in accordance with the ASTM E1527 standard.~~:~~

- ~~▪ structured data to the Lender in accordance with Exhibit A and the ASTM E1527 standard; and~~
- ~~▪ the radon data elements specified in Appendix A to Schedule 1: Fannie Mae Multifamily Radon Testing Requirements, attached hereto.~~

~~When~~if a Phase I ESA is not required for a Small Mortgage Loan, the Lender Environmental Professional must deliver structured data to the Lender in accordance with Exhibit A and the ASTM E1528 standard.~~:~~

- ~~▪ structured data to the Lender in accordance with Exhibit A and the ASTM E1528 standard; and~~
- ~~▪ any additional radon data elements required by Fannie Mae.~~

### D. Reliance

The Phase I ESA must be addressed to, and explicitly authorize reliance by, among other Persons, the Lender, Fannie Mae and their respective successors and assigns.

The Borrower:

- may not rely on the Phase I ESA ordered by the Lender; and
- is expected to perform its own pre-transaction diligence, including, as applicable and appropriate, performance of a Phase I Environmental Site Assessment and “all appropriate inquiries” (as defined in CERCLA and at 40 CFR Part 312).

### E. Executive Summary

The Phase I ESA Report must contain a Table of Contents and format as recommended by ASTM 1527, followed by an executive summary that includes, at a minimum, the following conclusions of an Environmental Professional:

- the presence or absence of Recognized Environmental Conditions and Business Environmental Risks and, if present:
  - identify and summarize each identified Recognized Environmental Condition, including any Controlled Recognized Environmental Condition (CREC), and Business Environmental Risk;
  - identify the source, if possible, including whether on the Property or off-site;
  - identify potential risks to the health, safety, and marketability of the Property, and any owner liability for each Recognized Environmental Condition;
  - address possible mitigants to all identified Business Environmental Risks;
  - provide a conclusion as to the potential impact on tenant safety, and the marketability or value of the Property for each identified Recognized Environmental Condition or Business Environmental Risk (e.g., if soil or groundwater contamination is present, whether vapor intrusion is a potential risk to human health or the environment);

- determine whether a Phase II Environmental Site Assessment or any other assessment, investigation, or further action is required, recommended or has been completed with respect to that Recognized Environmental Condition or Business Environmental Risk; and
  - an estimate of the costs necessary to mitigate any Recognized Environmental Condition (including any Controlled Recognized Environmental Condition (CREC)), and any Business Environmental Risk, including any on-going monitoring required per an O&M Plan (as defined herein);
- whether an Historical Recognized Environmental Condition previously existed at the Property and the current regulatory status, if applicable, or if a Business Environmental Risk that previously existing at the Property was fully remediated;
  - the presence of monitoring wells at, or adjacent to, the Property;
  - on-going requirements of the Borrower or an Affiliate of the Borrower, including controls and/or Property restrictions;
  - the presence or absence of any data gaps and, if present, a summary of such data gaps, and a description of their significance to the ability of the Environmental Professional to identify Recognized Environmental Conditions and Business Environmental Risks on the Property; and
  - the regulatory status of the Property (i.e., whether the Property complies with Environmental Laws);<sup>2</sup>
  - ~~for any Property where radon testing is required per Section 3 of this Form 4251:~~
    - ~~details on the radon testing methods (e.g., device locations and results) and any required follow-up additional testing requirements; and~~
    - ~~a summary of the radon findings and mitigation recommendations/requirements, including estimated costs for~~
      - ~~any required additional testing; and/or~~
      - ~~potential mitigation, including any on-going monitoring per a required O&M Plan (as defined herein); and~~
  - ~~for any Property where, per Section 3 of this Form 4251, the Environmental Professional concludes that radon testing or mitigation is not necessary, the rationale supporting this conclusion. (Note: The Environmental Professional may not use the Environmental Protection Agency Map of Radon Zones as the primary rationale in making this determination.)~~

## F. Business Environmental Risks

The Phase I ESA must contain an expanded evaluation of:

- any other appropriate Business Environmental Risks, including all matters identified as a “non-scope consideration” under the ASTM E1527 standards; and
- any testing for radon required per Section 3 of this Form 4251 applicable federal, state, and/or local laws and regulations concerning radon testing and mitigation.

## G. Additional Requirements

The Phase I ESA must:

- address all Hazardous Substances;

- identify any Brownfield Grants or other EPA Grants awarded or grant funding potentially available to the Property owner by the EPA under CERCLA 42 U.S.C. § 9604 (k)(2)(B), as amended, supplemented, or restated from time to time;
- include within the scope of its investigation, those other substances designated by the Brownfield or EPA Grant or the cooperative agreements, which may include controlled substances as defined in the Controlled Substances Act (21 U.S.C. § 802);
- identify all evidence of subsurface mining activity and oil/gas wells or pipelines as a Recognized Environmental Condition or a Business Environmental Risk and, if determined to be Business Environmental Risk, whether the mining activity or oil/gas wells or pipelines are:
  - compliant with mandatory setback requirements established by the regulatory authority; or
  - not less than 250 feet below the surface of the Property or within 600 feet from the closest Property boundary line.

The Phase I ESA Report must include a complete copy of any letter or other document from a Federal, state, or local governmental agency regarding the regulatory status of any Recognized Environmental Condition or Business Environmental Risks including, but not limited to, “no further action” or “no further remediation” letters.

If a property adjacent to the Property is owned by any Person owning a Controlling Interest in the Borrower and has been determined to have (i) a Recognized Environmental Condition, or (ii) had a Phase II Environmental Assessments performed, the Lender and the Environmental Professional preparing the Phase I ESA on the Property must review and evaluate all available Environmental Site Assessments performed on such adjacent property.

## **2. PHASE II ENVIRONMENTAL SITE ASSESSMENTS**

If recommended by the Environmental Professional based on the results of the Phase I ESA, the lack of data or information concerning the conditions on, at, or adjacent to the Property (e.g., a leaking underground storage tank) or for any other reason, the Lender must obtain and evaluate a Phase II ESA that further identifies and quantifies the scope of any actual or potential Recognized Environmental Conditions or Business Environmental Risks. The Phase II ESA must:

- conform to the ASTM Standard E1903-19, Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process, as that standard may be amended, restated, modified or supplemented from time to time;
- define the scope of work required to comply with all applicable Environmental Laws; and
- provide a reasonable timeline for completion and the cost to perform that scope of work;
- conclude that:
  - no contamination above established thresholds exists and therefore no further action is warranted;
  - additional testing is warranted; or
  - a remediation plan is recommended for the Property; and
- determine whether disclosure of any contamination is required.

The Phase I ESA Report should be updated and revised to incorporate the findings and conclusions from the Phase II ESA. A copy of the Phase II ESA Report must be attached as an Appendix to the Phase I ESA Report and the corresponding structured data must be delivered in accordance with Exhibit A and the ASTM E1903 standard.

### **3. RADON ASSESSMENT**

#### **A. Exemptions**

Radon testing is required for any Property securing a Mortgage Loan except for:

- ~~Small Mortgage Loans (as defined in the Guide);~~
- ~~Supplemental Mortgage Loans;~~
- ~~Cooperative Properties;~~
- ~~Manufactured Housing Communities;~~
- ~~Properties with no ground-contact residential units (e.g., ground-contact space is retail only; ground-contact amenities or leasing office; lowest floor residential units are located above a parking garage or over a ventilated crawl space compliant with local building codes);~~
- ~~Upper floor residential units;~~
- ~~Properties that, when newly constructed, incorporated radon-resistant design elements, including a:
  - ~~layer of clean gravel or aggregate installed beneath the slab or flooring system;~~
  - ~~layer of plastic sheeting or a vapor retarder installed on top of the gravel layer;~~
  - ~~gas-tight venting pipe installed that runs from the gravel level through the building to the roof; and~~
  - ~~thoroughly sealed and caulked foundation;~~~~
- ~~Properties with property-wide radon mitigation systems already in place per an existing O&M Plan;~~
- ~~Refinances of loans secured by a Property with existing debt to Fannie Mae or Freddie Mac that have undergone previous radon testing per this Form 4251; and~~
- ~~When the Environmental Professional concludes that testing or mitigation is not necessary and documents reasons supporting this conclusion. (Note: The Environmental Professional may not use the Environmental Protection Agency Map of Radon Zones as the primary rationale in making this determination.)~~

#### **B. Radon Testing Protocols**

~~For any Property where radon testing is required per Section 3.A., the testing protocol must comply with the requirements of Schedule 1: Fannie Mae Multifamily Radon Testing Requirements, attached hereto. The detailed radon findings for the Property must be attached as an appendix to the Phase I ESA Report.~~

#### **C. Radon Testing Timing**

~~For any Property where radon testing is required per Section 3.A.:~~

- ~~The initial radon testing must be completed as part of the Phase I ESA.~~

- Any required follow up testing may take place after the Mortgage Loan Origination Date, provided:
  - the Borrower executes the Modifications to Loan Agreement (Radon)(Form 6277);
  - if the results of the first round of testing have been received prior to the Mortgage Loan Origination Date, the Lender must include on Schedule 6 to the Multifamily Loan Agreement – Required Repairs Schedule (i.e., the Completion/Repair Schedule), the cost of:
    - the follow up round of radon testing, based on the actual cost of the first round of testing and the number of buildings having a unit with an elevated radon level on the first round of tests; and
    - any potential remediation per Section 4, with escrowed remediation costs based on the results of the initial round of radon testing and consultations with the Environmental Professional; or
  - if the results of the first round of testing have not been received prior to the Mortgage Loan Origination Date, the Lender should, after consulting with the Environmental Professional, determine whether it would be appropriate to include on Schedule 6 to the Multifamily Loan Agreement – Required Repairs Schedule, the cost of any likely:
    - follow up round of radon testing, based on the actual cost of the first round testing; and
    - remediation per Section 4.

### **34. REMEDIATION ACTIONS**

#### **A. Remediation Plan**

A Property that fails to meet a particular standard may, in some cases, be corrected through remedial actions. The scope of work and cost for any Remediation Plan must be recommended in writing by the Environmental Professional and, if applicable, must have received the written approval of the governmental agency or agencies having jurisdiction over the Property with regard to the Recognized Environmental Condition or Business Environmental Risk.

The Lender must include the costs of any Remediation Plan recommended by the Environmental Professional on Schedule 6 to the Multifamily Loan Agreement – Required Repairs Schedule.

#### **B. Operations and Maintenance Plans**

The Property may have environmental or building conditions that are acceptable, but must be monitored throughout the life of the Mortgage Loan with appropriate ongoing operations and maintenance actions (an “Operations and Maintenance Plan” or an “O&M Plan”). Unless recommended by the Environmental Professional or required by Environmental Laws to be removed, remediated, or abated, the presence of any of the following requires an O&M Plan.

The following are the minimum O&M requirements. The Environmental Professional may include additional requirements to mitigate risk that might adversely impact human health or the environment.

<b>ANY PROPERTY CONTAINING:</b>	<b>WHEN REQUIRED:</b>
Asbestos-containing materials	If the Improvements were built before 1981 or the Environmental Professional identifies suspect asbestos-containing materials.
Lead-based paint	If the Improvements were built before 1978.
Radon	If recommended by <u>an Environmental Professional or a qualified radon mitigation professional per Schedule 1: Fannie Mae Multifamily Radon Testing Requirements.</u>
Underground Storage Tanks	If recommended by an Environmental Professional.
History of Mold	Required at all times.
Known Problematic Building Materials	If recommended by: <ul style="list-style-type: none"> <li>• <u>Form 4099.G – Known Problematic Building Materials and Property Design Issues; or</u></li> <li>• the PCA Consultant.</li> </ul>

When an O&M Plan is necessary, the following steps are required.

- An O&M Plan must be developed prior to the Mortgage Loan Origination Date. The O&M Plan must be prepared and submitted by an Environmental Professional (or by a qualified radon mitigation professional in the case of a Radon O&M Plan), and state that the provisions of the O&M Plan, if carried out with diligence, are sufficient to maintain the Property in accordance with applicable Environmental Laws and sound business practice and to protect human health.
- The O&M Plan must be readily accessible at the Property.
- The Borrower must execute and deliver on the Mortgage Loan Origination Date the appropriate Compliance Agreement for an Operations and Maintenance Plan (Form 6420.Series) to which the applicable O&M Plan is attached as Exhibit A.
- The Lender must include on Schedule 6 to the Multifamily Loan Agreement – Required Repairs Schedule:
  - the costs of any follow-up testing required per the O&M Plan; and
  - all potential remediation costs and/or on-going monitoring costs required per the O&M Plan.

**45. APPENDIX TO THE ENVIRONMENTAL DUE DILIGENCE REQUIREMENTS**

The following appendix is included with these Requirements to assist in the fulfillment of the data requirements, and for inclusion as a supplement to the ESA Report:

- Exhibit A: Environmental Site Assessment Data Supplement (Form 4251.A).

## SCHEDULE 1

### FANNIE MAE MULTIFAMILY RADON TESTING REQUIREMENTS

State and Local Law Compliance	The Environmental Professional must comply with all applicable state and local requirements governing radon testing and mitigation. If there is any conflict between state or local laws and these requirements, the Lender should follow the more stringent standard.
Environmental Professional	<p>All radon testing will be managed by the Environmental Professional. If applicable state law requires radon testing be conducted by a state-certified radon professional, the Environmental Professional must be state-certified or engage a state-certified radon professional to conduct the testing.</p> <p>The Environmental Professional is responsible for overseeing the deployment and retrieval of radon testing canisters and, unless expressly prohibited by state law, may direct a Property representative to place and/or retrieve the radon testing canisters as deemed appropriate by the Environmental Professional. If the Environmental Professional directs a Property representative to place and/or retrieve the radon testing canisters, proper training and direction must be provided to the Property staff by the Environmental Professional.</p>
Phase I ESA	The initial radon testing will be conducted in connection with the Phase I ESA as a “non-scope” item under the ASTM E1527 standards, and the testing results delivered with the Phase I ESA Report.
Resident Notification	<p>The Environmental Professional or a Property representative must provide notices to staff/tenants, including guidance on maintaining proper closed building conditions.</p> <p>The tenant notices should include:</p> <ul style="list-style-type: none"> <li>● testing notifications, including dates and times for canister deployment and retrieval;</li> <li>● instructions on how tenants can maintain proper testing environments;</li> <li>● information on how to obtain federal or state radon health guidance; and</li> <li>● contact information for:             <ul style="list-style-type: none"> <li>○ the state’s radon office or hotline for general radon inquiries, if any; and</li> <li>○ the Environmental Professional’s contact information for specific inquiries regarding the radon test.</li> </ul> </li> </ul> <p>Tenants will not be required to sign a non-interference agreement.</p>
Initial Testing Protocols	The Environmental Professional may conclude that testing or mitigation is not necessary provided the rationale supporting this conclusion is documented in the executive summary to the Phase I ESA Report. (Note: The Environmental Professional may not use the Environmental Protection Agency Map of Radon Zones as the primary rationale in making this determination.)

	<p>The Environmental Professional:</p> <ul style="list-style-type: none"> <li>• must test or oversee testing of at least 25% of all ground contact units at the Property, to be selected in the Environmental Professional's professional judgment, with no fewer than 1 radon test per each building having ground-contact units; and</li> <li>• may allow for no more than 15% lost or faulty tests; if more than 15% of the tested units are faulty, lost, or not retrievable, the Environmental Professional must determine whether the available results are sufficient to ascertain the radon risks at the Property, or whether testing of additional units is required.</li> </ul>
Follow-Up Testing Protocol	<p>After completion of the initial radon testing, if any building at the Property has at least 1 unit with an elevated radon concentration equal to or greater than 4.0 pCi/L, the Environmental Professional must either:</p> <ul style="list-style-type: none"> <li>• recommend installation of a radon mitigation system to address each unit with a radon concentration of 4.0 pCi/L or above; or</li> <li>• conduct a follow-up second round of testing within each building having a unit with an initial radon test level at the 4.0 pCi/L threshold or higher, using either short or long term testing, and which second round of testing must cover at least 25% of the ground contact units in that building, selected in the Environmental Professional's professional judgment (but must include each unit that tested at 4.0 pCi/L or greater during the first round of testing).</li> </ul>
Threshold for mitigation	<p>After the follow-up round of testing, the implementation of radon mitigation measures is required for each unit where the average of the two short term tests (or the results of the follow-up long term test) indicated a radon concentration of 4.0 pCi/L or higher.</p>
Mitigation Standards	<p>Any unit needing radon mitigation per these Requirements must be mitigated:</p> <ul style="list-style-type: none"> <li>• in compliance with all applicable laws and regulations;</li> <li>• by a qualified radon mitigation professional that will determine: <ul style="list-style-type: none"> <li>◦ the type of appropriate mitigation system required; and</li> <li>◦ whether the installation of a multi-unit mitigation system is necessary.</li> </ul> </li> </ul> <p>If the installation of a radon mitigation system is required, post-mitigation testing must confirm a radon concentration of less than 4.0 pCi/L in each unit mitigated.</p>
Operations and Maintenance Plan	<p>Any required mitigation system must be managed under an O&amp;M Plan. The O&amp;M Plan must include periodic inspections of all system components by a qualified Property representative.</p>
Ongoing Radon Testing	<p>Not required, unless specified under the O&amp;M Plan to confirm on-going performance of the mitigation system.</p>
Data Delivery	<p>For each Property subject to this Schedule 1, the Environmental Professional must submit the data elements listed on the attached Appendix A in the manner specified by the Lender.</p>

**APPENDIX A TO SCHEDULE 1  
FANNIE MAE MULTIFAMILY RADON TESTING**

**Radon Reporting: Data Parameter Dictionary**

Blue fields are required, and orange fields are optional.

<b>Data Parameter Field</b>	<b>Data Input Method or Format</b>	<b>Definition/Directions</b>	<b>Example</b>
Property Name	Text Box		Renting Inc.
Property Street Address	Text Box	Street number and street name	123 Main Street
City/Town	Text Box		Boston
State	Drop Down Menu	Use the 2-letter State postal abbreviation instead of the full name of the State.	MA
ZIP Code	Text Box	Only enter a 5-digit ZIP code.	02108
County	Text Box or Drop Down Menu		Suffolk
GSE	Drop Down Menu	Choose Fannie Mae or Freddie Mac.	
Freddie Mac Loan Number	9-Digit number	For Freddie Mac transactions only. Will be prompted for this only if Freddie Mac is identified as the GSE in the GSE field above.	123456789
Fannie Mae Deal ID	Up to 6 digits	For Fannie Mae transactions only. Will be prompted for this only if Fannie Mae is identified as the GSE in the GSE field above.	123456
Fannie Mae Collateral Reference Number	Up to 14 digits	For Fannie Mae transactions only. Will be prompted for this only if Fannie Mae is identified as the GSE in the GSE field above.	12345678901234
Primary Building Type	Drop Down Menu	Select one: (1) High Rise — 9 or more stories (2) Mid Rise — 4 to 8 stories (3) Garden — 1 to 3 stories (including townhouses)	
No. of Residential Buildings at Property	Number		4
Total No. of Residential Units at Property	Number	The number of total residential units at the Property must be equal to or larger than the number of ground contact residential units at the Property.	48
No. of Ground Contact Residential Units at the Property	Number	The number of ground contact residential units at the Property must not be greater than the number of total residential units at the Property.	4

<b>Data Parameter Field</b>	<b>Data Input Method or Format</b>	<b>Definition/Directions</b>	<b>Example</b>
Was radon testing performed in-house or was a third-party tester used for this Testing Round?	Drop Down Menu	Select one for this testing round: <ul style="list-style-type: none"> <li>● In-house</li> <li>● Third-party</li> </ul>	
Qualifications of Person Conducting Testing for this Testing Round	Drop Down Menu	Select one for this testing round: <ul style="list-style-type: none"> <li>(1) Environmental Professional</li> <li>(2) Radon professional/state-certified radon professional</li> <li>(3) Other</li> </ul>	
Radon Testing Round	Drop Down Menu	Select one for this testing round (do not include post-mitigation testing): <ul style="list-style-type: none"> <li>(1) Initial testing</li> <li>(2) Follow up testing due to elevated radon levels during initial testing</li> <li>(3) Follow up testing due to excessive loss of samples from initial testing round</li> <li>(4) Follow up testing for other reason</li> </ul>	
Total Number of Radon Tests Deployed at Residential Units at Property for this Testing Round	Number	Including QA/QC tests.	50
Were QA/QC Tests Conducted in Relationship to this Property for this Testing Round?	Drop Down Menu	Select one: <ul style="list-style-type: none"> <li>● Yes</li> <li>● No</li> </ul>	Yes
Total No. of Ground Contact Residential Units Tested for this Testing Round	Number		4
No. of Ground Contact Residential Units with Elevated Radon Levels for this Testing Round	Number	Number of ground contact residential <i>units</i> tested with results equal to or above 4.0 pCi/L for this testing round.  The total number of ground contact units with elevated radon levels cannot be larger than the total number of ground contact residential units tested.	±
Number of Ground Contact Residential Units Requiring Mitigation as a Result of Follow Up Testing	Number	Only for follow up testing. Number of ground contact residential <i>units</i> that must undergo mitigation pursuant to the requirements of the GSE radon testing and mitigation policy.	±

Data Parameter Field	Data Input Method or Format	Definition/Directions	Example
No. of Upper Floor Residential Units Tested at the Property for this Testing Round	Number		8
No. of Upper Floor Residential Units with Elevated Radon Levels for this Testing Round	Number	Number of upper floor residential <i>units</i> tested with results equal to or above 4.0 pCi/L for this testing round.  The number of upper floor units with elevated radon levels cannot be larger than the number of upper floor units tested at the Property.	0
Number of Upper Floor Residential Units Requiring Mitigation as a Result of Follow Up Testing	Number	Only for follow up testing. Number of upper floor residential <i>units</i> that must undergo mitigation pursuant to the requirements of the GSE radon testing and mitigation policy.	±
No. of Residential Buildings with Elevated Radon Levels for this Testing Round	Number	Number of residential <i>buildings</i> that contain units tested with results equal to or above 4.0 pCi/L for this testing round.	±
No. of Lost Devices for this Testing Round	Number	Number of lost devices for this testing round ( <i>i.e.</i> , Property wide)	±
Test Duration for this Testing Round	Drop Down Menu	Select one for this testing round: <ul style="list-style-type: none"> <li>● Long term testing devices (&gt;90 days)</li> <li>● Short term testing devices (2-90 days)</li> </ul>	
Device Type for this Testing Round	Drop Down Menu	Select one for this testing round: (1) Activated Charcoal (short term testing) (2) Alpha Track Detectors (long term testing) (3) Continuous Radon Monitor (short term testing or long term testing) (4) Electret Ion Chambers (short term testing or long term testing) (5) Electronic Integrating Device (long term testing) (6) Liquid Scintillation (short term testing)	
Total Cost of Phase I ESA	Number	Only for initial testing. Should include cost of radon testing. Do not include dollar sign or comma(s).	50000

<b>Data Parameter Field</b>	<b>Data Input Method or Format</b>	<b>Definition/Directions</b>	<b>Example</b>
Cost of Radon Testing for This Testing Round	Number	Total cost of this testing round (may include travel, deployment, device cost, QA/QC, shipping, lab fees, analysis and inclusion in the final Phase I ESA or preparation of the Radon Report):  Note: Travel costs should only be included if travel costs are an additional cost required for radon testing.  Do not include dollar sign or comma(s).	30000
Date Phase I ESA Engaged	Date	Date Environmental Professional was retained for Phase I	MM/DD/YYYY
Start Date When Radon Devices Placed for this Testing Round	Date	Start date when radon devices were first placed in residential units for this testing round	MM/DD/YYYY
End Date When Radon Devices Retrieved for this Testing Round	Date	End date when last of radon devices were retrieved and shipped to a radon lab for this testing round	MM/DD/YYYY
Date Radon Results Received by EP for this Testing Round	Date	Date radon results were available from the lab for this testing round	MM/DD/YYYY
Date Phase I ESA Is Finished with Radon Results Completed	Date	Only for initial testing (i.e., when "(1) Initial testing" is chosen for the "Testing Round" field)	MM/DD/YYYY
Date Completed Radon Results Provided to Lender	Date	Only for follow-up testing (i.e., when "(2) Follow up testing due to elevated radon levels during initial testing," "(3) Follow up testing due to excessive loss of samples from initial testing round," or "(4) Follow-up testing for other reason" is chosen for the "Testing Round" field)	MM/DD/YYYY
Radon Lab Name for this Testing Round	Text Box	Optional (in case not known by Environmental Professional, or if no lab, such as for continuous radon monitor was used)	Radon Laboratory
Were Any Radon-related Delays Encountered for this Testing Round?	Drop-Down Menu	Select "Yes" if any radon-related delays were encountered for this testing round (e.g., related to radon test scheduling/planning, radon testing, lab analysis, or ESA Phase I report delivery).	

Data Parameter Field	Data Input Method or Format	Definition/Directions	Example
Reason for Delay for this Testing Round	Drop-Down Menu	Required when a radon-related delay was encountered: Select one (most predominant) for this testing round: (1) Closed-home conditions not met (2) Lab delays (3) Sample transportation delays (4) Tampered devices (5) Other (please include specific reason in Comments or Feedback field below)	
Estimated Duration of Delay for this Testing Round	Drop-Down Menu	Required when a radon-related delay was encountered: Select one for this testing round: (1) Less than 2 weeks (2) Between 2 weeks and 4 weeks (3) More than 4 weeks	
Comments or Feedback	Text Box	Help us identify what is going well and what is problematic. How can we help improve the process?	