

6.3.3 Radon

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. The U.S. EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, according to the table below:

EPA Radon Zones		
EPA Zones	Average Predicted Radon Levels	Potential
Zone 1	Exceed 4.0 pCi/L	Highest
Zone 2	Between 2.0 and 4.0 pCi/L	Moderate
Zone 3	Less than 2.0 pCi/L	Low

It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the U.S. EPA recommends site-specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Review of the U.S. EPA Map of Radon Zones places the subject property in Zone 1. At the request of the client and in accordance with Freddie Mac requirements, Partner conducted limited sampling at the subject property in order to ascertain general levels of radon concentrations. Sampling activities were commenced by Cleave Berdzar on June 15, 2018 and completed by on-site personnel on June 18, 2018. A total of 12 charcoal canisters were placed throughout the subject property buildings and subsequently retrieved and forwarded to AccuStar Laboratories for radon analysis. Please refer to the table below:

Radon Results			
Sample No.	Location	Radon Concentration (pCi/L)	Remarks
3762411	Building A – Unit 104	1.2	Below EPA Action Level
3762335	Building B – Unit 103	1.2	Below EPA Action Level

Radon Results			
Sample No.	Location	Radon Concentration (pCi/L)	Remarks
3762334	Building C – Unit 104	0.7	Below EPA Action Level
3762433	Building D – Unit 101	1.5	Below EPA Action Level
3762339	Building E – Unit 105	0.7	Below EPA Action Level
3762333	Building F – Unit 104	0.8	Below EPA Action Level
3762431	Building G – Unit 102	0.7	Below EPA Action Level
3762340	Building H – Unit 105	1.0	Below EPA Action Level
3762336	Building I – Unit 108	0.5	Below EPA Action Level
3762321	Building J – Unit 102	0.4	Below EPA Action Level
3762338	Building K – Unit 103	<0.4	Below EPA Action Level
3762337	Building L – Unit 108	0.7	Below EPA Action Level

Radon was not detected above the EPA Action Level for radon in residential buildings (4.0 pCi/L) in any of the samples obtained for analysis. No further action is warranted for radon at this time.

Copies of the analytical data are included in Appendix B of this report.

