6.3.3 Radon

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. The US 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 US 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 US EPA Map of Radon Zones places the subject property in Zone 1. At the request of the client, Partner conducted limited sampling at the subject property in order to ascertain general levels of radon concentrations at the subject property. Sampling activities were commenced by Brian Bosiacki on April 20, 2020 and completed by Mr. Bosiacki on April 22, 2020. Due to the limited access to subject property units, a total of two charcoal canisters were placed in the unoccupied units in ground-level floors in Buildings 1 and 4 and subsequently were retrieved and forwarded to AccuStar Laboratories for radon analysis. Please refer to the table below:

Radon Results

Canister No.	Location	Radon Concentration (pCi/L)	Remarks
4133555	Building 1 – Unit 114	1.1	Below EPA Action Level
4133556	Building 4 – Unit 415	2.5	Below EPA Action Level

According to the analytical data, neither of the two samples obtained tested above the EPA Action Level for radon in residential buildings (4.0 pCi/L). Radon sampling should be conducted in the remaining nine buildings not already sampled to evaluate current conditions.

6.3.3 Radon

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Review of the US EPA Map of Radon Zones places the subject property in Zone 1. At the request of the client, Partner conducted limited sampling at the subject property in order to ascertain general levels of radon concentrations at the subject property. Sampling activities were commenced by Brian Bosiacki on April 20, 2020 and completed by Mr. Bosiacki on April 22, 2020. Due to the limited access to subject property units, a total of three charcoal canisters were placed in the unoccupied units in ground-level floors in Buildings 12, 14, and 17 and subsequently were retrieved and forwarded to AccuStar Laboratories for radon analysis. Please refer to the table below:

Radon Results

Canister No.	Location	Radon Concentration (pCi/L)	Remarks
4133551	Building 12 – Unit 1211	1.6	Below EPA Action Level
4133552	Building 17 – Unit 1713	11.0	Above EPA Action Level
4133553	Building 14 – Unit 1415	2.9	Below EPA Action Level

According to the analytical data, one of the three samples obtained tested above the EPA Action Level for radon in residential buildings (4.0 pCi/L). As such, resampling was conducted within Unit 1713 along with Unit 1711 to confirm elevated radon levels.

Radon Results

Canister No.	Location	Radon Concentration (pCi/L)	Remarks
4128534	Building 17 – Unit 1713	7.8	Above EPA Action Level
4128540	Building 17 – Unit 1711	6.8	Above EPA Action Level

Short-term radon sampling should be conducted in the eight remaining buildings not already sampled. Based on the results of the sampling, long-term radon sampling is recommended in any units that exceed the USEPA Action Level, including the two units in Building 17.

6.3.3 Radon

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. The US 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 US 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 EPA Map of Radon Zones places the subject property in Zone 1, where average predicted radon levels exceed the EPA's action level of 4.0 pCi/L. Due to the access issues associated with the current COVID-19 pandemic, radon sampling was not conducted during the site assessment. Partner recommends conducting short-term radon sampling post-closing once health conditions are favorable and restrictions are lifted.

Restrictions were lifted upon an additional visit to the subject property. Sampling activities were commenced by Brian Bosiacki on May 26, 2020 and completed by Mr. Bosiacki on May 28, 2020. A total of six charcoal canisters were placed in ground-floor units in each of the six subject residential buildings9 and subsequently retrieved and forwarded to AccuStar Laboratories for radon analysis. Please refer to the table below:

Radon Results			
Canister No.	**Location**	**Radon Concentration (pCi/L)**	**Remarks**
4133554	Building 23 – Unit 2312	0.9	Below EPA Action Level
4128400	Building 27 – Unit 2713	0.5	Below EPA Action Level
4128538	Building 25 – Unit 2511	1.8	Below EPA Action Level
4128539	Building 26 – Unit 2612	0.9	Below EPA Action Level
4128536	Building 24 – Unit 2414	8.7	Above EPA Action Level
4128537	Building 28 – Unit 2816	0.9	Below EPA Action Level

According to the analytical data, one of the six samples obtained tested above the EPA Action Level for radon in residential buildings (4.0 pCi/L). Long-term radon sampling is recommended for unit 2414 to confirm the result.