

### 8.3 RADON

Radon is a naturally-occurring, odorless, and invisible gas. Natural radon levels vary and are closely related to geologic formations. Radon may enter buildings through basement sumps or other openings.

According to the United States EPA, the radon zone level for the area is Zone 1, which has a predicted average indoor screening level greater than 4 pCi/L, above the action level of 4 pCi/L set forth by the EPA.

In accordance with Fannie Mae Requirements, AEI completed limited radon sampling by placing 7 laboratory provided radon test kits in 6 lowest livable units (one test kit per on-site residential building). The radon test kits were deployed at the subject property for 72 hours and submitted to AccuStar in Harrisburg, PA. Radon levels are noted in the following table:

Location	Time Period of Testing	Radon Concentration (pCi/L)
Building F, Unit/Apt. F-104, Floor 1, Office nook	72 hours	2.8
Building B, Unit/Apt. B-101, Floor 1, Living room	72 hours	1.0
Building C, Unit/Apt. C-106, Floor 1, Office nook	72 hours	0.9
Building A, Unit/Apt. A-105, Floor 1, Living room	72 hours	0.8
Building D, Unit/Apt. D-108, Floor 1, Living room	72 hours	2.1
Building E, Unit/Apt. E-107, Floor 1, Living room	72 hours	2.7
Building E, Unit/Apt. E-107, Floor 1, Living room - Field Blank	72 hours	<0.4

Laboratory results did not indicate concentrations of radon above the US EPA action level of 4.0 pCi/L. Radon test results from the duplicate placed in Building E107 was not available as that canister was not returned to the laboratory. However, based on the radon test results below action levels from all the buildings, it appears that the radon testing is representative of site conditions. As such, no additional action with respect to radon appears warranted at this time per Fannie Mae DUS Guidelines. Refer to the appendices for a complete copy of the radon testing results. Please note, a limited radon survey of a single unit is no longer an option. As of July 1, 2022, the State of Colorado revised their regulations requiring 100% of ground floor testing and 10% of upper floor testing for initial measurements.

The recommendations and conclusions presented as a result of this limited survey apply strictly to the property conditions existing at the time the sampling was performed. The sample analytical results are only valid for the time and place of collection and AEI does not warrant that these results will be repeatable or are representative of past or future conditions.