



Radon Measurement Assessment Report

Prepared for:

**Ann Arbor Housing Commission
727 Miller Avenue
Ann Arbor, MI 48103**

Project location:

**Colonial Oaks, LLC – Broadway Terrace
1504-1508 Broadway Street
Ann Arbor, MI 48103**

PE Project Number:

MI22-707

Prepared by:

**Protect Environmental
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Louisville, KY 40299
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Report Date:

August 22, 2022

Prepared by:

Keith Hoylman
Protect Environmental

Preparation Date: August 22, 2022

This assessment report was developed specifically for the radon measurement conducted at Colonial Oaks, LLC – Broadway Terrace, 1504-1508 Broadway Street, Ann Arbor, MI 48103. The measurement was conducted in accordance with the document *Protocol for Conducting Radon and Radon Decay Product Measurements in Multifamily Buildings (ANSI/AARST MAMF 2017)* by Jimmy Rogers, a radon measurement professional credentialed by the National Radon Proficiency Program (NRPP).

Please direct inquiries regarding this report to Jennifer Sims at 502-272-2662 or Jennifer@ProtectEnv.com.



Keith Hoylman
Radon Professional
NRPP Certification Number: RMT-109309

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Section 1.0 – Introduction and Summary

1.1 Purpose

Radon is a colorless, odorless, radioactive gas formed through the decay of uranium. Trace amounts of uranium is present in all soil, and radon is found all over the planet. Most of this gas remains underground, but a small percentage migrates to the surface. Most radon is diluted in the atmosphere to very low concentrations but can build up to high concentrations in buildings. The amount of radon intruding into a building depends on the strength of the source, preferential pathways into the building, and a driving force (usually the thermal stack effect of the building). While two buildings may be identical, each site is unique. The only way to know what the radon levels are inside a building is through measurement. Two structures side-by-side can have totally different radon levels.

Radon is the second leading cause of lung cancer in the general population and the leading cause of lung cancer among non-smokers. Radon exposure is the cause of approximately 21,000 U.S. lung cancer deaths each year. This risk is largely preventable through testing and mitigation.

For more information on radon, please contact:

- The Michigan Department of Environment, Great Lakes, and Energy, Materials Management Division at **517-284-6551** or visit their website at https://www.michigan.gov/egle/0,9429,7-135-3312_4120_4196---,00.html
- The US Environmental Protection Agency at **1-800-767-7236** or visit their website at <https://www.epa.gov/radon>.

1.2 Property Information

Protect Environmental was engaged to conduct a radon measurement and assessment at the subject property located at Colonial Oaks, LLC – Broadway Terrace, 1504-1508 Broadway Street, Ann Arbor, MI 48103. Prior to the measurement, the client or designated representative did not indicate that active mitigation systems were currently in operation at the property.

The property is located within an EPA Zone 1 county.

EPA Zones:

- Zone 1- Average radon levels at or above 4.0 pCi/L
- Zone 2- Average radon levels between 2.0 and 3.9 pCi/L
- Zone 3- Average radon levels at or below 1.9 pCi/L

The EPA Radon Zone designation should not be used to determine if a property should be tested. All buildings should be tested for radon, regardless of location or EPA Radon Zone designation.

1.3 Measurement Summary

The measurement was conducted between August 16 and 18, 2022, and was requested as part of a due diligence project being conducted by the client. A total of 20 measurement devices to be deployed in 20 residential locations in 3 buildings were included in the measurement and quality assurance project plan. The measurement included 1 vacant location. For quality assurance purposes, 2 duplicate and 2 field blank measurement devices were deployed. All devices were sent under appropriate chain of custody to a qualified analytical laboratory for analysis.

Findings and recommendations regarding the analytical lab results and corresponding assessment are provided in Section 6.1 of this report.

Section 2.0 – Scope of Work

The assessment includes the following scope of work components:

1. Conducting an initial planning meeting with the client to review the project scope, information necessary to build the measurement and quality assurance project plan, required conditions and on-site logistics.
2. Preparing and implementing a measurement and quality assurance project plan for the assessment, in accordance with the required measurement protocol.
3. Placing and retrieving the measurement devices, preparation of chain of custody documentation and shipping of the devices to a qualified analytical laboratory for analysis, and interpretation of the analytical laboratory data.
4. Providing the client with a written report of the measurement findings and recommendations.

Section 3.0 – Measurement Protocol and Quality Assurance

The measurement was conducted in accordance with the document *Protocol for Conducting Radon and Radon Decay Product Measurements in Multifamily Buildings (ANSI/AARST MAMF 2017)* by Jimmy Rogers, a radon measurement professional credentialed by the NRPP. Field Professional certification documentation is attached as Appendix E to this report.

Quality assurance measures were conducted in accordance with ANSI/AARST MAMF 2017. Details regarding the QA procedures implemented for this project are included in Appendix C of this report.

Section 4.0 – Measurement Devices

Activated charcoal adsorption devices manufactured by Air Chek, Inc. were utilized for the measurement. All devices were forwarded under appropriate chain of custody for analysis by Air Chek, Inc., an analytical laboratory credentialed by the NRPP. Each device was deployed in accordance with the instructions provided by the manufacturer. The chain of custody for measurement devices is available on request.

Air Chek, Inc.
1936 Butler Bridge Road
Mills River, NC 28759
NRPP License Number: 101138

Section 5.0 – Measurement Conditions

The occupant of each location at the property was notified of the required measurement conditions to be maintained during the testing event prior to device placement. The field professional also delivered notification of the required measurement conditions applicable to the testing event at the time of device placement. In addition, the responsible party for the overall testing event was notified of the required measurement conditions to be maintained during the testing event prior to device placement. Notifications are attached as Appendix G to this report.

Compliance with the measurement conditions and non-interference controls contained within the measurement protocol was verified by the field professional placing and retrieving the measurement devices. At the time of the measurement, violations of the required measurement conditions or evidence of device tampering were not observed by the field professional, unless noted within this report. Modifications to the measurement and quality assurance project plan were not made by the field professional, unless noted within this report. Weather conditions that existed during the measurement event are attached as Appendix D to this report.

Section 6.0 – Findings, Recommendations and Required Advisories

The sole purpose of this assessment is to provide the client with information regarding the indoor radon concentrations at the property at the time of the measurement. An uncertainty with any test result due to statistical variations and other factors, such as daily and seasonal variations in indoor radon concentrations, does exist. Variations may occur due to changes in weather conditions, building usage or possible unobserved interference with the required measurement conditions. Locations not occupied, able to be occupied or inaccessible at the time of the measurement were not tested. Any location not occupied, able to be occupied or inaccessible at the time of the measurement should be tested to ensure radon levels are below the EPA action level prior to future occupancy or upon accessibility, as applicable. The findings and recommendations contained within this report are derived

from information obtained from the client and their designated representative, the on-site activities and analytical services provided under the scope of work performed. No representation is made in this report regarding the operational status or proper operation of any mitigation system(s) that may be installed at the property. This measurement assessment report was prepared solely for the use of the client. Use of this report by any party other than is prohibited without prior written consent from Protect Environmental.

6.1 Findings and Recommendations

Based on the analytical lab results, 1 location contains indoor radon concentrations at or above the EPA action level of 4.0 pCi/L. The measurement results in 5 locations were invalid, of which 2 meet the clearance criteria for the project and 3 do not. The measurement results for quality assurance purposes in 2 locations were invalid. The quality assurance plan for the project was in control. Additional action is recommended:

1. A follow-up measurement is recommended in 1 location.

Device Location	Device Number	Result (pCi/L)	Average (pCi/L)
1508 Broadway Street, Unit C6 8/16/2022 to 8/18/2022	10070968	5.5	NA

The location contains indoor radon concentrations at or above the EPA action level. The result of the follow-up measurement will be analyzed to determine if additional action is recommended. In lieu of conducting the follow-up measurement, mitigation of the location is an option.

2. A follow-up measurement is recommended in 3 locations.

Device Location	Device Number	Result (pCi/L)	Average (pCi/L)
1504 Broadway Street, Unit A3 8/16/2022 to 8/18/2022	NA	Invalid DNP	NA
1508 Broadway Street, Unit C1 8/16/2022 to 8/18/2022	NA	Invalid DNP	NA
1508 Broadway Street, Unit C4 8/16/2022 to 8/18/2022	10070966	Invalid DNR	NA

DNA: Did Not Analyze; DNP: Did Not Place; DNR: Did Not Retrieve; MCV: Measurement Condition Violation; QA: Failed QA

The locations contain invalid measurement results and do not meet the clearance criteria for the project. The results of the follow-up measurement will be analyzed to determine if additional

action is recommended. In lieu of conducting the follow-up measurement, mitigation of the locations is an option.

6.2 Required Advisories

When a location is indicated to have radon levels below the EPA action level of 4.0 pCi/L:

1. If the location is indicated to have radon levels below the EPA action level of 4.0 pCi/L but at or above 2.0 pCi/L, consider mitigation of the building.
2. When the initial measurement is conducted under non-heating season conditions, follow-up measurement of all buildings under heating season at the earliest opportunity, and no later than 5 years after the initial measurement is recommended.
3. Consideration is recommended to alternate future measurements to obtain results under a different season that represents a significant portion of the yearlong operating condition for the building.
4. A follow-up measurement is recommended at least every 5 years and in conjunction with the sale of a building(s); a new addition is constructed or significant alterations occur; a ground-contact location not previously tested is occupied; HVAC systems are altered with resulting changes to air distribution or pressure relationship; ventilation is altered by extensive weatherization or changes to mechanical systems; sizeable openings due to ground water or slab surface water control systems are added or altered; natural settlement causing major cracks develops; earthquakes or construction blasting occur nearby; a mitigation system is altered, repaired or modified.

When a location is indicated to have radon levels at or above the EPA action level of 4.0 pCi/L:

1. Mitigate the building, understanding that mitigation is not complete until further testing provides evidence of system effectiveness.
2. Initiate short-term testing no sooner than 24 hours after a mitigation system is operational and within 30 days after installation.
3. If at any time, testing indicates radon concentrations at or above the EPA action level, an evaluation of the mitigation system is recommended, with corrections made to reduce concentrations below the action level.
4. The client has the responsibility to identify and comply with local statutes regarding obligations that may exist for disclosing measurement results to occupants and/or affected third parties.

5. Employ diagnostic testing and evaluation when test results indicate radon sources other than soil, such as building materials or water supplies. When the initial measurement event did not include measurement of all ground-contact locations at the property, repeat testing procedures to include all ground-contact locations, and not less than 10% of the residential locations on each upper floor in all buildings associated with the measurement assessment. When mitigation actions need to begin quickly, conduct this testing no later than during the initial post-mitigation measurement.

Appendix A

Analytical Laboratory Report

P5179 / KYLE HOYLMAN

Kit Number	Start Date	Start Time	End Date	End Time	Temp.	Facility	Building	Room	Project ID	Floor	Result
10070939	2022-08-16	12:00 pm	2022-08-18	11:00 am	70	COLONIAL OAKS LLC-BROADWAY TERRACE	1506 BROADWAY ST	B8		1	< 0.3
10070954	2022-08-16	12:00 pm	2022-08-18	11:00 am	70	COLONIAL OAKS LLC-BROADWAY TERRACE	1504 BROADWAY ST	A4		1	< 0.3
10070956	2022-08-16	12:00 pm	2022-08-18	11:00 am	70	COLONIAL OAKS LLC-BROADWAY TERRACE	1506 BROADWAY ST	B6		1	0.7
10070957	2022-08-16	12:00 pm	2022-08-18	11:00 am	70	COLONIAL OAKS LLC-BROADWAY TERRACE	1506 BROADWAY ST	B4		1	0.7
10070958	2022-08-16	12:00 pm	2022-08-18	11:00 am	70	COLONIAL OAKS LLC-BROADWAY TERRACE	1504 BROADWAY ST	A2		1	2.2
10070959	2022-08-16	12:00 pm	2022-08-18	11:00 am	70	COLONIAL OAKS LLC-BROADWAY TERRACE	1504 BROADWAY ST	A2		1	2.4
10070960	2022-08-16	12:00 pm	2022-08-18	12:00 pm	70	COLONIAL OAKS LLC-BROADWAY TERRACE	1508 BROADWAY ST	C2		1	3.5
10070961	2022-08-16	12:00 pm	2022-08-18	11:00 am	70	COLONIAL OAKS LLC-BROADWAY TERRACE	1506 BROADWAY ST	B3		1	0.6
10070962	2022-08-16	12:00 pm	2022-08-18	11:00 am	70	COLONIAL OAKS LLC-BROADWAY TERRACE	1506 BROADWAY ST	B7		1	0.7
10070964	2022-08-16	12:00 pm	2022-08-18	12:00 pm	70	COLONIAL OAKS LLC-BROADWAY TERRACE	1508 BROADWAY ST	C3		1	1.3
10070967	2022-08-16	12:00 pm	2022-08-18	11:00 am	70	COLONIAL OAKS LLC-BROADWAY TERRACE	1506 BROADWAY ST	B5		1	< 0.3
10070968	2022-08-16	12:00 pm	2022-08-18	11:00 am	70	COLONIAL OAKS LLC-BROADWAY TERRACE	1508 BROADWAY ST	C6		1	5.5
10070970	2022-08-16	12:00 pm	2022-08-18	11:00 am	70	COLONIAL OAKS LLC-BROADWAY TERRACE	1508 BROADWAY ST	C8		1	2.1
10070971	2022-08-16	12:00 pm	2022-08-18	11:00 am	70	COLONIAL OAKS LLC-BROADWAY TERRACE	1508 BROADWAY ST	C5		1	2.3
10070972	2022-08-16	12:00 pm	2022-08-18	11:00 am	70	COLONIAL OAKS LLC-BROADWAY TERRACE	1504 BROADWAY ST	A1		1	2.0
10070973	2022-08-16	12:00 pm	2022-08-18	11:00 am	70	COLONIAL OAKS LLC-BROADWAY TERRACE	1508 BROADWAY ST	C7		1	1.4
11202452	2022-08-16	12:00 pm	2022-08-18	11:00 am	70	COLONIAL OAKS LLC-BROADWAY TERRACE	1504 BROADWAY ST	A1		1	< 0.3

Appendix B

Device Placement Log

Device Placement Log

Facility:	Colonial Oaks LLC-Broadway Terrace				RES Devices:	20	Placement Arrival:	12:00 PM		
Address:	1504-1508 Broadway Street, Ann Arbor, MI 48103				NR Devices:	0	Placement Departure:	12:00 PM		
Contact:	Tim Olivier: 734-794-6720				Duplicate Devices:	2	Retrieval Arrival:	11:00 AM		
Placement Day/Type/Pro:	8/16/2022	ST	Jimmy Rogers		Blank Devices:	2	Retrieval Departure:	12:00 PM		
Retrieval Day/Type/Pro:	8/18/2022	ST	Jimmy Rogers		Total Devices:	24	Ship Info:	FedEx: 1-Day		
Standard:	MAMF 2017	Project Type:	HUD, Initial 100%		Shipped Devices:	17	Ship Date:	8/18/2022		
Kit Number	Start Date	Start Time	End Date	End Time	Temp	Building	Room	Floor	Vacant	Notes
10070958	8/16/2022	12:00 PM	8/18/2022	11:00 AM	70	1504 Broadway St	A2	1		
10070959	8/16/2022	12:00 PM	8/18/2022	11:00 AM	70	1504 Broadway St	A2 DUPLICATE	1		
10070972	8/16/2022	12:00 PM	8/18/2022	11:00 AM	70	1504 Broadway St	A1	1		
11202452	8/16/2022	12:00 PM	8/18/2022	11:00 AM	70	1504 Broadway St	A1 FIELD BLANK	1		
NA	NA	NA	NA	NA	NA	1504 Broadway St	A3	1		DNP: Access
10070954	8/16/2022	12:00 PM	8/18/2022	11:00 AM	70	1504 Broadway St	A4	1		
10070940	8/16/2022	12:00 PM	NA	NA	NA	1506 Broadway St	B1	1		DNR: Access
10070947	8/16/2022	12:00 PM	NA	NA	NA	1506 Broadway St	B1 DUPLICATE	1		DNR: Access
10070955	8/16/2022	12:00 PM	NA	NA	NA	1506 Broadway St	B2	1		DNR: Missing
10067593	8/16/2022	12:00 PM	NA	NA	NA	1506 Broadway St	B2 FIELD BLANK	1		DNR: Missing

Device Placement Log

10070961	8/16/2022	12:00 PM	8/18/2022	11:00 AM	70	1506 Broadway St	B3	1	x	
10070957	8/16/2022	12:00 PM	8/18/2022	11:00 AM	70	1506 Broadway St	B4	1		
10070967	8/16/2022	12:00 PM	8/18/2022	11:00 AM	70	1506 Broadway St	B5	1		
10070956	8/16/2022	12:00 PM	8/18/2022	11:00 AM	70	1506 Broadway St	B6	1		
10070962	8/16/2022	12:00 PM	8/18/2022	11:00 AM	70	1506 Broadway St	B7	1		
10070939	8/16/2022	12:00 PM	8/18/2022	11:00 AM	70	1506 Broadway St	B8	1		
NA	NA	NA	NA	NA	NA	1508 Broadway St	C1	1		DNP: Acces
10070960	8/16/2022	12:00 PM	8/18/2022	12:00 PM	70	1508 Broadway St	C2	1		
10070964	8/16/2022	12:00 PM	8/18/2022	12:00 PM	70	1508 Broadway St	C3	1		
10070966	8/16/2022	12:00 PM	NA	NA	NA	1508 Broadway St	C4	1		DNR: Missing
10070971	8/16/2022	12:00 PM	8/18/2022	11:00 AM	70	1508 Broadway St	C5	1		
10070968	8/16/2022	12:00 PM	8/18/2022	11:00 AM	70	1508 Broadway St	C6	1		
10070973	8/16/2022	12:00 PM	8/18/2022	11:00 AM	70	1508 Broadway St	C7	1		

Device Placement Log

10070970	8/16/2022	12:00 PM	8/18/2022	11:00 AM	70	1508 Broadway St	C8	1		
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Appendix C

Quality Assurance Documentation

Project Quality Assurance

Quality Assurance measures were conducted in accordance with ANSI/AARST MAMF 2017, and included:

- *Duplicate* (co-located) measurement devices deployed at a rate of 10% of the measurement locations.
 - Results may not be twice or more than the co-located sample.

- *Blank* measurement devices, not exposed to indoor air, deployed at a rate of 5% of measurement locations.
 - Results may not be above the calculated lower limit of detection.
 - At a minimum of 50 test devices deployed, the number of blanks will be increased to 9, to include 3 laboratory blanks, 3 office blanks and 3 field blanks.
 - If more than 180 test devices are deployed, the blanks will be deployed at a standard rate of 5% blanks of the measurement locations.

- *Spike* measurement devices conducted at a rate of no less than 3% of sampling locations.
 - At a minimum of 100 units tested, the number of spikes increased to include 3 spiked devices from the sampling program batch to be tested and results received prior to beginning the sample deployment.

Device Location	Event Dates	Device Number	Result (pCi/L)		RPD	Device Type
1504 Broadway St, Unit A2	8/16/2022 to 8/18/2022	10070958	2.2	2.3	8.7%	Duplicate
		10070959	2.4			
1504 Broadway St, Unit B1	8/16/2022 to 8/18/2022	10070940	NA	DNR: Invalid	NA	Duplicate
		10070947	NA			

1504 Broadway St, Unit A1	8/16/2022 to 8/18/2022	11202452	< 0.3		NA	Field Blank
1504 Broadway St, Unit B2	8/16/2022 to 8/18/2022	10067593	DNR: Invalid		NA	Field Blank

PROTECTTM

ENVIRONMENTAL

PE Job Number: 22.12

Device Range: 10067501-10070000

Chamber Info		Storage Info	
Job Number:	205096	Radon Levels:	-
Start Date:	4/21/2022	Device Numbers:	-
Stop Date:	4/25/2022	Start/Stop Date:	-
Temperature:	72.4° F	Temperature:	70-75° F
Rel. Hum:	72.40%	Rel. Hum:	30-45%

Spikes

Device	Type	Manufacture	Range	Chamber	MV	TV	IRE
10067501	AC	Air Chek	10067501-10070000	Bowser-Morner	17.3	24.8	-30.2%
10067801	AC	Air Chek	10067501-10070000	Bowser-Morner	17.0	24.8	-31.5%
10067901	AC	Air Chek	10067501-10070000	Bowser-Morner	16.1	24.8	-35.1%
10068103	AC	Air Chek	10067501-10070000	Bowser-Morner	16.2	24.8	-34.7%
10068401	AC	Air Chek	10067501-10070000	Bowser-Morner	15.7	24.8	-36.7%
10068501	AC	Air Chek	10067501-10070000	Bowser-Morner	16.1	24.8	-35.1%
10068703	AC	Air Chek	10067501-10070000	Bowser-Morner	16.9	24.8	-31.9%
10069003	AC	Air Chek	10067501-10070000	Bowser-Morner	17.5	24.8	-29.4%
10069101	AC	Air Chek	10067501-10070000	Bowser-Morner	16.8	24.8	-32.3%
10069401	AC	Air Chek	10067501-10070000	Bowser-Morner	16.6	24.8	-33.1%
10069601	AC	Air Chek	10067501-10070000	Bowser-Morner	16.6	24.8	-33.1%
10069901	AC	Air Chek	10067501-10070000	Bowser-Morner	16.7	24.8	-32.7%

IRE = Individual Relative Error; MV = Measurable Value (from lab); TV = Target Value (from chamber)

Office/Lab Transit Blanks

Device	Type	Manufacture	Range	Chamber	MV	TV	In Control
10067701	AC	Air Chek	10067501-10070000	Bowser-Morner	0.3	< 0.3	YES
10068203	AC	Air Chek	10067501-10070000	Bowser-Morner	0.3	< 0.3	YES
10068603	AC	Air Chek	10067501-10070000	Bowser-Morner	0.3	< 0.3	YES
10068901	AC	Air Chek	10067501-10070000	Bowser-Morner	0.3	< 0.3	YES
10069301	AC	Air Chek	10067501-10070000	Bowser-Morner	0.3	< 0.3	YES
10069703	AC	Air Chek	10067501-10070000	Bowser-Morner	0.3	< 0.3	YES

Winnie Chevront

Winnie Chevront
QA Coordinator

Kyle E. Hoylman

Kyle Hoylman
QA Manager



PE Job Number: 22.14

Device Range: 11201801-11203700, 10070001-10070600

Chamber Info		Storage Info	
Job Number:	205439	Radon Levels:	-
Start Date:	5/14/2022	Device Numbers:	-
Stop Date:	5/16/2022	Start/Stop Date:	-
Temperature:	70.1° F	Temperature:	70-75° F
Rel. Hum:	26.9%	Rel. Hum:	30-45%

Spikes

Device	Type	Manufacture	Range	Chamber	MV	TV	IRE
11201801	AC	Air Chek	11201801-11203700	Bowser-Morner	33.1	32.7	1.2%
11202101	AC	Air Chek	11201801-11203700	Bowser-Morner	30.3	32.7	-7.3%
11202201	AC	Air Chek	11201801-11203700	Bowser-Morner	30.7	32.7	-6.1%
11202401	AC	Air Chek	11201801-11203700	Bowser-Morner	30.9	32.7	-5.5%
11202702	AC	Air Chek	11201801-11203700	Bowser-Morner	32.4	32.7	-0.9%
11202801	AC	Air Chek	11201801-11203700	Bowser-Morner	30.3	32.7	-7.3%
11203001	AC	Air Chek	11201801-11203700	Bowser-Morner	32.0	32.7	-2.1%
11203301	AC	Air Chek	11201801-11203700	Bowser-Morner	27.9	32.7	-14.7%
11203401	AC	Air Chek	11201801-11203700	Bowser-Morner	30.4	32.7	-7.0%
10070001	AC	Air Chek	10070001-10070600	Bowser-Morner	27.7	32.7	-15.3%
10070101	AC	Air Chek	10070001-10070600	Bowser-Morner	26.5	32.7	-19.0%
10070301	AC	Air Chek	10070001-10070600	Bowser-Morner	28.2	32.7	-13.8%

IRE = Individual Relative Error; MV = Measurable Value (from lab); TV = Target Value (from chamber)

Office/Lab Transit Blanks

Device	Type	Manufacture	Range	Chamber	MV	TV	In Control
11202001	AC	Air Chek	11201801-11203700	Bowser-Morner	< 0.3	< 0.3	YES
11202501	AC	Air Chek	11201801-11203700	Bowser-Morner	< 0.3	< 0.3	YES
11202901	AC	Air Chek	11201801-11203700	Bowser-Morner	< 0.3	< 0.3	YES
11203201	AC	Air Chek	11201801-11203700	Bowser-Morner	< 0.3	< 0.3	YES
11203601	AC	Air Chek	11201801-11203700	Bowser-Morner	< 0.3	< 0.3	YES
10070401	AC	Air Chek	10070001-10070600	Bowser-Morner	< 0.3	< 0.3	YES

Winnie Cheuvront
QA Coordinator

Kyle Hoylman
QA Manager

PROTECTTM

ENVIRONMENTAL

PE Job Number: 22.17

Device Range: 10070601-10073100

Chamber Info		Storage Info	
Job Number:	206024	Radon Levels:	-
Start Date:	7/1/2022	Device Numbers:	-
Stop Date:	7/5/2022	Start/Stop Date:	-
Temperature:	69.3° F	Temperature:	70-75° F
Rel. Hum:	50.40%	Rel. Hum:	30-45%

Spikes

Device	Type	Manufacture	Range	Chamber	MV	TV	IRE
10070601	AC	Air Chek	10070601-10073100	Bowser-Morner	8.8	10.4	-15.4%
10070901	AC	Air Chek	10070601-10073100	Bowser-Morner	9.3	10.4	-10.6%
10071001	AC	Air Chek	10070601-10073100	Bowser-Morner	8.7	10.4	-16.3%
10071201	AC	Air Chek	10070601-10073100	Bowser-Morner	9.2	10.4	-11.5%
10071501	AC	Air Chek	10070601-10073100	Bowser-Morner	9.0	10.4	-13.5%
10071601	AC	Air Chek	10070601-10073100	Bowser-Morner	9.3	10.4	-10.6%
10071801	AC	Air Chek	10070601-10073100	Bowser-Morner	8.2	10.4	-21.2%
10072101	AC	Air Chek	10070601-10073100	Bowser-Morner	9.9	10.4	-4.8%
10072201	AC	Air Chek	10070601-10073100	Bowser-Morner	9.9	10.4	-4.8%
10072501	AC	Air Chek	10070601-10073100	Bowser-Morner	9.0	10.4	-13.5%
10072701	AC	Air Chek	10070601-10073100	Bowser-Morner	8.5	10.4	-18.3%
10073001	AC	Air Chek	10070601-10073100	Bowser-Morner	9.7	10.4	-6.7%

IRE = Individual Relative Error; MV = Measurable Value (from lab); TV = Target Value (from chamber)

Office/Lab Transit Blanks

Device	Type	Manufacture	Range	Chamber	MV	TV	In Control
10070801	AC	Air Chek	10070601-10073100	Bowser-Morner	< 0.3	< 0.3	YES
10071301	AC	Air Chek	10070601-10073100	Bowser-Morner	< 0.3	< 0.3	YES
10071701	AC	Air Chek	10070601-10073100	Bowser-Morner	< 0.3	< 0.3	YES
10072001	AC	Air Chek	10070601-10073100	Bowser-Morner	< 0.3	< 0.3	YES
10072401	AC	Air Chek	10070601-10073100	Bowser-Morner	< 0.3	< 0.3	YES
10072801	AC	Air Chek	10070601-10073100	Bowser-Morner	< 0.3	< 0.3	YES



Winnie Cheuvront
QA Coordinator



Kyle Hoyleman
QA Manager

Appendix D

Measurement Event Weather Conditions



Weather Summary

Facility: Colonial Oaks LLC- Broadway Terrace

Address: 1504-1508 Broadway Street, Ann Arbor, MI 48103

Placement Day: 8/16/2022

Retrieval Day: 8/18/2022

Date	Temperature (°F) Min	Temperature (°F) Max	Temperature (°F) Avg	Precipitation (Inches) Min	Precipitation (Inches) Max	Precipitation (Inches) Avg	Ground Cover (Snow/Ice inches) Min	Ground Cover (Snow/Ice inches) Max	Ground Cover (Snow/Ice inches) AVG	Wind (Speed in mph) Min	Wind (Speed in mph) Max	Wind (Speed in mph) Avg	Humidity (%) Min	Humidity (%) Max	Humidity (%) Avg
8/15/2022	65	81	73	0	0	0	0	0	0	0	13	7	41	80	61
8/16/2022	63	81	72	0	0	0	0	0	0	0	13	7	42	81	62
8/17/2022	61	81	71	0	0	0	0	0	0	0	15	8	43	93	68
8/18/2022	60	85	73	0	0.07	0	0	0	0	0	16	8	37	93	65
Overall Avg.	62	82	72	0	0.02	0	0	0	0	0	14	7	41	87	64

Appendix E

Professional Certification Documentation



Keith Hoylman Protect Environmental, LLC

Certified for Radon Measurement

- Certified by the National Radon Proficiency Program (**NRPP**)
- NRPP Certification **#109193-RT**
- Certified since: May 10, 2017
- Certification Expires: August 31, 2023

Certified for Radon Mitigation

- Certified by the National Radon Proficiency Program (**NRPP**)
- NRPP Certification **#109309-RMT**
- Certified since: August 2, 2017
- Certification Expires: August 31, 2023

Total NRPP Training/Education Credits: 103

- Multi-Family Measurement Certificate (**MFM**)
- Multi-Family Mitigation Certificate (**MFMT**)
- Radon Resistant New Construction Certificate (**RRNC**)



Kentucky

State Radon Office Contact

Clay Hardwick

Clay.hardwick@ky.gov

(502) 564-4856

Radon Office Website

American Association of Radon Scientists and Technologists (AARST)

- AARST Member ID: A5682
- Member since: May 10, 2017
- AARST Advanced Radon Measurement/Mitigation Professional (**ARP**)

Interested in becoming a Member of AARST?

Business Links

- [Protect Environmental, LLC Website](#)

Interested in becoming NRPP certified ?

Radon Levels in your state

Last updated on: August 13, 2021

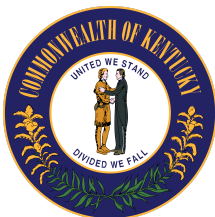


Jimmy Rogers Protect Environmental

Certified for Radon Measurement

- Certified by the National Radon Proficiency Program (NRPP)
- NRPP Certification **#111911-RT**
- Certified since: March 1, 2021
- Certification Expires: March 31, 2023

Total NRPP Training/Education Credits: 16



Kentucky

State Radon Office Contact

Clay Hardwick

Clay.hardwick@ky.gov

(502) 564-4856

Radon Office Website

Business Links

- [Protect Environmental Website](#)

Interested in becoming a Member of
AARST?

Interested in becoming NRPP certified ?

Appendix F

EPA Radon Zone Map

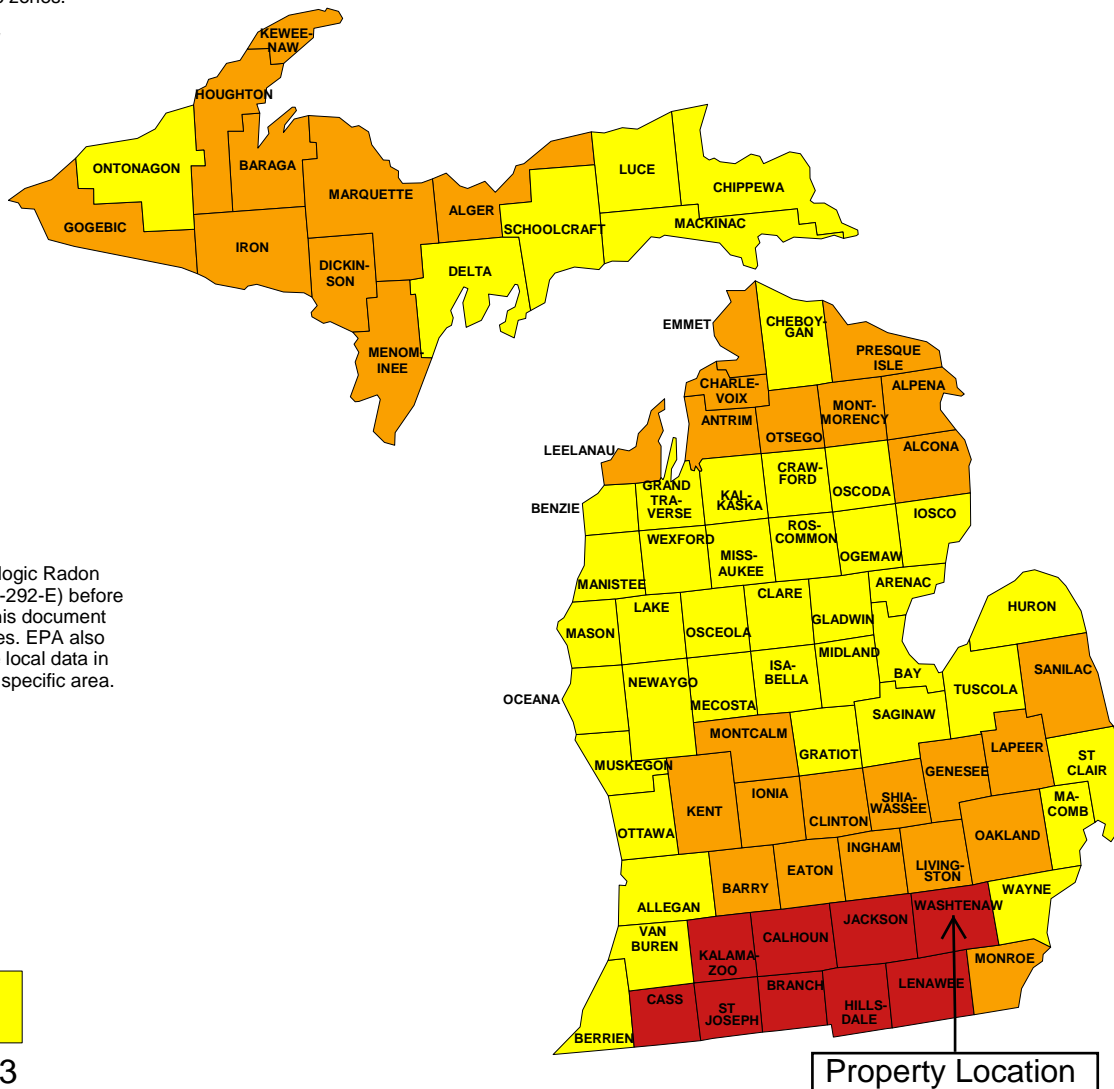
MICHIGAN - EPA Map of Radon Zones

<http://www.epa.gov/radon/zonemap.html>

The purpose of this map is to assist National, State and local organizations to target their resources and to implement radon-resistant building codes.

This map is not intended to determine if a home in a given zone should be tested for radon. Homes with elevated levels of radon have been found in all three zones.

All homes should be tested, regardless of zone designation.



IMPORTANT: Consult the publication entitled "Preliminary Geologic Radon Potential Assessment of Michigan" (USGS Open-file Report 93-292-E) before using this map. <http://energy.cr.usgs.gov/radon/grpinfo.html> This document contains information on radon potential variations within counties. EPA also recommends that this map be supplemented with any available local data in order to further understand and predict the radon potential of a specific area.



Zone 1



Zone 2



Zone 3

Appendix G

Notification Documentation



Radon Measurement – Resident Notification (ST)

We will be conducting a radon assessment in your community. Your residence may be selected for placement of a measurement device. Access to your residence for purposes of placing and retrieving the measurement device may be necessary on the following dates:

Device Placement: **08/16/2022**

Device Retrieval: **08/18/2022**

During the measurement period, regardless of whether a measurement device is placed in your residence, you are required to maintain the following conditions to ensure a valid measurement:

- All windows must be kept closed. All exterior doors must be kept closed, except for normal entry and exit. **Windows and doors must be kept closed for a period of 12 hours prior to the device placement date and remain closed effect until the devices are retrieved.**
- Whole house fans must not be operated. Window air conditioning units may only be operated in recirculation mode. Portable window fans must be removed from the window or sealed in place.
- Fireplaces or combustion appliances, other than water heaters and cooking appliances, must not be operated unless they are your primary heat source.
- Ceiling fans, portable air filters, portable de-humidifiers, portable humidifiers or window air conditioning units operating in recirculation mode must not be operated within 20' of the measurement device.
- If a device is placed in your unit, the measurement device must not be touched, tampered with, covered, removed, or altered, and the location of the device must not be changed. Your HVAC system must be operated in the normal range – your thermostat should not be adjusted drastically, and your fan should be set in normal mode.

The technician placing and retrieving the devices is required to report any failure to maintain closed-building conditions. Failure to maintain these conditions could result in an invalid measurement and require the measurement to be repeated.

Your assistance in helping to ensure a valid measurement is greatly appreciated! Contact your management office with questions regarding this notification.

Thank you.



Radon Measurement – Responsible Party Notification (ST)

Date: July 27, 2022

Measurement Location: Colonial Oaks LLC 2000 South Industrial Ann Arbor, MI

Measurement Period: 08/16/2022 through 08/19/2022

During the measurement period, the following conditions must be maintained in each residence (regardless of whether or not the unit contains a measurement device) and all common areas in the building to ensure a valid measurement:

- All windows must be kept closed. All exterior doors must be kept closed, except for normal entry and exit. **Windows and doors must be kept closed for a minimum period of 12 hours prior to device placement and remain closed until device retrieval.**
- Whole house fans must not be operated. Window air conditioning units may only be operated in recirculation mode. Portable window fans must be removed from the window or sealed in place.
- Fireplaces or combustion appliances, other than water heaters and cooking appliances, must not be operated unless they are the primary heat source.
- Ceiling fans, portable air filters, portable de-humidifiers, portable humidifiers or window air conditioning units operating in recirculation mode must not be operated within 20' measurement devices.
- The measurement device must not be touched, tampered with, covered, removed or altered, and the location of the device must not be changed. HVAC systems must be operated in the normal range – thermostats should not be adjusted drastically and air handlers should be set in normal mode.
- Unusual occurrences that could affect the measurement, such as power outages or extreme weather conditions, must be reported to Protect Environmental.

The technician placing and retrieving the devices is required to report any failure to maintain measurement conditions. Failure to maintain measurement conditions may result in an invalid measurement and require the measurement to be repeated.

As the responsible party for the measurement location listed above, I hereby acknowledge receipt of this Measurement Conditions Notification and agree to make reasonable efforts to ensure the conditions outlined herein are maintained throughout the measurement period.

Beth Jaroch

Responsible Party