



## Client Radon Information Sheet

At Canyon View Realty & Property Management we strive to prepare and inform our clients of all the issues that can come up in a transaction.

Radon is a large concern we should all be aware of especially those from out of state. Below we have provided the EPA and State of Colorado's answers to FAQs about radon. This can help you understand what radon is, how to read mill tailings reports, and resources for to help them mitigate radon in Colorado.

Resources:

[Mill Tailings Report](#)

[Colorado Low-Income Assistance to Reduce Radon](#)

[Colorado Free Test Kit & Video](#)

[Colorado Radon Active Licensee Listing](#)

## What is Radon?

Radon is a radioactive gas that forms naturally when uranium, thorium, or radium, which are radioactive metals break down in rocks, soil and groundwater. People can be exposed to radon primarily from breathing radon in air that comes through cracks and gaps in buildings and homes. Because radon comes naturally from the earth, people are always exposed to it.

## Where does radon come from?

Radon-222 is the decay product of radium-226. Radon-222 and its parent, radium-226, are part of the long decay chain for uranium-238. Since uranium is essentially ubiquitous (being or seeming to be everywhere at the same time) in the earth's crust, radium-226 and radon-222 are present in almost all rock and all soil and water.

The amount of radon in the soil depends on soil chemistry, which varies from one house to the next. Radon levels in the soil range from a few hundred to several thousands of pCi/L (picocuries per liter) in air. The amount of radon that escapes from the soil to enter the house depends on the weather, soil porosity, soil moisture, and the suction within the house.



# What is the average level of radon found in homes in the U.S.?

Based on a national residential radon survey completed in 1991, the average indoor radon level is about 1.3 picocuries per liter (pCi/L) (50 becquerels per cubic meter (Bq/m<sup>3</sup>)) in air in the United States. The average outdoor level is about 0.4 pCi/L (15 Bq/m<sup>3</sup>).

## ^ What do my radon test results mean?

The type of radon test used and whether you have a radon mitigation system in your home can impact the next steps. The results below are for do-it-yourself short-term radon test kits.

### There is no radon mitigation system in my home

**GREEN** - Results under 2 pCi/L

If your results are less than 2.0 pCi/L, retest in 5 years

**YELLOW** - Results 2-3.9 pCi/L -

If your results are between 2 pCi/L and 3.9 pCi/L, consider testing again with a long term test to understand your average radon levels over a longer period of time.

You can also consider mitigation if you or your family members are at a high risk for developing lung cancer.

Otherwise, retest in 5 years.

**RED** - Results at or above 4pCi/L

If your radon test result is at or above 4 pCi/L, your radon results are above the EPA action level. You should confirm your levels are elevated and reduce your radon levels by installing a radon mitigation system in your home.

It's a good idea to conduct a second radon test to confirm your levels. If initial results are close to 4 pCi/L, you may want to conduct a long term radon test, which will give you the best data related to your average radon levels under normal living conditions.

If you own your home, read the section below to learn how to fix a radon problem. If you rent your home, notify your landlord in writing about the elevated radon levels.

## ^ How much does a radon mitigation system cost?

Traditional radon mitigation systems installed on existing single-family homes are approximately \$1,300-\$3,000. However, each home is different and asking for multiple bids from licensed mitigation professionals is the best way to get a fair price.

If your home has a passive radon system (e.g. built in during construction), it should cost about \$500 to add a fan to activate the system.



## ^ What is the Low-Income Radon Mitigation Assistance Program and what are the eligibility requirements?

The Colorado Department of Public Health and Environment has a financial assistance program to help cover the cost of radon mitigation expenses for low-income homeowners.

Program eligibility criteria:

- The applicant must own the home and it must be the applicant's primary residence.
- The applicant must be considered a low-income household and meet the low-income limits specified in the income table below.

[LIRMA Program Low Income Limits - Based on Adjusted Gross Income](#)

- A radon test result showing average radon levels are over 4 pCi/L within one year from the date of application, from a certified testing device.

Please review the LIRMA Policy and Procedure document for specific information. Visit the program website to apply for the program.

## CDPHE Low Income Radon Mitigation Assistance program

1. [Read the instructions in English.](#)

1. [Lea las instrucciones.](#)

2. Apply: After you submit the form, you will receive an email confirmation with further details on how to complete your application.

- [Homeowner application.](#)
- [Solicitud del propietario.](#)
- [Contractor application.](#)

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[Colorado Department of Local Affairs — home rehabilitation programs](#)

[HUD Community Development Block Grant program](#)

202-708-3587

- U.S. Department of Housing and Urban Development.
- Funds rehabilitation and repair of affordable housing.

[HUD "203k" program](#)

202-708-2121

- U.S. Department of Housing and Urban Development.
- Funds rehabilitation and repair of single-family homes.

[U.S. Department of Agriculture — rural repair and rehabilitation loans and grants](#)

Provides loans and grants to very low-income homeowners to repair, improve or modernize their homes or to remove health and safety hazards