



COLORADO
Department of Public
Health & Environment

Dedicated to protecting and improving the health and environment of the people of Colorado

February 18, 2016

RE: Melissa Crowder
3382 Xenia St.
Denver, CO 80238

Ms. Crowder:

It is my understanding that you are selling the above property, which was tested by the buyer for radon, and the inspection revealed elevated radon levels. The buyer is now requesting that you have a radon mitigation system installed by a certified radon mitigation contractor and your home owners association (HOA) is currently at issue with its installation and the testing that was conducted.

I have reviewed your documentation and the test was conducted properly by a certified measurement contractor. I see no need for additional retesting. I have also reviewed the mitigation design suggestion by the certified mitigation contractor and the company appears to be following all proper installation protocols.

I have also reviewed the concerns of the nearby homeowner and see no reason why they should be concerned over your installation. Radon will not "be extracted into their roof vents". The distance the contractor has in the design plan is according to standard and will not affect their indoor air quality.

I highly discourage HOA's from impeding the installation of any home repair which is intended to protect the health of a family and interfering with the sale of a home. Radon is a known carcinogen and the leading cause of lung cancer in non-smokers. Colorado has one of the highest levels of radon in the United States and we recommend all homes be tested and mitigated if necessary.

If there are any issues with the system aesthetics, it is possible to make the mitigation system less noticeable by shrouding the fan in a box that matches the color of the house and using matching downspout guttering for the vent pipe rather than PVC piping. You would have to check with your contractor to see if this would have any impact on your warranties and/or guarantees.

Feel free to contact me if you have further questions.

Sincerely,

Chrystine Kelley
Radon Program Manager

