

MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION POLICIES

POLICY NUMBER: MRC028
POLICY TITLE: RADON REMEDIATION*
POLICY ADOPTED: APRIL 24, 2006
POLICY REVIEWED: MARCH 15, 2018
POLICY REVISED: FEBRUARY 16, 2015

POLICY STATEMENT:

The Association will reimburse co-owners for the remediation of radon gas, subject to the following requirements:

1. Co-owners, at their own expense, must test their unit for the presence of radon using a minimum of **two** short-term tests performed separately with an interval of not less than **two weeks** between tests.
2. Co-owners must submit to the Association a detailed Modification Request Radon Remediation Form that includes a remediation plan to reduce the excessive radon gas levels and the test results from a certified radon testing lab for two radon tests that, when averaged together, indicate radon levels of 4 picocuries or greater.
3. The Association shall have adequate time to evaluate and confirm said results and documentation **before** approval or installation of a radon mitigation system.
4. Upon confirmation of a radon level consistently above 4 picocuries per liter, the Association, at its sole discretion, may either implement its own remediation plan to reduce excessive radon gas levels or accept a co-owner's proposed remediation plan.
5. A certified contractor must install all radon mitigation systems.
6. The Association shall only be responsible for basic costs associated with approved remedial actions, not to exceed \$850, or those for which it contracts. The Association will not reimburse for remediation action that was taken without Association approval or where reimbursement was not requested in a timely manner (within six months of completion).
7. The Association does not warrant, guarantee, or insure that remediation will be successful and shall bear no responsibility, other than for the cost of the original basic system, if further actions are deemed necessary.
8. The Association is not responsible for delays caused by co-owner or contractor failure to follow proper testing procedures or this Policy.
9. The co-owner is responsible for upkeep and repairs to the installed radon remediation system, including electrical power usage. If two co-owners share a radon remediation system, they shall agree among themselves prior to installation on how the costs of upkeep will be shared.
10. **The obligations under this policy shall run with the unit and shall be binding upon any successors or assigns of the unit. The co-owner shall pay the cost of recording a copy of the Modification and Alteration Agreement.**

For more, see the Attachment to this policy (next page) information on radon concerns, testing, and remediation.

***NOTE: Co-owners must submit: a MODIFICATION REQUEST FORM: Radon Remediation, a MODIFICATION AND ALTERATION AGREEMENT, the results of TWO TESTS performed separately that indicate elevated levels of radon, and a PROPOSED REMEDIATION PLAN to the Management Company. APPROVAL must be obtained PRIOR to the installation.**

MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION POLICIES

ATTACHMENT for POLICY MRC028: RADON REMEDIATION

Radon is a naturally occurring radioactive gas that can seep into a home through cracks or openings in the basement foundation and floor. Prolonged exposure to radon can cause lung cancer. The EPA recommends the remediation of radon gas if testing shows levels exceeding 4 picocuries. For more information on Radon, go to the Michigan Department of Environmental Quality (MDEQ) website at <http://www.michigan.gov/deq> and type "radon links" in the search box.

In Oakland County, it is estimated that 15-20% of homes have elevated radon levels., Radon tests performed in our condominium complex have revealed elevated radon levels in a number of units. The Association recommends that all co-owners test their units for radon gas.

Testing can be done with a do-it-yourself kit that you send back to a laboratory for analysis, or you can hire a professional to test for you. If you prefer to hire a professional testing service, contact the Oakland County Health Department at 248-858-1312 and request a copy of the Radon Measurement Service Providers list or visit the Radon Testers and Mitigators page on the MDEQ website.

If you are willing to read and follow instructions, a do-it-yourself kit may be adequate. "Do-it-yourself" radon test kits can be obtained for \$10 from the Oakland County Health Department. These kits include the test device, postage to mail it back to an out-of-state lab, and the fees for having the device analyzed and a report sent back to you. Test kits are also available locally at Home Depot, Lowe's, and hardware stores, but note that the cost of the test kit may not include lab fees and postage. Co-owners are responsible for the cost of radon testing.

If you are using a do-it-yourself kit, it is very important that you read and carefully follow the instructions that come with that kit. Test on the lower level of your unit in an area where you spend most of your time. **Do not open windows or run fans before or during the test.** This can dilute the radon and cause artificially low test results. The best time of the year to test is in the colder months, where it is easier to maintain closed house conditions.

If your test results come back showing radon levels near or above 4 picocuries, you should immediately perform a second test of your unit. If the average of both sets of test results is at or above 4 picocuries, it is recommended that you take action to remediate radon levels in your unit.

If you are selling your unit, it is recommended that you perform a radon test as soon as possible so that you can submit a timely Radon Remediation Modification Request if testing reveals elevated radon levels. If you are unable to complete testing and remediation before the closing on your unit, it is further recommended that your closing papers reflect the fact that partial or full reimbursement may be pending from the Association, so that the new owner is not reimbursed for the remediation cost twice: once by you as the seller and again by the Association