



Sent Via Email Only

June 12, 2023

Jennifer Hall
Siller Terrace LLC
200 S. Industrial Highway
Ann Arbor, MI 48104

RE: Radon Test Results, Siller and Liberty Apartments ,1474 W. Liberty, 1540 Siller Terrace, 1552 Siller Terrace & 1580 Siller Terrace, Ann Arbor, Michigan (ASTI Project No. 2-12703)

Jennifer Hall,

ASTI Environmental (ASTI) was retained by Siller Terrace LLC to complete post-mitigation radon testing for the above referenced properties (Subject Property) to satisfy U.S. Housing and Urban Development (HUD) requirements. Post-mitigation radon testing is required to check the efficacy of the mitigation system in reducing radon concentrations to less than the EPA Action Level of 4.0 picocuries per liter (pCi/L). ASTI acknowledges that Siller Terrace LLC, its successors and HUD may rely upon this letter and its conclusions.

The Subject Property is in Ann Arbor, Michigan (Washtenaw County, EPA Radon Zone 1) and contains a series of multifamily buildings, each set on a concrete slab. Each building had two floors, with a separate apartment unit on each level. Each unit utilized an AARST Group 1 Forced-Air HVAC system. Construction materials include brick façade, vinyl siding, concrete foundation walls, and wood framing. Interior finishes include drywall, carpet, vinyl flooring and wood trim.

Prior to ASTI's activities on site, four Active Sub-slab Depressurization mitigation systems (ASDs) were installed in the ground-contact apartments found to have elevated radon. The mitigation decision was based on the results and findings in Fletcher Inspections, LLC's Radon Test Results dated March 6, 2023 (see Attachment D). After ASD installation, radon testing is performed to document the efficacy of the mitigation system function in reducing radon concentrations to less than the EPA Action Level of 4.0 picocuries per liter (pCi/L).

Radon testing was conducted from May 30, 2023, through June 2, 2023. Closed building conditions were met, in accordance with the American Association of Radon Scientists and Technologists (AARST) MAMF-2017 REV 1/21, Protocol for Conducting Radon and Radon Decay Product Measurements in Multifamily Buildings. One Air-Chek Foil bag test Kit (AC/NRPP Device Code 8201) was placed in the ground contact

Siller Terrace LLC
Siller and Liberty Apartments Radon Testing
ASTI Project No.: 2-12703

apartment in each building where a mitigation system was installed. Each test kit was placed at breathing level, at heights between four to six feet above the floor. In addition, one field blank test kit and one duplicate test kit were deployed for QA/QC. In total, six kits were deployed, retrieved, and analyzed. Laboratory results are provided in Attachment A. A table summarizing the testing results is provided in Attachment B.

Test results ranged between 1.2 and 3.3 pCi/L. **Radon laboratory analytical results were below the EPA Action Level of 4.0 pCi/L at all locations tested. No additional testing is warranted at this time.** AARST and the EPA recommend retesting for radon every five years or whenever significant changes to building's structure or ventilation systems occur.

If I may be of any further assistance in this matter, please call at (800) 395-2784.

Sincerely,

ASTI Environmental



Lathan Saperstein
Radon Measurement Professional
NRPP Identification No. 112408



Attachments

- | | |
|--------------|--|
| Attachment A | Laboratory Reports |
| Attachment B | Table – Radon Test Results |
| Attachment C | Radon Certification |
| Attachment D | Fletcher Inspections, LLC's Radon Test Results |

Attachment A
Laboratory Reports

Kit Number	Start Date	Start Time	End Date	End Time	Temp.	Facility	Building	Room	Project ID	Floor	Result
7392829	2023-05-30	3:00 pm	2023-06-02	9:00 am	70	SILLER & LIBERTY	1540	1540	2-12703	1	3.3
7392830	2023-05-30	3:00 pm	2023-06-02	9:00 am	70	SILLER TERRACE	1540	1540	2-12703	1	2.2
7392831	2023-05-30	3:00 pm	2023-06-02	9:00 am	70	SILLER TERRACE	1552	1552	2-12703	1	1.2
7392832	2023-05-30	3:00 pm	2023-06-02	9:00 am	70	SILLER TERRACE	1552	1552	2-12703	1	< 0.3
7392833	2023-05-30	4:00 pm	2023-06-02	9:00 am	70	SILLER TERRACE	1580	1580	2-12703	1	1.5
7392834	2023-05-30	4:00 pm	2023-06-02	9:00 am	70	SILLER TERRACE	1474	#2	2-12703	1	2.1

Air Chek 1936 Butler Bridge Rd, Mills River, NC 28759-3892 Phone: (828) 684-0893 Fax: (828) 684-8498

Attachment B

Table – Radon Test Results

Radon Test Results
Siller and Liberty Apartments
Ann Arbor, Michigan
ASTI Project No. 2-12703

Unit Tested	Floor Tested	Dates Sampled		Test Results	
		Start Date	End Date	(pCi/L)	Variance (±pCi/L)
1552-a	1	2023-05-30	2023-06-02	3.3	0.4
1540-b	1	2023-05-30	2023-06-02	2.2	0.3
1552	1	2023-05-30	2023-06-02	1.2	0.3
1552 Blank	1	2023-05-30	2023-06-02	< 0.3	0.4
1580	1	2023-05-30	2023-06-02	1.5	0.3
1474 #2	1	2023-05-30	2023-06-02	2.1	0.4

-Bolded & shaded values indicate results equal to or greater than the EPA Action Level of 4.0 pCi/L.

-Samples ending in -a/-b indicate duplicate Samples placed side by side

Attachment C
Radon Certification



Lathan Saperstein



Has satisfactorily fulfilled the requirements set forth by the National Radon Proficiency Program and is therefore certified as a:

Radon Measurement Professional

with Standard Services

NRPP ID 112408-RMP

Issued On: 2021-09-20 Expires: 2023-09-30

Valid for specific activities or measurement devices, which can be verified with NRPP. State and local agencies may have additional requirements.



In witness Whereof,
I have subscribed my name as a
Representative of NRPP

Christina Johnson

Christina Johnson
NRPP Credentialing Manager

Attachment D

Fletcher Inspections, LLC's Radon Test Results

Fletcher Inspections, LLC

Your First Choice in Home Inspection

P.O. Box 183, Saline, MI 48176

March 6, 2023

Ann Arbor Housing Development Corp
Jennifer Hall
528 W Liberty
Ann Arbor , MI 48103

<u>Start Test</u>	<u>Finish Test</u>	<u>Device Type</u>	<u>Electret No.</u>	<u>Location</u>	<u>Results</u>
3/01/23	3/05/23	SST E-Perm	SNJ898	Basement	0.9 pCi/L
11:45AM	1:45pm	SST E-Perm	SNJ844	Basement	1.0 pCi/L

Average Radon Concentration: 1.0 pCi/L

Short-term radon tests are intended to give you an indication of the radon levels during the measurement period in the area where the test was conducted. The EPA recommends correcting Radon levels **at or above 4.0 pCi/L**.

If you should have any questions concerning your radon measurements, please contact me at: 734-944-8547.

Thank you again for your business.

Sincerely,

Jeff Fletcher
Inspector

Fletcher Inspections, LLC
734-944-8547

Fletcher Inspections, LLC

Your First Choice in Home Inspection

P.O. Box 183, Saline, MI 48176

March 6, 2023

Ann Arbor Housing Development Corp
Jennifer Hall
1474 W Liberty
Lower level
Ann Arbor , MI 48103

<u>Start Test</u>	<u>Finish Test</u>	<u>Device Type</u>	<u>Electret No.</u>	<u>Location</u>	<u>Results</u>
3/01/23	3/05/23	SST E-Perm	SMQ294	Basement	8.3 pCi/L
11:30AM	1:50pm	SST E-Perm	SMQ332	Basement	8.3 pCi/L

Average Radon Concentration: 8.3 pCi/L

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Jeff Fletcher
Inspector

Fletcher Inspections, LLC
734-944-8547

Fletcher Inspections, LLC

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P.O. Box 183, Saline, MI 48176

March 6, 2023

Ann Arbor Housing Development Corp
Jennifer Hall
1484 W Liberty
Lower level
Ann Arbor , MI 48103

<u>Start Test</u>	<u>Finish Test</u>	<u>Device Type</u>	<u>Electret No.</u>	<u>Location</u>	<u>Results</u>
3/01/23	3/05/23	SST E-Perm	SNA731	Basement	2.5 pCi/L
2:30pm	1:50pm	SST E-Perm	SHY566	Basement	2.5 pCi/L

Average Radon Concentration: 2.5 pCi/L

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P.O. Box 183, Saline, MI 48176

March 6, 2023

Ann Arbor Housing Development Corp

Jennifer Hall

1542 Siller Terrace

Ann Arbor , MI 48103

<u>Start Test</u>	<u>Finish Test</u>	<u>Device Type</u>	<u>Electret No.</u>	<u>Location</u>	<u>Results</u>
2/28/23	3/05/23	SST E-Perm	SNH297	lower level	8.3 pCi/L
10:30AM	1:20PM	SST E-Perm	SNH430	lower level	7.4 pCi/L

Average Radon Concentration: 7.9 pCi/L

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March 6, 2023

Ann Arbor Housing Development Corp

Jennifer Hall

1552 Siller Terrace

Ann Arbor , MI 48103

<u>Start Test</u>	<u>Finish Test</u>	<u>Device Type</u>	<u>Electret No.</u>	<u>Location</u>	<u>Results</u>
2/28/23	3/05/23	SST E-Perm	SNH395	lower level	4.8 pCi/L
11:45AM	2:10PM	SST E-Perm	SNH700	lower level	4.8 pCi/L

Average Radon Concentration: 4.8 pCi/L

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March 6, 2023

Ann Arbor Housing Development Corp

Jennifer Hall

1560 Siller Terrace

Ann Arbor , MI 48103

<u>Start Test</u>	<u>Finish Test</u>	<u>Device Type</u>	<u>Electret No.</u>	<u>Location</u>	<u>Results</u>
2/28/23	3/05/23	SST E-Perm	SNJ660	lower level	2.5 pCi/L
1:00PM	2:00PM	SST E-Perm	SNJ905	lower level	2.0 pCi/L

Average Radon Concentration: 2.3 pCi/L

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March 6, 2023

Ann Arbor Housing Development Corp

Jennifer Hall

1572 Siller Terrace

Ann Arbor , MI 48103

<u>Start Test</u>	<u>Finish Test</u>	<u>Device Type</u>	<u>Electret No.</u>	<u>Location</u>	<u>Results</u>
3/01/23	3/05/23	SST E-Perm	SNH702	Kitchen	2.7 pCi/L
9:20AM	1:30PM	SST E-Perm	SNH452	Kitchen	2.8 pCi/L

Average Radon Concentration: 2.8 pCi/L

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Sincerely,

Jeff Fletcher

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Fletcher Inspections, LLC

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P.O. Box 183, Saline, MI 48176

March 6, 2023

Ann Arbor Housing Development Corp

Jennifer Hall

1580 Siller Terrace

Ann Arbor , MI 48103

<u>Start Test</u>	<u>Finish Test</u>	<u>Device Type</u>	<u>Electret No.</u>	<u>Location</u>	<u>Results</u>
3/01/23	3/05/23	SST E-Perm	SMQ287	Kitchen	18.4 pCi/L
10:00AM	1:40pm	SST E-Perm	SMQ533	Kitchen	18.3 pCi/L

Average Radon Concentration: 18.4 pCi/L

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Fletcher Inspections, LLC

734-944-8547

ASTI ENVIRONMENTAL
ENVIRONMENTAL INVESTIGATION, REMEDIATION, COMPLIANCE AND
RESTORATION PROJECTS THROUGHOUT THE GREAT LAKES SINCE 1985.

OUR SERVICES INCLUDE:

- **ASBESTOS, LEAD, MOLD, AND RADON ASSESSMENTS**
- **BROWNFIELD/GREYFIELD REDEVELOPMENT ASSISTANCE**
- **DEVELOPMENT INCENTIVES AND GRANT MANAGEMENT**
- **ECOLOGICAL ASSESSMENTS AND RESTORATION**
- **ENVIRONMENTAL ASSESSMENTS AND IMPACT STATEMENTS**
- **ENVIRONMENTAL OPPORTUNITIES ASSESSMENT**
- **GIS MAPPING**
- **HAZARD MITIGATION PLANNING**
- **MINING AND RECLAMATION ASSISTANCE**
- **REMEDIATION IMPLEMENTATION, OPERATION AND MAINTENANCE**
- **PHASE I ESA AND ENVIRONMENTAL DUE DILIGENCE ASSESSMENTS**
- **REGULATORY COMPLIANCE AND PERMITTING**
- **SOIL AND GROUNDWATER ASSESSMENTS**
- **SOIL AND GROUNDWATER REMEDIATION**
- **STORAGE TANK COMPLIANCE AND CLOSURE**
- **THREATENED AND ENDANGERED SPECIES SURVEYS**
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- **WETLAND DELINEATION, PERMITTING, MITIGATION AND BANKING**