



March 26, 2021

BEC Project No. 21-112

Ms. Elise Selinger
2 Life Communities
30 Wallingford Road
Brighton, Massachusetts 02135

Transmitted via email: Eselinger@2lifecommunities.org

RE: Initial Radon Testing Results
Coleman House I and II
677 Winchester Street
Newton, Massachusetts

Dear Elise:

Boston Environmental Corporation (BEC) was requested by 2Life Communities to perform an initial radon screening with short term testing on the ground floor living spaces of the Coleman House I and II located at 677 Winchester Street in Newton, Massachusetts. Coleman House I and II has a significant renovation planned for the buildings. The renovation project is pursuing Enterprise Green Communities certification as part of the project. The Enterprise Green Communities certification requires both a pre and post construction radon test.

For Substantial Rehab projects located in an EPA Zone 1 area under the supervision of a radon professional shall test for the presence of radon in accordance with ANSI-AARST MAMF-2017 for multifamily buildings or ANSI-AARST MAH-2014 for single-family homes. In time-sensitive situations, consistent with HUD's radon policy, a radon professional may sample a minimum of 25% of randomly selected ground-level dwelling units. If the radon level is above the EPA action level of 4 pCi/L (pico curies per liter), install radon-reduction measures per ANSI-AARSTR RMS-MF 2018 for multifamily buildings or SGM-SF-2017 for homes.

Coleman I (Level 1) has 8 units ground floor units and Coleman II (Level C) has 3 units. BEC collect 3 samples from Coleman I to meet the 25% requirement and collected 1 sample from Coleman II.

BEC placed one (1) short term radon canister in select ground floor apartments. A total of four (4) canisters were analyzed by Accustar labs using United States Environmental Protection Agency (EPA) Method #402-R-92-004. BEC selected locations and placed the canisters on Site on Wednesday March 17th, 2021 and retrieved the canisters on Friday March 19th, 2021



Initial Radon Testing Results

Lenox Apartments
Boston, Massachusetts

Page |2

Each canister was exposed to the ambient living conditions for approximately 55 hours. The laboratory analytical results ranged from <3.5 picocuries per liter (pCi/L) to non-detected below the laboratory detection limit of 0.4 pCi/L. The results below the EPA recommended action limit of 4.0 pCi/L and are summarized below:

Radon Results		
<u>Building /Apartment</u>	<u>Canister Number</u>	<u>Result (pCi/L)</u>
Apartment 1134	690185	2.6
Apartment 116	631230	0.4
Apartment 117	690189	3.5
Apartment 120	690197	<0.4

The EPA estimates the average indoor radon level to be about 1.3 pCi/L; roughly 0.4 pCi/L of radon is normally found in the outside air. The U.S. Congress has set a long-term goal that indoor radon levels be no more than outdoor levels. While this goal is not yet technologically achievable for all homes, radon levels in many homes can be reduced to 2 pCi/L or below. A radon level below 4 pCi/L still poses a risk. For radon concentrations 4.0 pCi/L or higher, the EPA recommends taking action to reduce levels.

The results of the testing showed that all locations were below the EPA action level of 4.0 pCi/L. Therefore, BEC does not recommend any additional radon testing or installation of any radon mitigation measures. Attached you will find a copy of the results for the testing that was performed. If you have any questions regarding these results, please do not hesitate to call.

Sincerely,

A handwritten signature in blue ink, appearing to read "T. Michael Toomey", is written over a blue horizontal line.

T. Michael Toomey
Executive Vice President



Initial Radon Testing Results

Lenox Apartments
Boston, Massachusetts

Page |3

Laboratory Results for Radon

NELAC NY 11769
NRPP 101193 AL
NRSB ARL0017

EPA Method #402-R-92-004
Charcoal Canister
NRPP Device Code 1159
NRSB Device Code 10320

Laboratory Report for:

Property Tested:

Boston Environmental Corporation
203 Spark Street
Brockton MA 02302

Coleman House 1 and 2 Apt No 117
677 Winchester Street
Newton MA 02459

Log Number	Device Number	Area Tested	Result pCi/L
2869781	690189	First Floor	3.5

Radon test results are below the EPA action level of 4 pCi/L. The EPA suggests that you may want to test again in the future to ensure that radon levels remain below the action level. If the property tested uses water from a private well, you may wish to consider testing for radon in water.

Comment: Confidential: Release results to client only. Boston Environmental Corporation was emailed a copy of this report.

Performed by: Placed: T. Michael Toomey Retrieved: T. Michael Toomey
Distributed by: Boston Environmental Corporation

Test Began: 03/17/2021 10:02 am Date Received: 03/23/2021 Date Analyzed: 03/23/2021
Test Ended: 03/19/2021 2:57 pm Date Logged: 03/23/2021 Date Reported: 03/23/2021
Test Exposure Duration: 52.9 Hours

Report Reviewed By: 

Report Approved By: 

Shawn Price, Director of Laboratory Operations, AccuStar Labs

Disclaimer:

The uncertainty of this radon measurement is +/- 10 %. Factors contributing to uncertainty include statistical variations, daily and seasonal variations in radon concentrations, sample collection techniques and operation of the dwelling. Interference with test conditions may influence the test results.

This report may only be transferred to a third party in its entirety. Analytical results relate to the samples AS RECEIVED BY THE LABORATORY. Results shown on this report represent levels of radon gas measured between the dates shown in the room or area of the site identified above as "Property Tested". Incorrect information will affect results. The results may not be construed as either predictive or supportive of measurements conducted in any area of this structure at any other time. AccuStar Labs, its employees and agents are not responsible for the consequences of any action taken or not taken based upon the results reported or any verbal or written interpretation of the results.

NELAC NY 11769
NRPP 101193 AL
NRSB ARL0017

EPA Method #402-R-92-004
Charcoal Canister
NRPP Device Code 1159
NRSB Device Code 10320

Laboratory Report for:

Property Tested:

Boston Environmental Corporation
203 Spark Street
Brockton MA 02302

Coleman House 1 and 2 Apt No 116
677 Winchester Street
Newton MA 02459

Log Number	Device Number	Area Tested	Result pCi/L
2869772	631230	First Floor	0.4

Radon test results are below the EPA action level of 4 pCi/L. The EPA suggests that you may want to test again in the future to ensure that radon levels remain below the action level. If the property tested uses water from a private well, you may wish to consider testing for radon in water.

Comment: Confidential: Release results to client only. Boston Environmental Corporation was emailed a copy of this report.

Performed by: Placed: T. Michael Toomey Retrieved: T. Michael Toomey
Distributed by: Boston Environmental Corporation

Test Began: 03/17/2021 10:00 am Date Received: 03/23/2021 Date Analyzed: 03/23/2021
Test Ended: 03/19/2021 2:56 pm Date Logged: 03/23/2021 Date Reported: 03/23/2021
Test Exposure Duration: 52.9 Hours

Report Reviewed By: 

Report Approved By: 

Disclaimer:

Shawn Price, Director of Laboratory Operations, AccuStar Labs

The uncertainty of this radon measurement is +/- 10 %. Factors contributing to uncertainty include statistical variations, daily and seasonal variations in radon concentrations, sample collection techniques and operation of the dwelling. Interference with test conditions may influence the test results.

This report may only be transferred to a third party in its entirety. Analytical results relate to the samples AS RECEIVED BY THE LABORATORY. Results shown on this report represent levels of radon gas measured between the dates shown in the room or area of the site identified above as "Property Tested". Incorrect information will affect results. The results may not be construed as either predictive or supportive of measurements conducted in any area of this structure at any other time. AccuStar Labs, its employees and agents are not responsible for the consequences of any action taken or not taken based upon the results reported or any verbal or written interpretation of the results.

NELAC NY 11769
NRPP 101193 AL
NRSB ARL0017

EPA Method #402-R-92-004
Charcoal Canister
NRPP Device Code 1159
NRSB Device Code 10320

Laboratory Report for:

Property Tested:

Boston Environmental Corporation
203 Spark Street
Brockton MA 02302

Coleman House 1 and 2 *APT. NO 1134*
677 Winchester Street
Newton MA 02459

Log Number	Device Number	Area Tested	Result pCi/L
2869771	690185	First Floor	2.6

Radon test results are below the EPA action level of 4 pCi/L. The EPA suggests that you may want to test again in the future to ensure that radon levels remain below the action level. If the property tested uses water from a private well, you may wish to consider testing for radon in water.

Comment: AMENDED REPORT for 690185 on 03/25/2021 to add the time the test began. Confidential: Release results to client only. Boston Environmental Corporation was emailed a copy of this report.

Performed by: Placed: T. Michael Toomey Retrieved: T. Michael Toomey

Distributed by: Boston Environmental Corporation

Test Began: 03/17/2021 10:08 am Date Received: 03/23/2021 Date Analyzed: 03/23/2021
 Test Ended: 03/19/2021 3:04 pm Date Logged: 03/23/2021 Date Reported: 03/23/2021
 Test Exposure Duration: 52.9 Hours

Report Reviewed By: *Matt Bab* Report Approved By: *Shawn Price*

Disclaimer:

Shawn Price, Director of Laboratory Operations, AccuStar Labs

The uncertainty of this radon measurement is +/- 10%. Factors contributing to uncertainty include statistical variations, daily and seasonal variations in radon concentrations, sample collection techniques and operation of the dwelling. Interference with test conditions may influence the test results.

This report may only be transferred to a third party in its entirety. Analytical results relate to the samples AS RECEIVED BY THE LABORATORY. Results shown on this report represent levels of radon gas measured between the dates shown in the room or area of the site identified above as "Property Tested". Incorrect information will affect results. The results may not be construed as either predictive or supportive of measurements conducted in any area of this structure at any other time. AccuStar Labs, its employees and agents are not responsible for the consequences of any action taken or not taken based upon the results reported or any verbal or written interpretation of the results.

NELAC NY 11769
NRPP 101193 AL
NRSB ARL0017

EPA Method #402-R-92-004
Charcoal Canister
NRPP Device Code 1159
NRSB Device Code 10320

Laboratory Report for:

Property Tested:

Boston Environmental Corporation
203 Spark Street
Brockton MA 02302

Coleman House 1 and 2 *APT. No 120*
677 Winchester Street
Newton MA 02459

Log Number	Device Number	Area Tested	Result pCi/L
2869782	690197	First Floor	< 0.4

Radon test results are below the EPA action level of 4 pCi/L. The EPA suggests that you may want to test again in the future to ensure that radon levels remain below the action level. If the property tested uses water from a private well, you may wish to consider testing for radon in water.

Comment: Confidential: Release results to client only. Boston Environmental Corporation was emailed a copy of this report.

Performed by: Placed: T. Michael Toomey Retrieved: T. Michael Toomey

Distributed by: Boston Environmental Corporation

Test Began: 03/17/2021 10:05 am Date Received: 03/23/2021 Date Analyzed: 03/23/2021

Test Ended: 03/19/2021 3:01 pm Date Logged: 03/23/2021 Date Reported: 03/23/2021

Test Exposure Duration: 52.9 Hours

Report Reviewed By: *Alistair M* Report Approved By: *Shawn Price*

Disclaimer:

The uncertainty of this radon measurement is +/- 10%. Factors contributing to uncertainty include statistical variations, daily and seasonal variations in radon concentrations, sample collection techniques and operation of the dwelling. Interference with test conditions may influence the test results.

This report may only be transferred to a third party in its entirety. Analytical results relate to the samples AS RECEIVED BY THE LABORATORY. Results shown on this report represent levels of radon gas measured between the dates shown in the room or area of the site identified above as "Property Tested". Incorrect information will affect results. The results may not be construed as either predictive or supportive of measurements conducted in any area of this structure at any other time. AccuStar Labs, its employees and agents are not responsible for the consequences of any action taken or not taken based upon the results reported or any verbal or written interpretation of the results.