Radon is a natural element that occurs from the long decay chain of uranium. It is prevalent in the soil and air virtually everywhere in the world and can, in certain unpredictable circumstances, accumulate in a home. According to the EPA, the risk of hazardous levels of radon gas accumulating are impossible to predict given radon levels are affected by non-geologic conditions such as weather, lifestyle, building construction and maintenance.

At length, the EPA has concluded that preconstruction soil testing **cannot rule out or confirm** that elevated radon gas levels will exist following construction. Moreover, because radon levels vary from home to home and can be substantially affected by non-geological factors, radon test results for any given home do not necessarily provide a good indication as to whether elevated radon levels will exist in a neighboring home. In fact, the EPA's website includes the following Q & A:

> ***Q. Will my neighbor's radon measurement indicate whether or not I have a radon problem?***
>
> ***A. No. Radon levels vary from house to house. The only way to know if you have a radon problem is to conduct a test.***

The American Lung Association includes on its website:

> ***Your home can have elevated levels of radon while your neighbor's home does not. Testing is the only way to determine if you have a problem.***

At bottom, there is no way to accurately predict whether or not a home being constructed will have radon gas accumulation or not. Nor is there any way to know the impact that site preparation will have on introducing new radon pathways or the extent to which a vacuum will be produced by the home. Beyond these, it is impracticable to predict non-geographic factors which will affect radon gas levels in a completed home such as weather, the owner's lifestyle, and maintenance of the home.

Likely as a result of the impracticability of predicting the occurrence of radon gas at hazardous levels, neither the EPA nor Utah's Department of Environmental Quality require that new homes built in the United States or in Utah meet a specified radon level. Nor do they require homebuilders to test a home site, the home, or to guarantee that a home will meet a specified radon level.

Ivory Homes' experience is consistent with the findings of the EPA and Utah's Department of Environmental Quality regarding the unpredictable nature of radon levels within an individual's home. For these and other reasons, we cannot test for, predict, provide assurances, and be held accountable for radon levels arising in any specific home; either during construction or after completion.

However, there are fairly inexpensive ways to limit entry of, and emit radon that enters into a basement even after a home is constructed. For general information, you can look at several options suggested by the EPA in its publication *"Building Radon Out," EPA/402K-01-002 (April 2001)*. You can also look at Utah DEQ's publication: *"Radon: A guide for Installing Affordable Radon Control Systems in New Homes: An Environmental Concern With An Easy Solution!"*