

John Mallon

- President and CEO of Radon Detection and Control, LLC Founded in 1986.
- RDCLLC has installed over 48 thousand residential Radon Mitigation Systems.
- RDCLLC has installed thousands of large Radon/Vapor Intrusion Systems.
- IEA / AARST Member since 1988 served multiple times as Board Member, Vice President, Symposium: Chairperson, Presenter, Moderator, and Technical Chair.
- Current Member and Chairperson, IEA Pennsylvania.
- Many year Member of IEA/AARST Lobbying Team to United States Congress and Pennsylvania State Congress.
- Chairperson for development of AARST/ANSI Standard for Multifamily Mitigation.
- Instructor for Certification & Continuing Education Classes in the USA and Canada.

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Homeowners Associations and Their Role in Radon Mitigation

Homeowners' Associations (HOA)



Home Owner's Association

An organization in a subdivision, planned community, or condominium building that makes and enforces rules for the properties and residents.

Understanding HOA Responsibilities

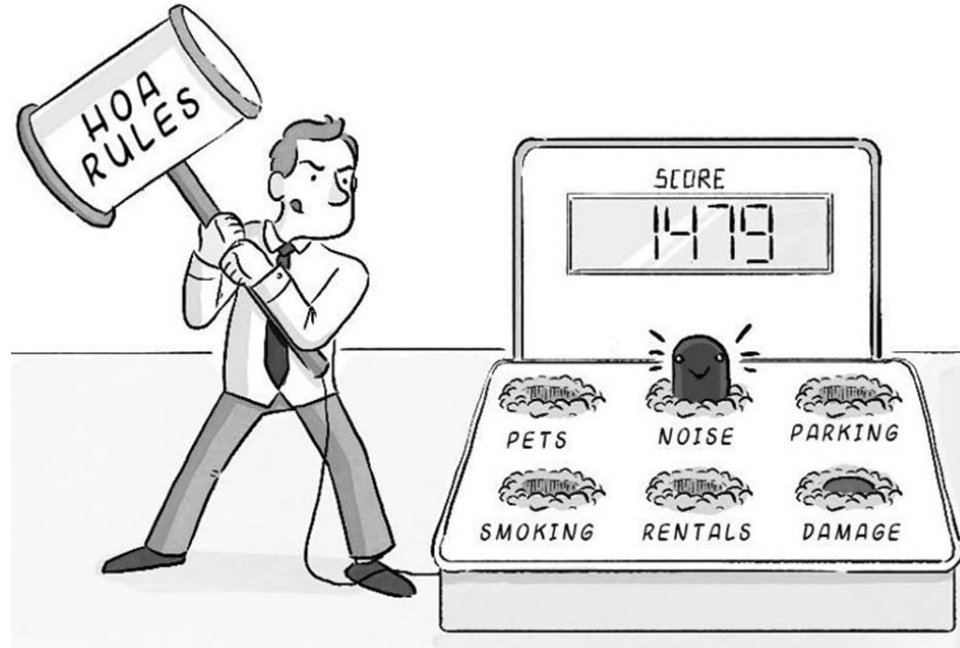
What HOAs Usually Cover :

- Upkeep of common areas (landscaping, exterior spaces, amenities, shared buildings)
- Collecting dues to pay for maintenance. Saving part of dues in a reserve fund for future major repairs

What Homeowners Need to Know:

- Responsibilities can differ from one community to another
- The CC&Rs (Covenants, Conditions & Restrictions) explain exactly what the HOA covers and what the homeowner must maintain (The CC&Rs take priority over assumptions or verbal agreements)

Homeowners Associations (HOAs) are meant to maintain community standards, but they can sometimes become overbearing. In many neighborhoods, residents report “HOA horror stories” where small issues spiral into major conflicts.



Common complaints include excessive fines, overly strict or arbitrary rules, and uneven enforcement. In some cases, disputes escalate into expensive legal battles over seemingly minor matters. These situations can be both financially draining and emotionally exhausting, negatively affecting homeowners' quality of life.

**Here's an explanation
of an HOA from GEICO
Insurance.**

**You may have seen
this!**



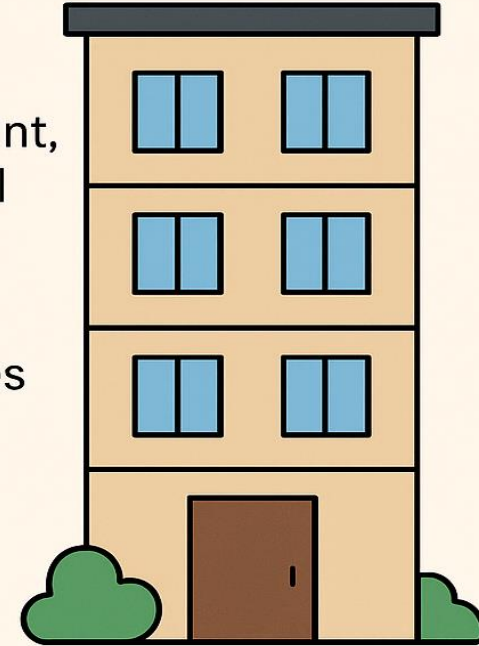
Who takes care of what in a condo?

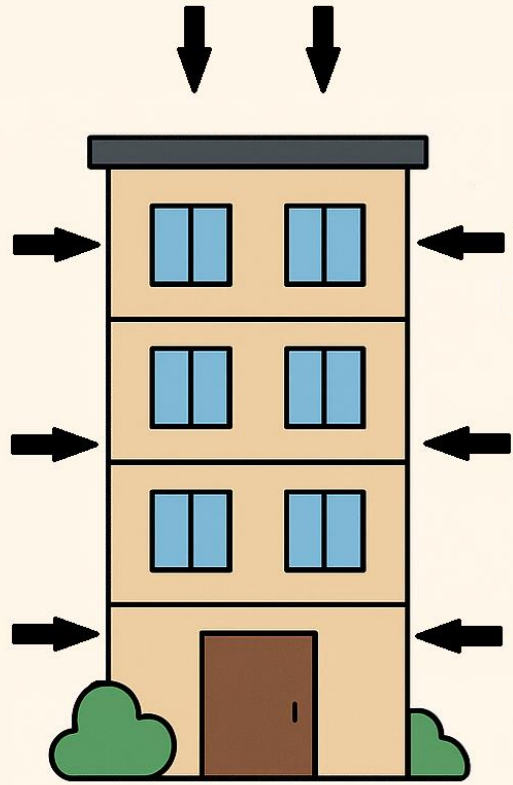
Unit Owners:

- You take care of the inside of your unit — paint, flooring, appliances, plumbing, and electrical that serve only your space.
- In some communities, you may also be responsible for windows, doors, or balconies that belong just to your unit.

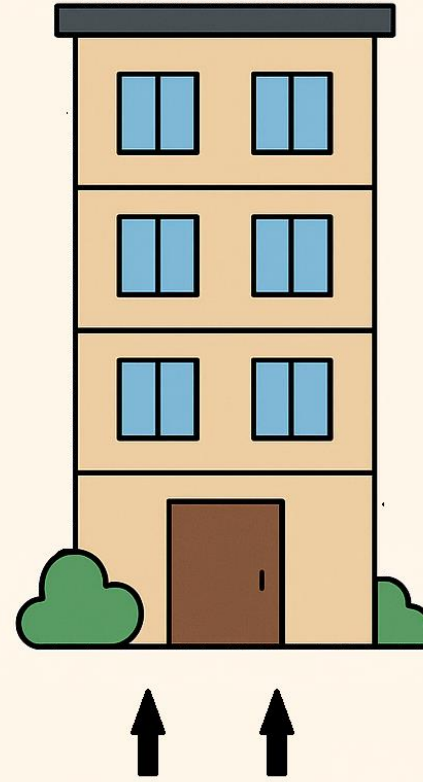
HOA (Condo Association):

- The association takes care of the outside of the building — roof, siding, foundation, and all shared spaces like hallways, lobbies, elevators, parking lots, landscaping, and amenities.





If the HOA is responsible for this.



Why not for this ???

Radon and Homeowners Associations (HOAs)

1. Source

- When radon infiltrates through shared structures like foundations or walls, the HOA might be held accountable.

2. Regulations

- State or local radon regulations can take precedence over HOA agreements.

3. Actions

- Examine the HOA guidelines.
- Communicate with the HOA board.
- Seek advice from an HOA attorney if there is any uncertainty.
- Collaborate with neighbors if multiple residents are impacted.

4. Important Note

- Responsibility for radon depends on the point of entry, applicable laws, and the HOA's governing documents.

HOA and Exterior Radon Systems

Any exterior portion of a radon system installation must follow federal, state, and local laws. HOA rules cannot override legal requirements. Unit owners and HOAs must coordinate to ensure the system meets safety and building standards.



Mountain Villas Champion, PA

A Cautionary Tale!

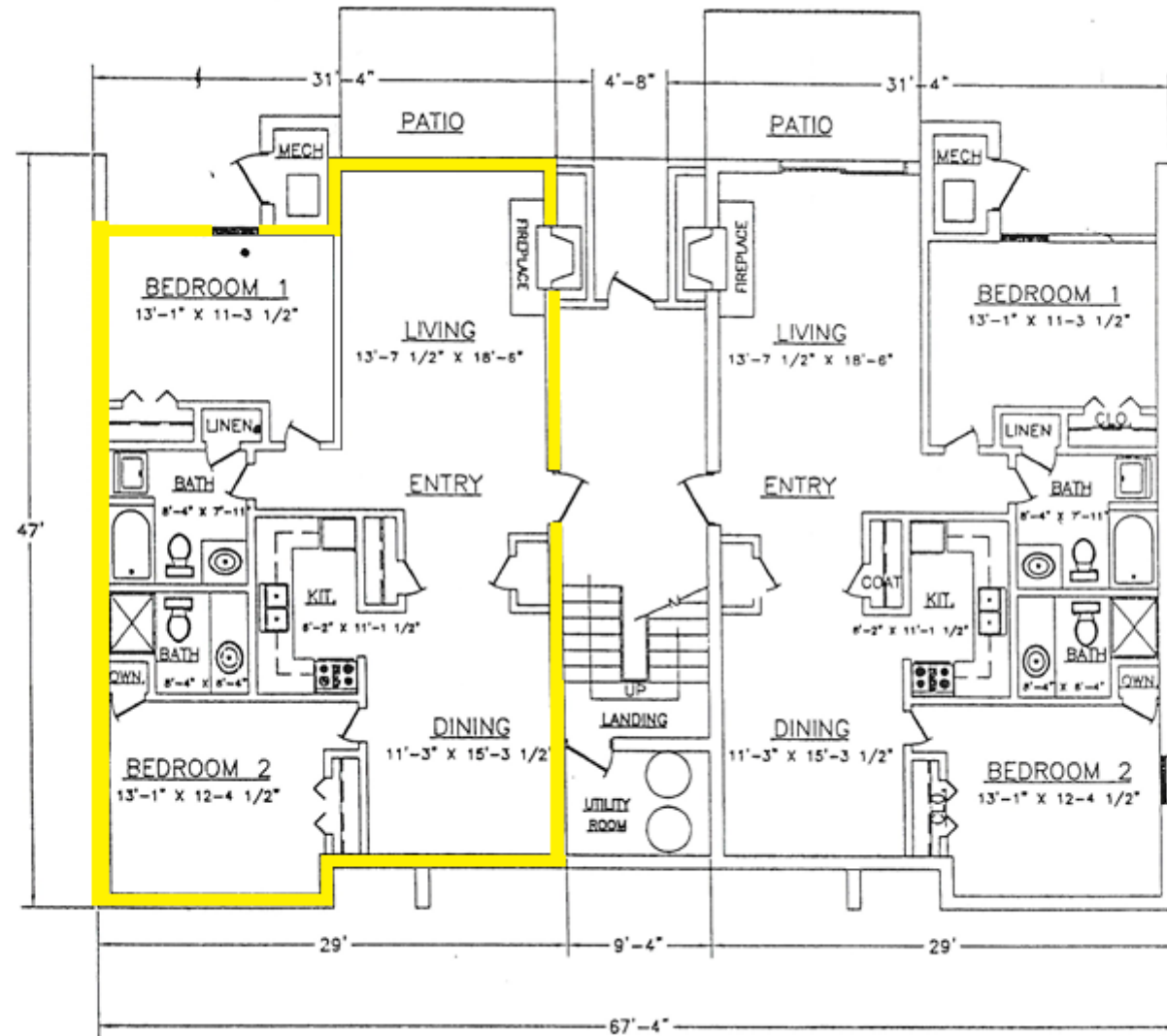
Upon arriving at the site at the ***final unit*** on the
lowest floor of the ***last building***,
Radon Detection and Control, LLC (RDCLLC) was
met by George, our new client, who appeared visibly
frustrated.



George had hired another Radon Contractor to install a Mitigation System. They had been unable to reduce the levels to less than 4pCi/L. and had made many attempts!!!



FLOOR PLAN FOR
CONDOMINIUMS



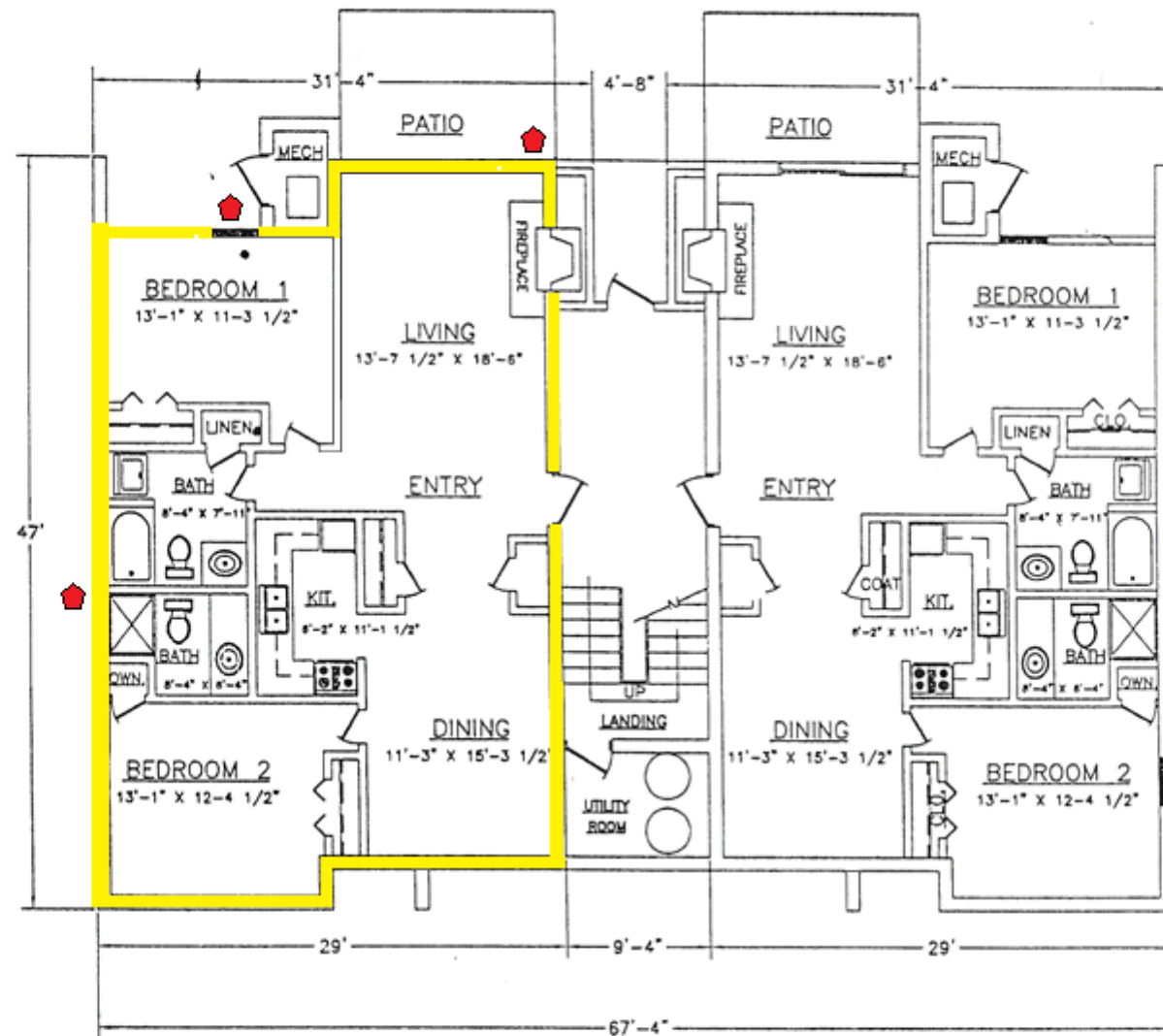
FLOOR PLAN FOR
CONDOMINIUMS #

1B1 & 1D1
8B1 & 8D1
9B1 & 9D1

1085 SQ. FT.

**Entire Footprint of the Condominium is only
31feet by 47 feet**

FLOOR PLAN FOR
CONDOMINIUMS



FLOOR PLAN FOR
CONDOMINIUMS #

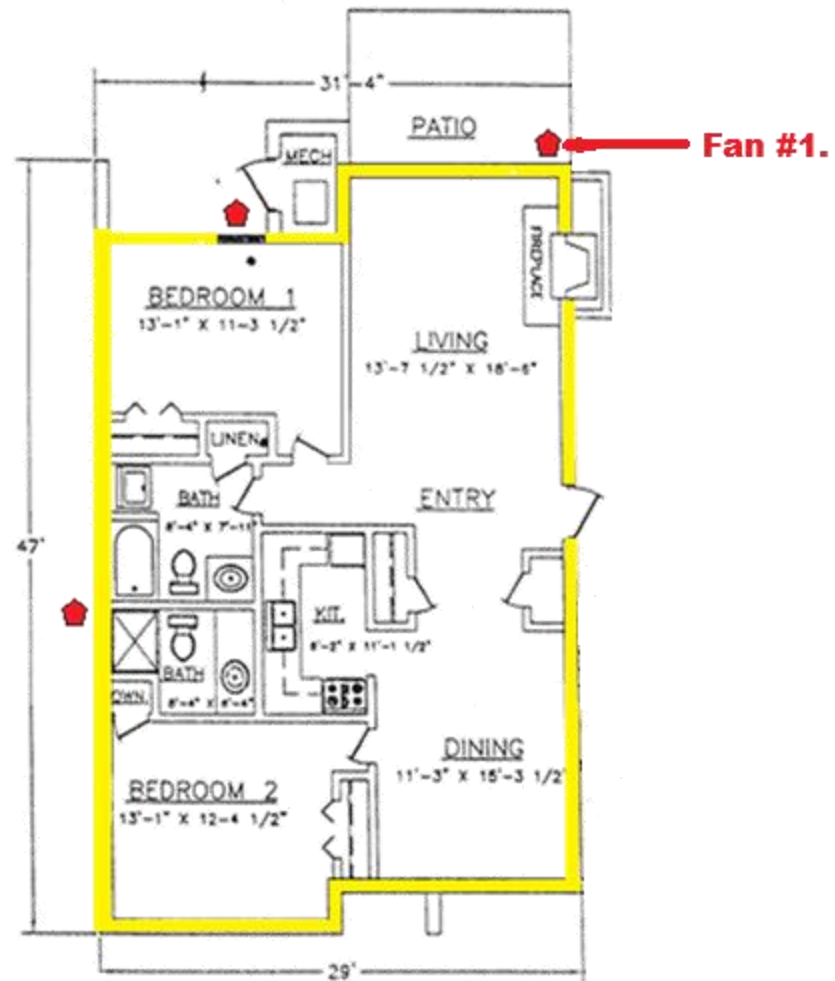
1B1 & 1D1

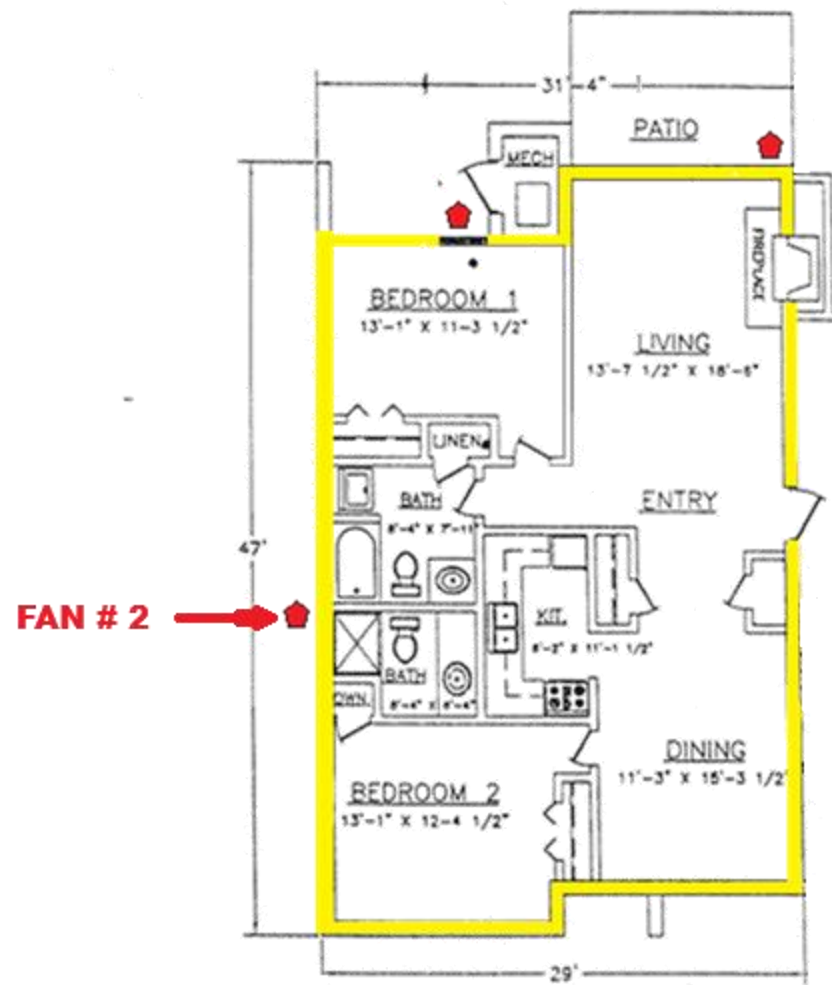
8B1 & 8D1

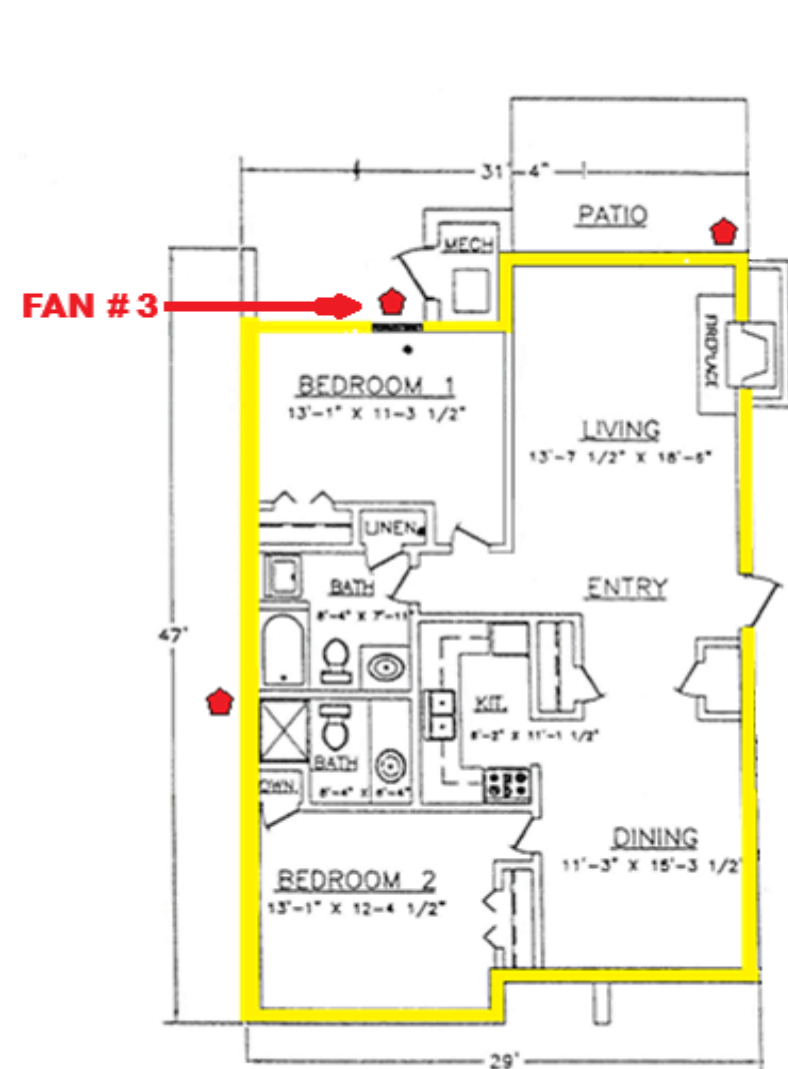
9B1 & 9D1

1085 SQ. FT.

TOLERANCES				REVISIONS				MT. VILLAS CONDOMINIUMS			
EXCEPT AS NOTED	NO.	DATE	BY	NO.	DATE	BY		FIRST FLOOR PLAN BUILDING #1, 8 & 9			
DECIMAL	1										
± .010	2										
FRACTIONAL	3										
± 1/16"	4										
MILLAR	5										
± 1/2"	6										
								DRAWN BY: WBS	CHECKED BY: RWS	SHEET 1 OF 1	
								DATE: 08/15/99	DATE: 08/20/99	DRAWING NO.	
								SCALE: 1/8" = 1'		CONDO-1	







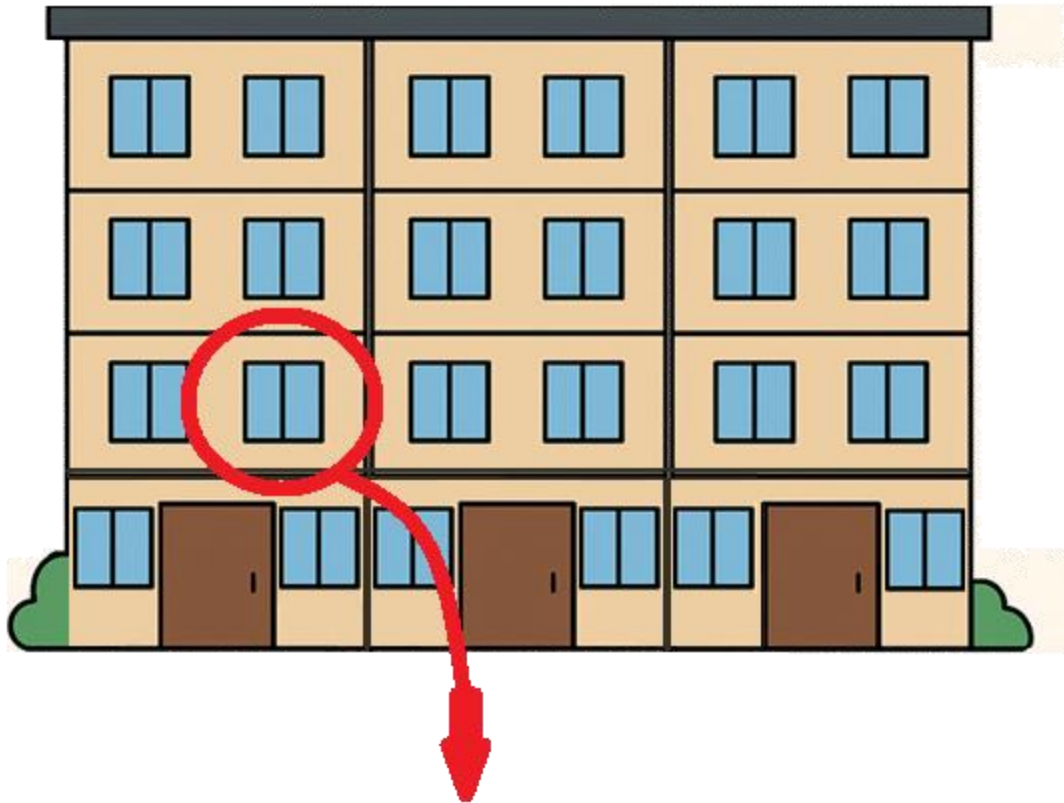
Beneath the bathtub and shower stall, there are open areas that go down to the ground.

**The Active Soil
Depressurization System was
pulling air from this space
instead of from the sub-slab
soil air.**





**We filled it with
self-leveling mortar mix
using over three pours.
Afterward, the readings
decreased to an
acceptable level.**



FRANK's UNIT
(Test 7.5 pCi/L)

Get a call from Frank. His Condo that he is selling tested 7.5 pCi/l for Radon. Buyer will back out if he doesn't get it below 4.0 pCi/l. Can we (RDCLLC) mitigate?

We visit the site and discover that he is not on ground, so the problem must be coming from a lower unit.

Upon inspection we determine that the ground directly below belongs to Butch*

* (This is not clear from the Sketch)



This is Butch's Unit. Butch says he's tested for Radon and never had a problem.

RDCLLC talked to the HOA President and explained the problem and suggested that the HOA arrange testing the whole building. The HOA President contacts us a few days later and says they've decided not to test and that RDCLLC and Frank are on our own.



Butch agrees to let Frank have RDCLLC put a Subslab suction point under his unit. Frank pleads with us to install it. We do!



Actual Installation of fan at Butch's



RDCLLC does the installation
Frank sells his Unit and moves
away all is settled!

Or is it!!!



About a year later Butch decides to sell his Unit.

The Buyers have their Home Inspector test the Unit.

Butch calls RDC LLC and tells us that his unit has tested at 8.4 pCi/L and that his earlier reading (that RDC LLC never saw and was never given was 2.9 pCi/L).

He says that he and the Home Inspector believe the fan is bad and too small. We're in way too deep so we replace the fan with a bigger fan (against our better judgment) and provide follow-up testing that results in a reading average of 37.1 pCi/L.

We contacted our Attorney, and he formally documents the full timeline and suggests contacting the HOA to suggest testing the entire building (as we had suggested before) a few days later the HOA President says they have decided to do nothing.

In January 2024, John Mallon, President of Radon Detection and Control, LLC, along with Chief Troubleshooter Don Krasinski, returned to Butch's and conducted numerous PFE tests and advanced smoke machine tests. A Sun Nuclear CRM was permanently assigned to the unit. RDCLLC continued to visit the property intermittently over the following six months. Eventually, they identified a probable issue in the adjacent unit, which was unoccupied. With access granted by the HOA President, a plumber's camera was used to inspect the area, revealing a large hole beneath the bathtub slab. To reach the site, a hole was cut in Butch's drywall and floor. The slab opening was then filled using four bags of flowable cement delivered through a large pipe.





**The Empty
Unit Opening
below the
tub location**



Levels dropped to less than 4pCi/L.



How many other Residents are living with Radioactive Radon in their Units?

HOA's should take the lead and test all the buildings on each floor. Not wait until a Unit goes under sales agreement!

In this Example the cost of addressing the ground units would protect many of the residents from Radon.

Who's Responsible for the building under the Slab.



Questions

And

Comments