



CASCADE RADON, INC.

Testing, Mitigation,
Systems Design
CCB 180537 / CASCARI927C1

12839 NE Airport Way Bldg. 9
Portland, Oregon 97230
Phone: (503) 421-4813
Fax: (503) 281-6170
CascadeRadon.com

Rigler Elementary School

(24-C054CV)

**5401 NE Prescott St.,
Portland OR 97218**

System Report



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Purpose

Cascade Radon was hired to diagnose the boiler room and develop a mitigation strategy to reduce the radon levels.

The installation of a sub-slab depressurization system as well as air sealing piping tunnel were used to reduce the radon below the EPA action level of 4 pCi/L. See attached pages for a description of the system components and post-mitigation testing.



The suction point was drilled in the adjacent office space to the boiler room. The piping was connected under the slab in the boiler room.



The vent piping continues along the wall the exterior boiler room wall.



A RadonAway RP265 was installed for higher pressure due to soil that is less porous.



The system includes a manometer (pressure gauge), which is a simple means of seeing the system is working mechanically. A manometer also shows how much negative pressure (depressurization) the system is creating. It is understood such a pressure gauge DOES NOT monitor radon levels.



A pipe shroud was installed to deter climbing.



A sealed box was installed to limit air exchange between room and tunnel.

Credentials

**Cascade Radon, Inc.
12839 NE Airport Way Bldg. 9
Portland, OR 97230
(503)421-4813
office@cascaderadon.com
CCB180537
CASCARI977C1
NEHA/NRPP# 104815RMT
NRSB# 1G0008**



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June 3, 2025
C-65573

To: Portland Public Schools
501 N. Dixon Street
Portland, OR 97227

RE: Rigler Elementary School
5401 NE Prescott St.,
Portland OR 97218

Effective: June 3, 2025

Cascade Radon, Inc. warrants that all work has been performed in a workmanlike manner and according to the best standard practices. All materials and equipment are new, unless otherwise specified, and of first quality.

Cascade Radon, Inc. guarantees that the installation will maintain average, long-term, indoor radon levels, based upon approved 9 month duration Alpha-Track testing at or below 4 pCi/L for a period of 10 years.

With the exception of the exhaust fan unit(s), Cascade Radon, Inc. warrants that all labor, work, materials and equipment will be free from faults in material or workmanship for period of ten (10) years from the date of substantial completion.

Includes 5-year manufactures replacement warranty on exhaust fan unit(s), beginning at time of initial activation, with any related work and materials provided at no cost to the Client.

All warranties and guarantees are transferable to future owners of the same property.

Warranty or service inquires, please call (503) 421-4813

Sincerely,
Devon Wofford
Commercial Estimator
Cascade Radon, Inc.

Radon Test Report

Test Location:

 Rigler Elementary School
 5401 NE Prescott St
 Portland, OR 97218

Test For:

Boiler Room

Test Performed By:

 Cascade Radon
 12839 NE Airport Way
 Portland, OR 97230
 503-421-4813
 Lic/Cert. # CCB 180537/CASCARI927C1

 Radon
 Test.
 Report.
 Prevent.

Test Result: Pass

Overall Average:
0.8 pCi/l
EPA Average:
0.8 pCi/l
Test Device Details:

SunRADON CRM:	1028XP
Serial Number:	238738031
Last Calibration:	10/03/2024
Next Calibration:	10/03/2025
Cal-Factors:	2.39
Motion Error:	No

Test Summary:

CRM Location:	Start:	Stop:	Interval:	Duration:
Custodian Office	06/03/2025 11:33 AM	06/05/2025 09:33 AM	1 hr	46 hr

Test Details:

*First 4 hrs of data excluded	Min	Max	Average	Units
Radon Concentration	0.0	2.9	0.8	pCi/l

Comments:

NRPP 112059 RMP

Inspector Signature
Test Location:

Test device manufactured by SunRADON, LLC

 5401 NE Prescott St
 Portland, OR 97218

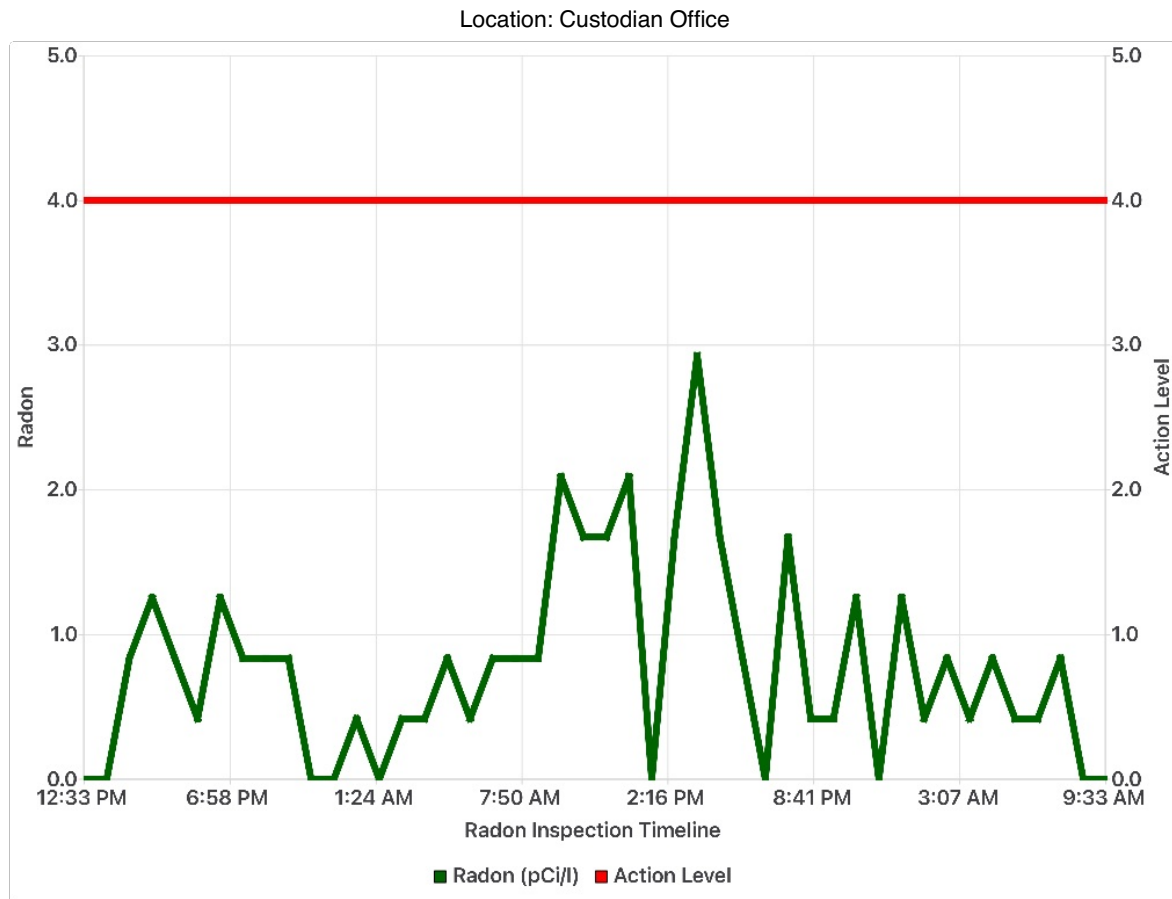
Inspection Report Date:

06/09/2025

OneRADON™ Version 2.4.53



Radon Inspection Chart



Page 2 of 4

Test Table

Location: Custodian Office (*Data from first 4 hours excluded from EPA calculations)

The test data was taken from a testing device approved by the National Radon Proficiency Program. The test was performed in accordance with the current ANSI/AARST standards and guidelines accepted for radon testing.

Date/Time	Radon(pCi/l)	Flags
06/03/25 12:33 PM	0.0	-
06/03/25 01:33 PM	0.0	-
06/03/25 02:33 PM	0.8	-
06/03/25 03:33 PM	1.3	-
06/03/25 04:33 PM	0.8	-
06/03/25 05:33 PM	0.4	-
06/03/25 06:33 PM	1.3	-
06/03/25 07:33 PM	0.8	-
06/03/25 08:33 PM	0.8	-
06/03/25 09:33 PM	0.8	-
06/03/25 10:33 PM	0.0	-
06/03/25 11:33 PM	0.0	-
06/04/25 12:33 AM	0.4	-
06/04/25 01:33 AM	0.0	-
06/04/25 02:33 AM	0.4	-
06/04/25 03:33 AM	0.4	-
06/04/25 04:33 AM	0.8	-
06/04/25 05:33 AM	0.4	-
06/04/25 06:33 AM	0.8	-
06/04/25 07:33 AM	0.8	-
06/04/25 08:33 AM	0.8	-
06/04/25 09:33 AM	2.1	-
06/04/25 10:33 AM	1.7	-
06/04/25 11:33 AM	1.7	-
06/04/25 12:33 PM	2.1	-
06/04/25 01:33 PM	0.0	-
06/04/25 02:33 PM	1.7	-
06/04/25 03:33 PM	2.9	-
06/04/25 04:33 PM	1.7	-
06/04/25 05:33 PM	0.8	-
06/04/25 06:33 PM	0.0	-
06/04/25 07:33 PM	1.7	-
06/04/25 08:33 PM	0.4	-
06/04/25 09:33 PM	0.4	-
06/04/25 10:33 PM	1.3	-
06/04/25 11:33 PM	0.0	-
06/05/25 12:33 AM	1.3	-
06/05/25 01:33 AM	0.4	-
06/05/25 02:33 AM	0.8	-
06/05/25 03:33 AM	0.4	-
06/05/25 04:33 AM	0.8	-
06/05/25 05:33 AM	0.4	-
06/05/25 06:33 AM	0.4	-
06/05/25 07:33 AM	0.8	-
06/05/25 08:33 AM	0.0	-
06/05/25 09:33 AM	0.0	-

Test Result: Pass

Test Location: 5401 NE Prescott St
 Portland , OR 97218

Inspection Report Date:
 06/09/2025

Test device manufactured by SunRADON, LLC

Radon Test Information

Radon Risk Information

Radon causes lung cancer by means of the decay of its daughter products after breathing in air contaminated with higher levels of Radon. The World Health Organization (WHO) estimates that 15% of lung cancers worldwide are caused by exposure to elevated indoor levels of Radon. Overall, radon is the second leading cause of lung cancer responsible for about 21,000 lung cancer deaths every year in the US alone. Radon gas is the number one cause of lung cancer among non-smokers. The U.S. Environmental Protection Agency (EPA), the U.S. Surgeon General, and the Center for Disease Control and Prevention (CDC) strongly recommend that ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy and recommend having the radon levels professionally mitigated if elevated radon concentrations are found.

Understanding Radon Test Results

Recommended Action Levels vary by country and typically range from 3 pCi/l (100 Bq/m³) to 8 pCi/l (300 Bq/m³). Recommendations below are based on test results by a Continuous Radon Monitor (CRM) Test of at least 48h duration and are based on recommendations by the EPA.

Measured Average Radon Level:

- At or above 4.0 pCi/l (148 Bq/m³): Corrective measures to reduce exposure to radon gas is strongly recommended (ANSI MAH2014)
- Between 2-4 pCi/l (74-148 Bq/m³): Consider mitigation or periodic retest as indoor Radon levels vary by season and weather conditions
- Below 2 pCi/l (74 Bq/m³): Consider bi-annual retest or whenever significant changes to the home structure or mechanical systems occurred

Test Result: Pass

Test Location: 5401 NE Prescott St
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