

House Public & Behavioral Health & Human Services
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SB23-206 Disclose Radon Information Residential Property
Typed Text of Testimony Submitted

Name, Position, Representing	Typed Text of Testimony
<p>Heidi Nafman-Onda For themselves</p>	<p>I appreciate the opportunity to give this written testimony. Being a lifelong health enthusiast, health educator and fitness trainer, married to a primary care physician, my family and I were blindsided by my Stage 3A lung cancer diagnosis in October of 2018. I had no symptoms. We tested our home and discovered that the radon levels in our home were DOUBLE the EPA recommended threshold. The cost of radon mitigation for most homes is less than \$1,000. The cost of my lung cancer care has exceeded \$760,000.00! There is a huge return on investment in promoting radon testing and disclosing the results. Radon exposure is an unnecessary risk that no one should take. Although I am doing well now, the black cloud of this disease will continue to loom over me and my family for the rest of my life and possibly their lives. I try to live my best life from scan to scan, but always feel the terror of the potential recurrence. The five-year survival rate for lung cancer is 23%. Despite the well-known risks of radon, it concerns me that there isn't more public health messaging about radon, especially given its high prevalence in Colorado and many other states. The EPA estimates that radon kills approximately 21,000 people in the U.S. every year. These numbers may be a low estimate, as I know my doctor never asked me if I knew the radon level of my house. The sooner this bill is passed, the sooner more people will be able to keep their homes safer and improve public health outcomes. For something that is relatively simple and economical to mitigate, I hope that action will be taken quickly. Had I been informed of the risks of radon at the time I purchased our home in 1998, it would not have been necessary for me to be here today. When I look back at all I have learned, and what can easily be done, I know with confidence that things do not have to continue to be this way. Lives can be saved and so can the emotional and financial costs to the families whose lives are forever changed by this terrible disease.</p>
<p>Alice Chen For themselves</p>	<p>Almost 25 years ago, Yang and I moved to CO from California, as he was invited to take on building the program of endoscopy at the University of CO Hospital at Anschutz. At the time, we did not know about radon in Colorado because it was not an issue in CA. If radon disclosures and warning were a part of our real estate transaction, it would have made a world of a difference in our family. Our purchased home did have a radon mitigation system, but we didn't notice its presence, simply because radon did not register on our radar screen. When we were finishing our basement shortly after moving in, the contractors shut off the mitigation system during their</p>

	<p>construction. Unfortunately they neglected to turn it back on. Or alternatively, perhaps the system switched off at some point, without our knowledge. The basement holds the entertainment area, and was the place my husband would go watch his daily news after work. Not being informed of radon meant that we did not know to maintain such a system from one year to the next. Thus we did not discover that the mitigation was off until Yang was diagnosed with cancer and we were asked questions regarding radon. At the time of discovery, our radon level was testing around 10pCi/L.</p> <p>In February 2008, my husband was diagnosed with Stage IV Lung cancer. He had no history of any cancer in the family and is a non-smoker. Our understanding is that some people are more affected by radon than others due to genetic respiratory weaknesses. Because lung cancer doesn't display much symptoms until late-stage, by the time he was diagnosed, he was given a prognosis of 4-8 months. Being a researcher and doctor, he had access to the latest treatment available at that time. Over the next 2 years, he underwent several courses of multi-drug chemotherapy, surgery and radiation. We were grateful to keep him with us for 2-1/2 years instead of the initial prognosis of months. As those who have gone through treatment can attest, it is an intensely grueling journey which can affect the whole family. I hope our experience serves to highlight the need to have radon be disclosed and explained to home owners and renters. We were able to bring the level to 1-2pCi/L with a working system. It's heartbreaking to consider how having radon information and taking a few simple action steps might have make a difference to my whole family's journey.</p>
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