

Residential Real Estate: Representing Buyers

Check off each item as they are completed

Done

Educate the buyer about radon

- Discuss the implications of unhealthy concentrations of radon gas
- Provide the buyers with radon related links or publications.

Has the seller tested for radon?

- Ask the seller's representative if the sellers have tested for radon gas concentrations in the home and whether they used a reliable radon test
- If the sellers have tested, ask for a copy of the certified test results
- Do a thorough search of the basement to search for rough-in radon remediation installations
- Inform the buyer that the previous radon test results will no longer be valid if substantial renovations are done to the property.

If the property was tested:

- If the results are significantly (150 Bq/m³ and below) less than 200 Bq/m³, this may be a desirable feature to the buyers, as no remediation is required at these levels.
- If the results were just slightly less than 200 Bq/m³, discuss the implications with the buyers and seek their direction.
- If results show 200 Bq/m³ or higher, and the property was remediated by a certified C-NRPP professional, ask about the type of remediation and request evidence the work was completed (i.e. names of service providers, receipts, details of any follow up radon gas testing, etc.)
- If results show 200 Bq/m³ or higher, and the seller has done nothing to mitigate the radon gas, provide this information to the buyers and ask for further instruction.

If the property was not tested

- If the sellers have not tested, inform the buyers of different approaches they may consider. Ask the buyers for further instruction and ensure you carry out their instruction, if any.