

Radon Checklist—Commercial Real Estate (Buyer)

Check off each item as they are completed

Done

Discuss the implications of unhealthy concentrations of radon gas with the buyer

- Provide the buyer with radon-related links or publications.

If the seller has tested for radon

- Ask for a copy of the certified test results.
- If a buyer is planning to do substantial renovation to the property after buying it, it is important to tell them that a previous radon test result will no longer be valid following the renovations.

If the property was tested

- If the results were significantly (150 Bq/m^3 and below) less than 200 Bq/m^3 , 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/m^3 , discuss the implications with the buyers and seek their direction.
- If the results were 200 Bq/m^3 or higher, but the property was remediated by a C-NRPP certified professional, ask the seller's representative about the type of remediation, and request evidence the work was completed.
- If the results were 200 Bq/m^3 or higher, and the seller has done nothing to mitigate the unhealthy concentration of radon gas, you must give this information to the buyers and ask for further instruction.

If the property was not tested

- Inform the buyers that they should seek an expert in radon remediation to provide advice as to whether testing should be pursued. After the expert advice is provided, ask the buyers for further instruction. Among other options, they may:
 - Tell you they are not interested in this particular property and they wish to seek alternative properties.
 - Proceed with an offer to purchase, subject to radon testing.
 - Proceed with an offer to purchase with radon-related terms, such as testing and immediate remediation if levels are above 200 Bq/m^3 .

If the property is to be used as a childcare facility

- The real estate professional should advise their buyer of the impending *Child Care Licensing Act* legislation.