

Radon Checklist—Commercial Real Estate (Seller)

Check off each item as they are completed	Done
Discuss the implications of unhealthy concentrations of radon gas with the seller	
<ul style="list-style-type: none">• Explain what radon gas is and its health implications to the seller.• Ask if the sellers have tested their building for the presence of radon gas and whether they used a reliable radon test.	<input type="checkbox"/> <input type="checkbox"/>
If the seller has tested for radon	
<ul style="list-style-type: none">• Ask for a copy of the certified test results.• Were these test results provided by a certified C-NRPP professional or licensed testing laboratory?	<input type="checkbox"/> <input type="checkbox"/>
The results show less than 200 Bq/m ³	
<ul style="list-style-type: none">• If the results were significantly (150 Bq/m³ and below) less than 200 Bq/m³, this may be a selling feature as no remediation is required at these levels.	<input type="checkbox"/>
The results show 200 Bq/m ³ or higher	
<ul style="list-style-type: none">• If the seller has remediated the building and used certified C-NRPP professionals to remediate the building, this will likely appeal to the prospective buyer.• If the seller has done nothing to mitigate the radon gas, this is a material latent defect and you must disclose the defect to potential buyers.• When the results are 200 Bq/m³ or higher, discuss with the seller the potential for them to obtain a remediation estimate or remediate the defect.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
If the seller has not tested for radon	
<ul style="list-style-type: none">• Inform them of the different approaches buyers may take; prepare them in advance of any offers.• Provide the sellers with radon-related links or publications.	<input type="checkbox"/> <input type="checkbox"/>