

Radon Checklist—Residential Real Estate (Buyer)

Check off each item as they are completed	Done
Educate the buyer about radon	
<ul style="list-style-type: none">• Discuss the implications of unhealthy concentrations of radon gas.• Provide the buyers with radon-related links or publications.	<input type="checkbox"/> <input type="checkbox"/>
Has the seller tested for radon?	
<ul style="list-style-type: none">• 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 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.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
If the property was tested	
<ul style="list-style-type: none">• If the results are 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 results show 200 Bq/m^3 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, etcetera).• If results show 200 Bq/m^3 or higher, and the seller has done nothing to mitigate the radon gas, provide this information to the buyers and ask for further instruction.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
If the property was not tested	
<ul style="list-style-type: none">• 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. Among other options, they may:<ul style="list-style-type: none">○ Tell you they are not interested in this particular home and they wish to seek out alternative properties.○ Proceed with an offer to purchase. The offer to purchase may be made with a reduced price, taking into consideration remediation costs. The remediation costs will be lower if a rough-in is in place. The remediation costs will likely be high if there is no rough-in, the rough-in has been built over, or is in a location that makes it unusable (i.e. underneath the stairs).	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>