

## Radon Due Diligence Checklist: Representing Commercial Sellers

This checklist is not an exhaustive list of all radon matters in connection with a potential real estate transaction but is provided to assist real estate professionals perform their due diligence activities.

When representing a seller:	Done
<p><b>Provide Radon Information</b></p> <ul style="list-style-type: none"> <li>• Discuss what radon is and its health impacts.</li> <li>• Explain radon levels can be of concern to buyers because the buyer, upon becoming the owner, is obligated to provide a safe environment under the <i>Public Health Act</i> and, if applicable, the <i>Residential Tenancies Act</i>.</li> <li>• Educate the seller about available resources:               <ul style="list-style-type: none"> <li>- Guide for Radon Measurements in Public Buildings, available on the Government of Canada website at <a href="http://canada.ca">canada.ca</a>.</li> <li>- Radon in our Homes: The Science Behind the Danger, available on YouTube at <a href="http://youtube.com">youtube.com</a>.</li> </ul> </li> </ul>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p><b>Inquire About Radon Testing</b></p> <ul style="list-style-type: none"> <li>• Ask the seller if they have tested the property for radon.</li> </ul>	<input type="checkbox"/>
<p><b>Seller Has Not Tested for Radon</b></p> <ul style="list-style-type: none"> <li>• Advise the seller to test for radon to ensure they are complying with all applicable legislation.</li> <li>• Advise the seller not having radon testing done could create uncertainty in prospective buyers' minds.</li> <li>• Explain not having testing done could delay or jeopardize a potential transaction because testing takes at least three months to complete, not including the time required for measurements to be sent to and analyzed by a certified laboratory or to receive and review the resulting report.</li> <li>• Discuss different approaches prospective buyers may take to prepare the seller in advance of offers.</li> </ul>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p><b>Seller Has Tested for Radon</b></p> <ul style="list-style-type: none"> <li>• Ask who performed the testing.</li> <li>• Ask what device(s) were used for testing.</li> <li>• Ask the length time over which testing was undertaken.</li> <li>• Ask for a copy of the certified test results.</li> </ul>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p><b>Radon Levels are 150 Bq/m<sup>3</sup> or Less</b></p> <ul style="list-style-type: none"> <li>• Ask the seller if they want this information communicated.</li> </ul>	<input type="checkbox"/>
<p><b>Radon Levels are 200 Bq/m<sup>3</sup> or Higher</b></p> <ul style="list-style-type: none"> <li>• Discuss with the seller their options to remediate or not and the advantages and disadvantages of each option.</li> <li>• Encourage the seller to obtain an estimate for remediation.</li> </ul>	<input type="checkbox"/> <input type="checkbox"/>



## Radon Due Diligence Checklist: Representing Commercial Sellers

When representing a seller:	Done
<b>Seller Has Performed Radon Remediation</b> <ul style="list-style-type: none"><li>• Inform the seller the radon level is considered a material latent defect and must be disclosed to prospective buyers.</li></ul>	<input type="checkbox"/>
<b>Seller Has Not Performed Radon Remediation</b> <ul style="list-style-type: none"><li>• Ask the seller for details about the remediation measures taken.</li><li>• Request evidence of the work completed (e.g. names of service providers, receipts, details of any follow up testing).</li></ul>	<input type="checkbox"/> <input type="checkbox"/>