

# Radon Checklist for Buyers' Agents

Talking with your clients about the risks of radon is important. Use this checklist as a guide to advising your client, and steps to take depending on the situation.

For further professional information, see [the Radon Precautions Guideline](#). For information to share with your clients, see [Consumer Guide to Radon](#).

## DISCUSS RADON WITH YOUR CLIENT

- Explain what radon gas is and its health implications.
- Advise your client to review radon information in the BCFSAs Radon Consumer Guide.
- Advise your client of radon limits which constitute a material latent defect.
- Advise your client of their right to ask if the home has been remediated for radon, and if so, for a copy of the certified test results.

## IF YOUR CLIENT IS INTERESTED IN A HOME THAT HAS NOT BEEN TESTED

- Determine if the home is roughed in for radon remediation.
- Discuss options with your client, such as:
  - Looking at other properties.
  - Consulting with a C-NRPP radon professional about potential remediation costs.
  - Proceeding with an offer that contains a price reduction or holdback to address potential remediation.

## IF THE HOME HAS BEEN TESTED AND THE RESULTS ARE 200 BQ/M3 OR HIGHER AND REMEDIATION HAS NOT BEEN COMPLETED

- Advise your client that these levels constitute a material latent defect.
- Ensure proper disclosure of the material latent defect is provided.
- Advise your client to consult with a C-NRPP certified professional about remediation options.
- Discuss options with your client, such as:
  - Looking at other properties.
  - Consulting with a C-NRPP radon professional about potential remediation costs.
  - Proceeding with an offer that contains a price reduction or holdback to address potential remediation.