

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 Guideline](#). For information to share with your clients, see [the Radon Consumer Information](#).

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

IF YOUR CLIENT HAS NOT TESTED THEIR HOME BEFORE IT IS MARKETED FOR RENT

- Suggest your client consider testing their home for radon if they have not, particularly if the home is in an identified risk area
- Discuss options that a tenant may consider such as a rent reduction or requesting a test and/or remediation before taking possession of the property address potential remediation

IF THE TEST RESULTS ARE 200 BQ/M³ OR HIGHER AND REMEDIATION HAS BEEN COMPLETED

- Ask your client for a copy of the certified test results
- Advise your client that if substantial time has passed since the test has been done another test may be prudent
- Advise your client if renovations to the home have been completed since the test, another test may be prudent
- Review the BCFSAs radon guideline and regulatory standards for more information on remediated properties

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

- Consult with a lawyer about potential implications under the *Residential Tenancy Act*
- Advise your client that these levels constitute a material latent defect
- Advise your client that you must disclose to all potential tenants that the radon levels exceed 200 Bq/m³
- Advise your client to consult with a C-NRPP certified professional about remediation options
- Discuss options that a tenant may consider such as requesting a test and/or remediation before taking possession of the property