

Radon Attachment

Referenced in Inspection Notice Under "Bullet Point" # _____

Pertaining to Sales Contract dated _____ for sale of property at:

In the course of the Buyer's Property Inspection, the property was tested for Radon Gas. Radon gas comes from the breakdown of Uranium in the soil, is listed as a carcinogen (causes cancer) by the US EPA & and is prevalent in Colorado and other states. Radon enters a home through cracks, seams, expansion joints, plumbing penetrations and other tiny gaps in concrete slabs in addition to crawl spaces, sump pits and other openings.

(More info at: www.epa.gov/radon www.RadonSafetyColorado.com)

The Radon Test revealed a level of _____ Picocuries per Liter (a measure of radiation.) The EPA recommends the installation of a Radon Gas Mitigation System if the levels exceed 4.0 Picocuries per liter. Therefore as part of the Inspection Objection section in the contract, seller shall correct this in following manner:

(Buyer to select ONE option)

I. Seller Handles Mitigation Work

That seller have a Radon Mitigation Contractor that is NEHA /NRPP Certified and Listed by the Colorado Department of Health install a Radon Gas Mitigation System that guarantees to get the levels under the EPA Mitigation threshold of 4.0 Picocuries per Liter

Buyer further radon requirements (optional) :

II. Buyer Handles Mitigation Work

Seller shall authorize closing agent to debit \$ _____ from seller's proceeds or seller's remittance at closing and issue a check in this amount to _____(contractor) for Radon Mitigation work to be scheduled and supervised by buyer. (A mitigation proposal detailing work required may or may not be attached.)

The benefits to seller are:

- No time and frustration sorting through vendors and shopping for systems
- No last minute objections from buyer on system performance or system appearance

The benefits to buyer are:

- Gets to choose vendor and has all docs and warranties in his/her name
- Buyer gets the system in location / appearance that THEY want.

Signatures or Initials of Parties / Dates

Radon information and fast Mitigation proposals can be obtained from **Radon Safety LLC** by visiting RadonSafetyColorado.com or calling 303-462-5000

This form was provided as a **sample** of verbiage used by some people to address Radon in the Home Inspection process. It's not an approved form nor was it prepared by an attorney. No warranties or representations are made by Radon Safety LLC regarding its legality or usefulness.