DISCLOSURE OF INFORMATION ON RADON HAZARDS
(For Residential Real Property Sales or Purchases)

Radon Warning Statement

Every buyer of any interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class-A human carcinogen, is the leading cause of lung cancer in non-smokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling showing elevated levels of radon in the seller’s possession.

The Illinois Emergency Management Agency (IEMA) strongly recommends ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and mitigated if elevated levels are found. Elevated radon concentrations can easily be reduced by a qualified, licensed radon mitigator.

Property Address: _________________________________ ___________________________________

Seller's Disclosure (initial each of the following which applies)

(a) ______ Elevated radon concentrations (above EPA or IEMA recommended Radon Action Level) are known to be present within the dwelling. (Explain)
(b) _____ Seller has provided the purchaser with the most current records and reports pertaining to elevated radon concentrations within the dwelling.
(c)______ Seller either has no knowledge of elevated radon concentrations in the dwelling or prior elevated radon concentrations have been mitigated or remediated.
(d) _____ Seller has no records or reports pertaining to elevated radon concentrations within the dwelling.

Purchaser’s Acknowledgment (initial each of the following which applies)

(e) ______ Purchaser has received copies of all information listed above.
(f) ______ Purchaser has received the IEMA approved Radon Disclosure Pamphlet.

Agent’s Acknowledgment (initial) (if applicable)

(g) ______ Agent has informed the seller of the seller’s obligations under Illinois law.

Certification of Accuracy

The following parties have reviewed the information above and each party certifies, to the best of his or her knowledge, that the information he or she provided is true and accurate.

Seller
Printed Name ____________________________ Seller
Printed Name ____________________________
Signature ____________________________ Date ______ Seller
Signature ____________________________ Date ______

Purchaser
Printed Name ____________________________ Purchaser
Printed Name ____________________________
Signature ____________________________ Date ______ Purchaser
Signature ____________________________ Date ______

Agent
Printed Name ____________________________ Agent
Printed Name ____________________________
Signature ____________________________ Date ______ Agent
Signature ____________________________ Date ______
Because of the unique nature of real estate transactions, involving multiple parties and financial interests, the U.S. Environmental Protection Agency (U.S. EPA) designed special protocols for radon testing in real estate transactions. The Illinois Emergency Management Agency (IEMA)-Division of Nuclear Safety has adapted these protocols to conform with its radon regulations. These options are listed in simplified form in the table below.

**Recommendations for Real Estate Transactions**

IEMA strongly recommends ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and mitigated if elevated levels are found. It is not in the best interest of the buyer or seller to rely on a radon measurement performed by anyone other than a licensed measurement professional or technician. Elevated radon concentrations can easily be reduced by a qualified, licensed radon mitigator.

**Test Options for Real Estate Transactions**

Conduct a short-term radon test in each of the lowest structural areas of the home. For example, if the house has one or more of the following foundation types, e.g., basement, crawl space, slab-on-grade, a test in each area is required for licensed professional measurements.
### What to Look for in Short-Term Real Estate Testing Options

<table>
<thead>
<tr>
<th>Option</th>
<th>Detector Location</th>
<th>What to do Next</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Simultaneous</strong></td>
<td>Two detectors, four inches apart, in each of the lowest structural areas suitable for occupancy.</td>
<td>Fix the home if the average of the two tests is 4 picoCuries per liter (pCi/L) or more.</td>
</tr>
<tr>
<td><strong>Continuous Monitor Test</strong></td>
<td>Continuous monitor placed in each of the lowest structural areas suitable for occupancy.</td>
<td>Fix the home if the average radon level is 4 pCi/L or more.</td>
</tr>
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</table>

Short-term tests may last between two and 90 days. Most last between two and seven days. Tests between seven and 90 days are usually impractical for real estate transactions. Examples of short-term detectors used in real estate testing include: activated charcoal canisters, charcoal liquid scintillation vials, electret chambers and continuous radon monitors.

### When do you average radon test results?

The only time radon test results can be averaged is when two test results are placed simultaneously. Test results from different areas, such as above the crawl space and in the basement, are considered two different tests. Results are each independent of the other and are reported independently, such as basement result of 4.2 pCi/L and family room over crawl space result of 6.1 pCi/L. With an elevated radon level in any one of the lowest structural areas, the recommendation is to fix the house.

### Disclosure of Radon Information

The Illinois Radon Awareness Act and the Illinois Real Property Disclosure Act require that a seller of a home disclose information if aware of unsafe concentrations of radon in the home. The acts do not require that testing or remediation work be conducted. However, many relocation companies and lending institutions, as well as home buyers, request a radon test when purchasing a house. Sellers and brokers are cautioned to err on the side of full disclosure of material facts prior to entering into a purchase agreement.

### Interference with successful completion of a radon measurement is illegal in Illinois.