

NOTIFICATION REGARDING POTENTIAL RADON RISKS

(Applicable to the Sale or Purchase of Residential Real Estate)

Radon Advisory Notice

All purchasers of residential real estate are hereby informed that the property could contain elevated levels of indoor radon gas, which may pose health risks, including an increased chance of developing lung cancer. Radon is classified as a Group A carcinogen and is recognized as the primary cause of lung cancer among non-smokers and the second leading cause overall. Sellers of residential real estate are obligated to share with buyers any radon test results indicating high radon levels that are currently in the seller's possession.

The Illinois Emergency Management Agency (IEMA) highly advises that all individuals purchasing a home conduct an indoor radon test before finalizing the purchase or moving in. If high radon levels are detected, they should be addressed through mitigation by a properly licensed and qualified radon professional, as such levels can be effectively reduced.

Seller's Disclosure (please initial all items that apply)

- _____(a) Elevated levels of radon (exceeding the Radon Action Level recommended by the EPA or IEMA) are known to exist within the residence. (Provide details).
- _____(b) The seller has given the buyer the most recent documentation and reports regarding high radon levels inside the residence.
- _____(c) The seller is either unaware of any elevated radon levels in the home or confirms that any previously elevated levels have been properly mitigated or corrected.
- _____(d) The seller does not possess any records or reports related to elevated radon levels within the residence.

Purchaser's Acknowledgment (please initial all that apply)

- _____(e) Buyer confirms receipt of all documentation and information referenced above.
- _____(f) Buyer has received the IEMA-approved Radon Disclosure Pamphlet.

Agent's Acknowledgement (initial IF APPLICABLE)

- _____(g) Agent has advised the seller of their legal duties under Illinois law per IEMA guidelines.

Accuracy Certification

The undersigned parties have examined the information provided above and, to the best of their knowledge, confirm that the details they have supplied are complete and correct.

Seller _____

Date _____

Seller _____

Date _____

Purchaser _____

Date _____

Purchaser _____

Date _____

Agent _____

Date _____

Agent _____

Date _____

Property Address: _____

City, State, Zip Code: _____