

RADON REPAIR ADDENDUM

To Be Used Only in Conjunction with and Incorporated into the Radon Inspection Addendum

(For the Exclusive Use of Realtor® Members of the Central Illinois Board of Realtors®)

Contract Date: _____ Property: _____

Buyer(s): _____

Seller(s): _____

Buyer has completed a professionally radon measurement on the above property and hereby gives this Radon Repair Addendum along with a professional radon inspection report to the Seller, which will serve as written notice, as defined in the Radon Inspection Addendum.

Part A: Buyer, within (5) five business days following the completion of the onsite measurement, chooses the following option:
(select one)

- Option A1:** The radon measurement determined the radon level to be less than 4.0 pCi/L. (The contingency is resolved.)
- Option A2:** The radon measurement determined the radon level to be equal to or greater than 4.0 pCi/L.

BUYER

DATE

BUYER

DATE

Part B: Seller, within (5) five business days from Buyers written notification, responds as follows: *(select one)*

- Option B1:** Seller has hired a licensed and approved radon mitigation contractor licensed and approved to install a radon mitigation system in the home. Seller agrees the system will be installed at Seller's expense at least (10) ten days prior to settlement. Seller, at Seller's expense, shall have the Real Estate retested and provide evidence of levels less than 4.0 pCi/L. (The contingency is resolved.)
- Option B2:** Seller to credit Buyer at settlement, the amount of \$_____, which amount Buyer agrees to accept in lieu of mitigation.
- Option B3:** Seller elects not to mitigate the elevated radon levels and will not credit Buyer in lieu of mitigation.

SELLER

DATE

SELLER

DATE

Part C: Buyer responds as follows: *(select one)*

- Option C1:** Buyer accepts Seller's proposal in Option B2 & B3. (The contingency is resolved.)
- Option C2:** Buyer hereby declares this contract null and void and the earnest money shall be disbursed in accordance with paragraph 10 of this Contract.

BUYER

DATE

BUYER

DATE