**Sample Phase 1 Wording**

**Basic paragraph:**

In the absence of radioactive fill materials, processes, or waste at the site, radon remains a potential radioactive concern. Radon is a colorless, odorless and tasteless radioactive gas associated with the decay of naturally occurring uranium in soil, rock and/or groundwater. A 2012 Health Canada survey of radon potential across Canada found that “there are no areas of the country that are radon free”1. Although the presence of naturally occurring radon represents a minimal concern for the real value of the property and it has no residual environmental impact, it does pose a potential health concern for the occupants in the form of an increased risk of lung cancer. As such, radon measurement and, if necessary, mitigation is recommended for all occupied buildings as prescribed by Health Canada guidance2.

**Green Field paragraph:**

For undeveloped sites, radon-resistant construction methods, mandatory in some areas, should be utilized during new construction in accordance with Canada’s National Building Code, the Canadian General Standards Board standard for new construction, and/or the applicable provincial, territorial or municipal building code. It is impossible to predict indoor radon levels prior to construction; therefore radon-resistant design and construction methods are prudent and include provisions to simplify mitigation after a building has been constructed. Radon testing is recommended once a newly constructed building is occupied and whenever renovations are performed that might substantially change the ventilation or airﬂow or the occupancy of rooms in the lowest occupied levels.

**Existing Building paragraph:**

With consideration to existing buildings, and if not previously carried out, radon testing is recommended during the heating season (i.e. October to April) when radon concentrations and exposures are typically highest. Retesting should be considered whenever renovations are performed that might substantially change the ventilation, airﬂow or the occupancy of rooms in the lowest occupied levels of the building.

Radon-resistant construction methods, mandatory in some areas, should be utilized during renovations in accordance with Canada’s National Building Code, the Canadian General Standards Board standard for new construction, and/or the provincial, territorial municipal building code.

**Real-Estate Transaction paragraph:**

Radon testing requires a 91-day minimum testing period during the heating season (October through April). In cases where such testing may not be practical, the prospective purchaser and lender should consider testing the building(s) as prescribed by the Canadian Association of Radon Scientists and Technologists (CARST) Real Estate Testing Guideline in order to make timely and informed decisions.