

Why Radon Service Near Me Matters for Home Safety

A Practical Look at Maintaining Your Radon System

When you own a home with a radon mitigation system, you probably do not think about it much. The fan hums in the basement, the manometer sits against the wall, and life goes on. Then one day you notice the U-tube shows zero pressure, or a realtor calls about a pre-sale inspection. That is when the phrase "radon service near me" becomes something you search with real urgency. I have been in the field long enough to know that most homeowners only think about their radon system when something breaks. A little preventive attention goes a long way.

Radon is a radioactive gas that comes from the natural decay of uranium in soil. It enters homes through cracks in the foundation, gaps around pipes, and other openings. The EPA recommends action at levels above 4 picocuries per liter. Many homes in the St. Louis area, especially those with basements or slab-on-grade foundations, test above that threshold. A properly installed radon mitigation system usually keeps levels low, but only if the system works correctly. That means regular checks and occasional repairs.

What Does Radon Service Actually Involve?

When you look for "[radon service near me](#)," you might picture someone coming out with a Geiger counter and waving it around. That is not quite how it works. Professional service for an existing system involves a few key steps. First, a technician checks the radon fan. These fans run continuously, often for years, and they do wear out. Bearings fail, blades collect dust, and motors overheat. A simple listen can tell you a lot. If the fan sounds rough or has stopped entirely, it needs replacement.

Next comes the system diagnostic. A good technician looks at the whole setup. They check the manometer, which is that clear U-tube filled with colored liquid. The difference in fluid levels tells you whether the fan is pulling enough suction. If the reading is low, there might be a blockage in the pipe routing, a hole in the sub-slab depressurization system, or the fan itself might be failing. They also inspect the pipe routing. Over time, pipes can get knocked loose, crushed by storage items, or damaged by pests. Sealing cracks in the slab or foundation is another common task. Even a tiny gap can let radon bypass the system and enter the living space.

Ventilation matters too. The system needs to exhaust radon gas safely above the roofline. If the exhaust pipe gets blocked by debris or snow, the gas can back up. A thorough inspection

includes checking that the exhaust point is clear and that the fan is moving air at the right rate. Some technicians use a continuously monitoring meter to verify radon levels during the visit. That gives immediate feedback, unlike a mail-in radon test kit, which takes days or weeks to give results.

When to Call for Service

You should not wait until you see a problem. I recommend a professional inspection at least once every two years. If your home has a known radon issue, annual checks are better. The EPA suggests testing every two years, but if your system is older, more frequent checks make sense. Also call for service if you notice any of these signs:

- The manometer shows zero or very low pressure difference.
- The radon fan makes strange noises or has stopped running.
- You recently completed a remodel that might have affected the slab or foundation.
- You have not tested radon levels in over two years.
- You smell something musty near the system pipes, which could indicate a leak.

Each of these signs tells you something is off. A quick call for "radon service near me" can save you from long-term exposure. The cost of a diagnostic visit is small compared to the health risk of elevated radon levels.

Choosing a Service Provider

Not every company that advertises radon service is equally qualified. Look for experience with specific brands like RadonAway, which makes some of the most common residential fans. Also ask about their familiarity with local conditions. Homes in the St. Louis area have different construction styles than those in other parts of the country. A local provider like Air Sense Environmental understands the typical slab types, soil conditions, and common failure points in this region.

A good provider will offer a clear scope of work. They should inspect the entire system, including the radon fan, pipe routing, and all seals. They should also check the exhaust vent and the manometer. If they find problems, they should explain what needs fixing and why. You want someone who can do fan replacement on the spot if needed, not someone who has to order parts and come back next week. Speed matters because every day with a broken system is a day of potential radon exposure.

Warranty coverage is another thing to ask about. Many radon fans come with a five-year or longer warranty from the manufacturer. A good service technician will help you file a warranty claim if the fan failed prematurely. They should also stand behind their own work. If they

replace a fan or repair pipe routing, ask how long that repair is guaranteed. A reputable company will give you at least a year on parts and labor.

The Role of Continuous Monitoring

I mentioned the continuously monitoring meter earlier. These devices are a step up from a basic radon test kit. A test kit gives you a single snapshot, usually over a few days. A monitoring meter sits in your home and tracks radon levels over time. It can show you daily patterns. For example, some homes have higher levels at night when windows are closed. Others spike after heavy rain when the soil gets saturated and gas is pushed up. Knowing those patterns helps you and your service provider make better decisions.

If you already have a system, a monitoring meter can tell you whether it is working. If levels stay low, great. If they start creeping up, you know something changed. That early warning gives you time to call for service before the problem gets serious. Some newer systems even integrate with a meter, but most older setups do not. Adding one is a smart investment after any major repair or replacement.

Common Repairs and Their Costs

Fan replacement is the most common repair I see. Fans run 24/7 for years, and they eventually fail. A typical radon fan from RadonAway or a similar brand costs a few hundred dollars. Labor adds another couple hundred. The total is usually under a thousand dollars. That might sound like a lot, but compare it to the cost of a full system installation, which runs several thousand. Regular service keeps the rest of the system functional for decades.

Pipe routing repairs are less common but can be tricky. If a pipe gets crushed or disconnected, the system loses suction. Fixing that might involve cutting out a damaged section and coupling in a new piece. Sealing cracks in the slab is a more labor-intensive job. It involves finding the cracks, cleaning them, and applying a quality sealant. Sometimes the cracks are under flooring or behind walls, which complicates things. A thorough inspection should catch those hidden issues before they cause big problems.

Another repair I have seen involves the KickSpace vent. Some systems use a small fan unit mounted in a kick space under a cabinet. These can get clogged with dust or fail like any other fan. Replacing a KickSpace unit is similar to a standard fan replacement but often requires more careful disassembly to avoid damaging the cabinetry.

Why Local Knowledge Matters

I keep coming back to St. Louis because the local geology matters. The soil here has higher radon potential than many other parts of the country. The clay content and moisture levels

affect how radon moves. A technician who works in this area every day knows what to look for. They know which neighborhoods tend to have higher readings. They know which types of slab foundations are prone to cracking. They know the common mistakes from past installations. That local expertise is something you cannot get from a national chain that sends someone from two states over.

When you search for "radon service near me," you are really looking for someone who can get to your home quickly and fix the problem right. A local company like Air Sense Environmental can usually offer same-week service. They have the parts in stock and the experience to handle whatever they find. That convenience is not just about speed. It is about peace of mind. You know the person at your door has seen it before and knows what works.

Final Thoughts on Staying Safe

Radon is a serious health risk, but it is also a manageable one. A working radon mitigation system keeps your family safe. The key is making sure it stays working. Regular inspections, prompt repairs, and a good relationship with a trusted service provider make all the difference. Do not wait until you have a problem. Call for a system diagnostic now, and then set a reminder for next year. Your lungs will thank you.