

# Why Radon Repair St Louis Homeowners Need Professional System Maintenance

## Understanding the Hidden Risks of Radon System Failure

When you move into a home with an existing radon mitigation system, it's easy to assume the problem is solved forever. The fan hums quietly in the basement, the manometer shows a steady reading, and you go back to worrying about paint colors and property taxes. But here is the reality that too many St. Louis homeowners learn the hard way: radon systems are mechanical. They age, they break, and when they fail, the invisible gas that prompted the installation in the first place can creep back into your living space without a sound.

I have spent years working on these systems across the metro area, and I can tell you that a failed radon mitigation system rarely announces itself. You won't smell it. You won't see it. The only clue might be a slowly rising radon level detected during a routine test, or worse, a health scare years later. That is why radon repair st louis property owners need to treat their mitigation equipment the same way they treat their furnace or water heater: with regular inspections and prompt repairs when something goes wrong.

## What Actually Breaks in a Radon Mitigation System

A typical sub-slab depressurization system is simpler than most people realize. A fan pulls air from beneath the concrete slab and vents it above the roofline through a radon vent pipe. But simplicity does not mean immunity from failure. The most common failure point is the radon fan motor. These motors run continuously, often for years, and they eventually wear out. When a fan seizes or loses speed, the vacuum under the slab drops, and radon gas begins to migrate back into the house.

Another frequent issue is the radon pipe itself. Over time, ground settlement or accidental impact can crack the pipe, breaking the seal. Moisture can also collect inside the pipe, especially during wet St. Louis springs, and that extra weight can strain the fan or freeze in winter, blocking airflow entirely. I have seen systems where the radon pipe was never properly sealed at the slab penetration, allowing soil gases to bypass the fan entirely.

Then there is the manometer, that small U-tube gauge that tells you your system is working. Homeowners often ignore it, or they mistake a normal reading for a problem. But a manometer that shows zero vacuum is a clear sign that the fan has stopped or the pipe is blocked. Conversely, an unusually high reading can indicate a frozen pipe or a fan that is working too hard. Understanding those readings is something a professional radon system inspection can clarify quickly.

## **Why St. Louis Has Unique Radon Challenges**

Missouri radon levels are among the highest in the country, and St. Louis County radon issues are particularly pronounced because of the region's geology. The glacial till and limestone bedrock that underlie much of the area create natural pathways for radon to migrate from the soil into homes. That is why so many houses here already have mitigation systems installed. But maintaining those systems is a different story.

I have worked on St. Louis radon mitigation systems that were installed twenty years ago and never touched since. The fans were original, the pipes were corroded, and the sealant around the slab penetration had long since dried and cracked. In many cases, the homeowners had no idea the system had stopped working. They assumed that because they couldn't see a problem, everything was fine. A radon test kit or a Continuous Radon Monitor would have told them otherwise, but few people think to test annually.

## **The Right Way to Handle Radon Fan Replacement**

When a fan fails, the temptation is to replace it with whatever is cheapest and available. That is a mistake. Radon fans are engineered for continuous duty and for moving air against the resistance of soil and pipe runs. A standard bath fan or a cheap import will not last six months. Professional radon fan replacement means selecting a unit that matches the system's original specifications, or better yet, upgrading to a more efficient model.

Brands like RadonAway and Soler & Palau dominate the market for good reason. Their fans are built for the specific demands of sub-slab depressurization, with sealed motors and corrosion-resistant housings. I have installed hundreds of RadonAway RP series fans and Soler & Palau units, and I can tell you that the difference in longevity between a proper radon fan and a general-purpose fan is night and day. A quality fan with a solid radon fan warranty can run reliably for ten years or more, while a cheap replacement might fail in two.

Air Sense Environmental carries that same philosophy into every job. When they handle a repair, they don't just swap the fan and walk away. They inspect the entire radon pipe run, check the seal at the slab, verify the manometer is reading correctly, and test the system's vacuum with a digital gauge. That level of thoroughness is what separates a lasting fix from a temporary patch.

## **When to Call for Radon System Inspection**

There is no hard-and-fast rule for how often to inspect a radon mitigation system, but I recommend at least an annual check. Here are some signs that you should schedule a radon system inspection sooner rather than later:

- Your manometer shows zero vacuum or a reading you don't recognize.
- You hear unusual noises from the fan, like grinding or rattling.
- You recently finished a basement renovation that may have disturbed the radon pipe.
- Your radon test kit or Continuous Radon Monitor shows levels above 4 pCi/L.
- Your system is more than five years old and has never been professionally serviced.

If any of these describe your situation, you should not wait. [Radon repair st louis](#) professionals can often diagnose the problem over the phone based on your description, but an on-site visit is the only way to confirm the cause and fix it correctly.

## **The Details That Matter in Radon Mitigation System Repair**

Radon mitigation system repair involves more than just replacing a fan. In many houses, the original installer used a sump pump radon cover to seal the pit where the radon pipe enters the slab. That cover can degrade over time, especially if it was exposed to moisture or sump pump chemicals. A failing cover needs to be replaced with a new one and sealed with a high-quality radon sealant to prevent air from leaking around the penetration.

Another detail that gets overlooked is the pipe routing. I have seen systems where the radon vent pipe was run through an attic or along an exterior wall without proper support. Over years of temperature changes and wind, the pipe can sag or separate at the joints. A thorough repair job includes resealing every joint and adding support brackets where needed.

And then there is the fan location. Many original installations placed the fan in the attic or on an exterior wall to keep noise out of living spaces. That makes sense acoustically, but it also makes the fan harder to access for maintenance. If the fan is in a hard-to-reach spot, a professional can relocate it during a fan replacement to a more serviceable location, preferably with an electrical disconnect and a nearby outlet for easy testing.

## **Testing After Repair: The Only Way to Be Sure**

Once the repair is complete, the work isn't done until the system is tested. A short-term radon test kit placed in the lowest livable level of the home will confirm that the system is pulling radon out effectively. For ongoing peace of mind, a Continuous Radon Monitor provides real-time readings and can alert you if levels spike. I recommend every homeowner with a mitigation system invest in one. They cost about the same as a few single-use test kits and they give you continuous data.

If you are buying or selling a home with an existing system, a qualified radon system inspection is a must. I have seen home sales fall through because the seller's system was broken and the

buyer's radon test came back high. A simple inspection and repair before listing can save weeks of negotiation and thousands of dollars in concessions.

## **The Bottom Line on Keeping Your System Healthy**

Radon repair st louis homeowners often ask me whether they can handle maintenance themselves. The answer is yes, to a point. You can check your manometer monthly, keep the radon pipe clear of debris, and run a radon test kit every year. But when something breaks, you need someone who understands the specific demands of these systems. A general handyman or a general contractor can replace a fan, but they may not know the correct sealant to use, the proper fan for your pipe size, or how to test the system afterward to verify it works.

Air Sense Environmental has built its reputation on that expertise. They focus exclusively on radon system repair, fan replacement, and inspection for existing St. Louis radon mitigation systems. That specialization means they carry the right parts, know the common failure points in local homes, and can usually complete a repair in a single visit. For a homeowner, that translates to less downtime, lower cost over the long run, and genuine confidence that the system is doing its job.

Radon is a serious health risk, but it is also a manageable one. With the right maintenance and prompt repairs when something goes wrong, you can keep your home's radon levels low for as long as you live there. The key is not to ignore the system once it is installed. Treat it like any other critical piece of home equipment, and when it needs help, call someone who specializes in radon repair st louis and understands the nuances of the local geology and housing stock.