

What a Radon System Warranty Covers and Why It Matters for Your Home

Understanding Your Radon Mitigation System Warranty

When I first started testing homes in the Metro East area - places like Belleville, Edwardsville, O'Fallon IL, and Collinsville - I noticed a pattern. Homeowners would buy a radon mitigation system, get it installed, and then forget about it until something went wrong. The thing is, a radon mitigation system is more than just a fan in the basement. It's a combination of components that work together to keep indoor radon levels low. And like any mechanical system in your home, it needs maintenance and occasional repairs. That's where the radon system warranty comes in. It's not just a piece of paper. It's a promise about how long each part will perform, and it tells you who's responsible when something fails.

I've seen homeowners in Edwardsville assume their entire system is covered for ten years, only to find out the fan warranty expired after two. Others in O'Fallon IL didn't realize that the polyurethane sealant around their pipe flashing needed to be checked annually. These small details matter, and understanding your warranty can save you hundreds of dollars and a lot of frustration.

What Makes Up a Radon Mitigation System

Before you can understand a [radon system warranty](#), you need to know what you're actually covering. A typical sub-slab depressurization system includes a radon fan (often a RadonAway or AIRBoss model), PVC piping that runs from under the basement slab up to the roof, pipe flashing where the pipe goes through the floor, and a manometer - that little U-tube gauge that shows the system is running. Some systems also include a continuous radon monitor if the homeowner wants real-time readings. Each component has a different lifespan and a different warranty.

The radon fan is the most critical part. It runs 24/7, pulling soil gases from beneath the house and venting them above the roof line. Most quality fans from brands like RadonAway or AIRBoss come with a fan warranty that ranges from three to five years. Some extend to seven years with proper registration. But here's the catch: the warranty only covers the fan itself, not the labor to install a replacement or the other parts of the system. I've seen homeowners in Collinsville assume that a five-year fan warranty meant the entire system was covered for five years. It's not. The fan warranty is separate from the overall radon system warranty, which might cover piping and sealing but not the fan motor.

The Difference Between a Fan Warranty and a System Warranty

This is where things get confusing for most homeowners. A radon system warranty is usually offered by the installation company, like Air Sense Environmental, and it covers the workmanship and materials for a set period - often one to two years. During that time, if a pipe joint leaks, if the polyurethane sealant around the pipe flashing cracks, or if the manometer breaks, the installer fixes it at no charge. After that initial period, the warranty on workmanship expires.

The fan warranty, on the other hand, is a manufacturer's warranty. It covers defects in the fan motor or electrical components. But it doesn't cover normal wear and tear, and it doesn't cover the cost of diagnosing the problem or reinstalling a new fan. So if your RadonAway fan fails in year four, the manufacturer sends you a new fan, but you pay the labor for the swap. That's a detail a lot of people miss.

I've had homeowners in Belleville tell me they thought their radon system warranty covered everything for a decade. When I explained that the manometer might need replacing after five years or that the pipe flashing sealant could dry out, they were surprised. The reality is that warranties are layered, and you need to read the fine print.

What the Illinois Radon Awareness Act Means for Warranties

Illinois has specific requirements around radon testing and disclosure. The Illinois Radon Awareness Act requires sellers to give buyers information about radon and any known test results. But it doesn't mandate a warranty on mitigation systems. That said, many counties in the Metro East area are in an EPA radon zone with moderate to high potential for elevated indoor radon levels. That's why homes in Edwardsville and O'Fallon IL often test above the action level. If you're buying a home with an existing mitigation system, ask for the radon system warranty documentation. Find out when the system was installed, what brand of fan is used, and what the remaining coverage is. If the seller can't provide that, consider negotiating for a new system with a fresh warranty.

What a Typical Radon System Warranty Covers

Based on what I've seen working with Air Sense Environmental and other installers in the Metro East, here's what a solid warranty package looks like:

- **Workmanship warranty:** Usually one to two years from installation. Covers labor and materials for any installation defects, including leaks at pipe joints, loose pipe flashing, or sealant failure at the slab penetration.
- **Fan warranty:** Three to five years on the motor and electrical components. Some brands like RadonAway offer a five-year warranty if you register online within 30 days of installation. This covers replacement of the fan only, not labor.

- Manometer warranty: Often one year. The gauge itself is inexpensive, but if it's part of a continuous radon monitor, the warranty might be longer.
- Sealant and flashing warranty: Usually covered under workmanship for the first year. After that, you're responsible for checking the polyurethane sealant around the pipe flashing and reapplying if it cracks or pulls away.

I always tell homeowners in Collinsville to keep their warranty paperwork in a safe place and to note the expiration dates. Set a reminder on your phone to check the manometer monthly - it should show a negative pressure reading, meaning the system is drawing air from under the slab. If the reading drops to zero, the fan might have failed or there's a blockage.

How to Make the Most of Your Radon System Warranty

First, register your fan warranty as soon as the system is installed. I've seen people miss that window and lose out on extra coverage. Second, keep records of any annual inspections or maintenance. If you have a mitigation service agreement with the installer, that often includes a yearly check of the system, including the manometer and sealants. That service record can be helpful if you need to file a warranty claim.

Third, understand that the radon system warranty does not cover damage caused by homeowners. If you hit the PVC pipe with a lawnmower or a child knocks the manometer off the wall, that's not a warranty issue. It's a repair. Fourth, if you sell your home, transfer the warranty to the new owner if possible. Some manufacturers allow it, some don't. Check the terms.

I also recommend testing your home with a radon test kit after any major renovation or after the warranty period ends. A continuous radon monitor can give you peace of mind, but even a simple charcoal test kit from a hardware store will tell you if levels have changed. The system itself may still be running, but changes in the soil or foundation can affect its effectiveness.

Radon-Resistant Construction and New Homes

If you're building a new home in the Metro East area, consider radon-resistant construction techniques. These include a layer of gravel under the slab, a vapor barrier, and a rough-in for a future sub-slab depressurization system. Many builders offer this as a standard option. But even with a radon-resistant design, you still need to test after move-in. The soil gas pressure can vary, and a passive system may not be enough. If you later add an active radon fan, the radon system warranty on that fan starts fresh from the date of installation.

Common Misconceptions About Radon System Warranties

I hear the same myths over and over. One is that a radon system warranty covers the entire system for the life of the home. It doesn't. Another is that if the fan stops working, you just call the installer and they replace it for free. That's only true if you're still within the workmanship warranty. After that, you pay for the service call and installation. A third myth is that a manometer reading of zero means the system is working fine. Actually, a zero reading usually means the fan has failed or the line is blocked. A properly operating system shows a negative pressure on the manometer.

In O'Fallon IL, I once inspected a home where the homeowner had ignored the manometer for two years. The fan had failed, but they didn't realize it because they never checked the gauge. They had assumed the radon system warranty covered all failures, but the warranty had expired. They ended up paying for a new fan and installation. A simple monthly glance at the manometer would have caught the problem earlier.

Final Thoughts on Protecting Your Investment

A radon mitigation system is a long-term investment in your home's air quality and your family's health. Understanding the radon system warranty - what it covers, how long it lasts, and what it excludes - helps you plan for future costs and avoid surprises. If you live in Belleville, Edwardsville, O'Fallon IL, or Collinsville, and you're considering a system, ask the installer for a detailed breakdown of all warranties. Ask about the fan warranty separately. Ask what the workmanship warranty covers and what it doesn't. And once the system is in, treat it like any other appliance in your home. Check it regularly, keep records, and know when coverage ends. That small bit of attention can save you money and keep your radon levels low for years to come.