

Why You Need a Local Radon Service Near Me for System Repairs and Inspections

When you own a home with an existing radon mitigation system, you expect it to work quietly in the background, year after year. But like any mechanical system, the components wear out. Fans fail, pipes get knocked loose, and the small manometer on the wall can stop showing the proper reading. When that happens, the question becomes where to turn for help. A quick online search for "radon service near me" often returns a long list of companies, but not all of them are set up to work on an existing system. Some only install new systems. Others focus on testing and nothing more. What you really need is someone who understands the specific equipment you already have, from the radon fan mounted on the exterior to the sub-slab depressurization piping running through the basement.

I have spent years working in the radon mitigation industry, mostly right here in the St. Louis area. The geology in this part of Missouri makes radon entry a persistent problem for many homes. Builders and homeowners have installed thousands of mitigation systems over the past two decades. That means there is a large population of aging systems that now need fan replacements, inspection checks, and general repairs. If you are a homeowner facing a noisy fan or a u-tube that shows no vacuum, you need a service provider that treats your system like a piece of equipment to be diagnosed, not a project to be started from scratch.

Understanding the Parts of a Radon Mitigation System

A typical radon mitigation system uses a network of pipes and a fan to pull radon gas from beneath the concrete slab and vent it safely above the roofline. This method is called sub-slab depressurization. It works well when the system is designed and installed correctly. But over time, the fan can lose efficiency. The pipe routing can be damaged by settling ground or careless landscaping. And the sealing cracks in the slab can degrade, allowing radon to re-enter the living space. That is where a thorough inspection becomes critical.

When I arrive at a house for a system diagnostic, the first thing I check is the manometer. This simple u-tube device tells me whether the fan is pulling negative pressure under the slab. If the fluid levels show no difference between the two legs of the tube, the system is not operating. The next step is to listen to the radon fan itself. Many modern fans, such as those made by RadonAway, are designed to be quiet. But when a bearing starts to go, you will hear it. A grinding or humming noise from the fan housing often means the motor is about to fail. That is a clear sign you need a fan replacement.

Why Local Knowledge Matters for Radon Repairs

Radon mitigation is not a one-size-fits-all field. The soil composition, foundation type, and local building practices all affect how a system should be repaired. In St. Louis, many homes were built on clay soil with stone foundations. That changes how sub-slab depressurization systems are routed compared to a house on a gravel bed. A service company that only works in a different region might not know the local quirks. That is one reason searching for "[radon service near me](#)" is a good instinct. A local technician has seen the same problems over and over and knows the best way to fix them.

Air Sense Environmental, for example, focuses specifically on radon system repair, fan replacement, and inspection for existing systems in St. Louis. That narrow focus means they carry the right parts and understand the common failure points. When a homeowner calls because their system is beeping or the fan has stopped spinning, the technician can often diagnose the issue over the phone just by asking a few questions about the age of the equipment and the type of fan installed. That saves time and money.

What a Professional Inspection Covers

An inspection of an existing radon mitigation system should go beyond just looking at the fan. A thorough check includes:

- Visual inspection of all pipe routing for cracks or disconnections.
- Pressure reading with a manometer or continuously monitoring meter to confirm the system is pulling vacuum.
- Check of the exterior vent termination to ensure it is not blocked by debris or animal nests.
- Assessment of the radon fan itself for noise, vibration, and power draw.
- Verification that all sealing cracks in the slab and around the sump are intact.

After the inspection, the technician should be able to tell you whether the system is working within the range that the EPA recommends. The EPA action level for radon is 4 picocuries per liter, but even a system that reduces levels below that can still have problems that need attention. A noisy fan or a fluctuating manometer reading might not mean the system has failed completely, but it does mean a repair is coming soon. Catching it early is cheaper than waiting until the fan seizes up.

When to Call for Fan Replacement

Fans in radon mitigation systems typically last between 5 and 10 years, depending on the model and how hard it runs. A fan that runs 24/7 will wear out faster than one that cycles, but most residential systems run continuously. The RadonAway fans I have worked with are reliable, but even they fail eventually. The model called the KickSpace is a popular choice for

retrofits because it fits in tight crawlspaces and is relatively quiet. But any fan can fail if it is exposed to moisture or if the voltage fluctuates.

When I replace a fan, I always check the electrical connection and the pipe routing first. A new fan will not help if the pipe is cracked or the wiring is bad. That is where the system diagnostic comes in. I measure the static pressure at the manometer, verify the pipe is clear, and then install the new fan. After the swap, I run the system for a few minutes and check the u-tube again. If the pressure returns to the normal range, the repair is simple. If not, there may be a deeper issue with the sub-slab depressurization network that needs more work.

Warranty Considerations

Another thing homeowners often overlook is the warranty on their existing equipment. Many radon fans come with a 5-year warranty from the manufacturer. If your fan fails within that period, you might be able to get a replacement at no cost. But the labor to swap it out is usually not covered. That is where a local service provider can help. They know which brands offer good warranties and which ones do not. When you search for "radon service near me," ask the company whether they handle warranty claims for the equipment you have. Some shops will process the paperwork for you, which saves a headache.

For systems that are out of warranty, a fan replacement typically costs a few hundred dollars in parts plus labor. That is still far cheaper than letting radon levels climb back up. A failed fan means the sub-slab depressurization system stops working, and radon can build up again quickly. I have seen homes where the fan was dead for months and the occupants had no idea because they never checked the manometer. They only called for service when they resold the house and the radon test kit showed high levels. By then, the problem was urgent and the repair needed to happen fast.

Testing and Monitoring After Repairs

Once a repair or fan replacement is done, you need to verify that the system is actually reducing radon. A short-term radon test kit is a good way to check. Place it in the lowest livable level of the home, following the instructions carefully. Leave it for the recommended time and send it to a lab. If the result is below the EPA action level, you are in good shape. But keep in mind that radon levels can fluctuate with weather and season. A single test is a snapshot, not a guarantee. For ongoing peace of mind, consider a continuously monitoring meter that plugs into an outlet and gives you real-time readings. These devices are more common now and can alert you if the system stops working.

Some homeowners prefer to skip the test and just watch the manometer. That works, but only if you check it regularly. A u-tube that shows a steady vacuum is a good sign, but it does not

tell you the actual radon level. The only way to know if the system is performing is to measure the gas itself. That is why I always recommend a follow-up test after any significant repair. If you work with Air Sense Environmental, they can often coordinate the test or advise you on the best kit to buy.

Choosing the Right Service Provider

Not every company that offers radon mitigation is equipped to handle repairs on existing systems. Many focus on new installations because that work is more straightforward. Repairs require troubleshooting, and troubleshooting takes experience. When you call a company, ask whether they specifically work on existing systems. Ask if they carry common fan brands like RadonAway and KickSpace in stock. Ask if they will check the pipe routing and the sealing cracks as part of the job. A good service provider will answer those questions without hesitation.

St. Louis homeowners have a few options, but the ones that stand out are the smaller shops that specialize in repairs. They tend to be more responsive and more knowledgeable about the specific systems in the area. They also know the local building codes and the typical installation practices used by area contractors. That local knowledge is hard to find from a national chain.

At the end of the day, maintaining a radon mitigation system is not complicated. It just takes attention and the occasional repair. If you hear a change in the fan noise or see the manometer drop to zero, do not wait. Call a local professional who can do a proper system diagnostic and get you back to safe levels. The peace of mind is worth the effort.