

When Your Radon System Needs Help: A Guide to Radon Repair St Louis

If you own a home in the St. Louis area and you already have a radon mitigation system installed, you might assume the problem is solved for good. The truth is more complicated. These systems work hard, often for years, but they are mechanical. Fans wear out, pipes get knocked loose, and a simple power outage can reset everything. That is where radon repair st louis comes into the picture. It is not about installing a new system from scratch. It is about keeping the one you already have running the way it should.

Why Existing Systems Fail

Most radon mitigation systems in this region use a method called sub-slab depressurization. A fan pulls air from under the concrete slab and vents it above the roofline. That fan runs constantly. After a few years, the radon fan motor can begin to hum louder, draw more power, or just stop spinning. I have seen units that worked fine for seven years and then suddenly seized up. Dust, humidity, and voltage fluctuations all take a toll.

The radon pipe itself can also cause trouble. If a pipe gets cracked by settling ground or a misstep in the attic, the system loses suction. A manometer, which is the little U-tube gauge mounted on the pipe, will show zero or near-zero reading. That is your first clue something is wrong. Many homeowners mistake a zero reading for a broken gauge when really the pipe has a leak. A thorough radon system inspection can catch this before radon levels creep back up.

The St. Louis Radon Reality

Missouri radon levels vary widely across the state, but St. Louis County radon data consistently shows elevated risk in many zip codes. The geology here, with its limestone and glacial till, allows radon gas to move easily through the soil. That is why so many homes built in the 1970s and 1980s now have mitigation systems. But having a system is only half the battle. It needs to work. A system that is running but pulling no suction is worse than no system at all, because it gives a false sense of safety.

I once inspected a home in Kirkwood where the homeowner had been running a mitigation system for three years. The fan was loud, but the manometer showed zero. The radon vent pipe had a hairline crack near the elbow, hidden behind a storage rack. We sealed it with radon sealant, replaced the fan, and the next radon test kit showed levels back below the EPA action limit. That is a typical scenario for [radon repair st louis](#) calls.

Common Repairs and Replacements

When a system fails, the fix is often straightforward. The most common repair is radon fan replacement. Fans from brands like RadonAway and Soler & Palau are common in the St. Louis area. They have different strengths. RadonAway fans tend to be quieter and more efficient at lower pressures. Soler & Palau models, like the UST 55, move more air and handle higher static pressure, which matters if your system has a long pipe run or a tricky layout.

Fan warranties vary. Some carry a one-year warranty, others up to five. But labor is almost never covered, and shipping a fan back for warranty replacement can take weeks. In practice, many homeowners choose to replace a failed fan with a new one rather than wait. If you are handy, you can sometimes swap the fan yourself, but I recommend having a professional do it. A bad electrical connection or a misaligned pipe can cause the new fan to fail quickly.

Other repairs include:

- Sealing cracks in the radon pipe or the sump pump radon cover with radon sealant
- Replacing a broken manometer or installing one if it was never fitted
- Fixing a vent pipe that has been knocked loose by wind or animals
- Replacing a faulty pressure switch or wiring

Do not assume a system is fine just because it is making noise. Noise can mean the fan is struggling. A Continuous Radon Monitor is a good investment if you want real-time readings after a repair. It will tell you within hours whether the fix worked, rather than waiting for a lab result.

When to Call for a Radon System Inspection

If you have not had your system looked at in more than two years, schedule a radon system inspection. A good inspection checks the fan, the pipe, all seals, the manometer, and the exterior vent termination. It also includes a radon test, usually with a short-term radon test kit or a Continuous Radon Monitor if you prefer faster results.

I have seen homes where the system was running but the fan was installed backward. I have seen vent pipes that were routed into a soffit instead of above the roofline. These are mistakes that a proper inspection catches. Air Sense Environmental handles these inspections regularly and can tell you whether a repair is urgent or can wait.

Cost and Timeline

Most radon mitigation system repair jobs take one to three hours. A simple fan swap might take an hour. A more involved repair, like replacing a section of pipe or resealing the sump pump radon cover, could take half a day. The cost of radon repair st louis typically ranges from

a few hundred dollars for a fan replacement to around a thousand for a more complex fix. That is a fraction of the cost of a whole new system, and it saves you from the headache of re-testing and re-inspecting.

I always tell homeowners: do not wait until your next real estate transaction to check the system. By then, levels may have been high for months. Test yearly, check the manometer monthly, and call a professional if anything looks off. A well-maintained system will last ten years or more.

Choosing the Right Pro

Not every handyman understands radon mitigation. The fan, the pipe sizing, the sealants, and the electrical work all need to meet specific standards. Look for someone who works with St. Louis radon mitigation systems regularly. They will know the local soil conditions, the common installation mistakes, and the brands that hold up best here. Air Sense Environmental is one of the few companies in the area that focuses on repair and inspection of existing systems, not just new installs. That makes a difference when you need a fast, reliable fix.

One more thing: if you have a sump pump in your basement, make sure the sump pump radon cover is sealed properly. That cover is often the weakest point in a mitigation system. A loose cover can let radon bypass the fan entirely. A bead of radon sealant around the edge and a gasket in good shape will keep it tight.

Final Thoughts

Radon is a serious health risk. The EPA estimates it causes more than 20,000 lung cancer deaths per year in the U.S. Missouri radon levels in many parts of St. Louis County are high enough that mitigation is not optional. But once you have a system, do not forget about it. Regular checks and prompt radon repair st louis services will keep your family safe and your system running for years.

If your manometer reads zero, your fan sounds different, or you just want peace of mind, call a professional. A small repair today can prevent a big problem tomorrow.