

Why Your Radon System Warranty Matters More Than the Fan Brand

When homeowners in St. Louis start looking into radon mitigation, the first question is usually about cost. They want to know what a radon system will run them, and they quickly learn that prices vary depending on the house, the soil, and the contractor. But once they get past the sticker shock of a radon system cost that can land anywhere from \$800 to \$2,500, the next thing they ask about is the equipment. Which fan is best? Is Swanstone better than Tjernlund? Does the Sump Pump need a special model?

Those are fair questions, but they often skip over something just as important: the radon system warranty. The warranty on your radon mitigation system can make a bigger difference in your long-term satisfaction than the brand name on the fan. In my years of working with radon testing and mitigation in the St. Louis area, I have seen homeowners make choices based on a fan warranty alone, only to find out later that the labor and workmanship were not covered. That is a costly lesson.

What a Radon System Warranty Actually Covers

A radon mitigation system is not a single appliance. It is a combination of parts and labor that work together to pull radon gas from beneath your foundation and vent it safely above the roofline. The most common method in St. Louis is sub-slab depressurization, also called active soil depressurization. That system includes a radon fan, PVC piping, a manometer to monitor pressure, sealant around the slab penetration, and often a sump pump cover if the system ties into a sump pit. Each of those components can fail, and each has a different expected lifespan.

When you look at a [radon system warranty](#), you need to understand what is covered: the fan, the labor, or both. Many manufacturers offer a fan warranty that runs five to ten years, sometimes even longer. Tjernlund and Swanstone both produce reliable fans, and their warranties are generally good. But a fan warranty only covers the cost of the fan itself if it fails. It does not cover the labor to remove the old fan and install the new one, and it does not cover any incidental damage that might happen during the swap. That is where the mitigation warranty from your installer comes in.

A strong mitigation warranty typically covers the entire radon mitigation system for a set period, often one to five years, and includes both parts and labor. Some contractors also offer a performance guarantee: if post-mitigation testing shows radon levels above the EPA action level of 4.0 pCi/L after the system is installed, they will come back and adjust the system at no charge. That is a lot more valuable than a fan warranty alone, because it addresses the real goal of the system: keeping radon levels low.

Read the Fine Print on Labor and Workmanship

I have seen homeowners buy a system based on a low price, only to discover that the labor warranty was only 90 days. That is not enough time to see if the system works properly through a full heating and cooling season. The soil in St. Louis can shift with freeze-thaw cycles, and a pipe joint that held in July might separate in January. If your labor warranty has already expired, you are paying for that repair out of pocket.

When you ask a contractor about their radon system warranty, push for specifics. Ask how long the labor is covered. Ask if the post-mitigation testing is included in the warranty period. Ask what happens if the manometer breaks or the sealant around the slab crack fails. A reputable company like Air Sense Environmental will give you a clear written warranty that spells out what is covered and what is not. If the contractor is vague or says "we stand behind our work" without a document, that is a red flag.

The Fan Brand Is Only Part of the Picture

I have installed systems with both Tjernlund and Swanstone fans, and they both perform well in St. Louis conditions. Tjernlund fans are known for their durability in cold climates, and Swanstone offers a solid quiet design. But I have also replaced fans that were still under warranty, where the homeowner assumed the whole repair would be free. The fan itself was covered, but the labor to drive out to the house, cut the old fan out, glue a new one in, and re-test the system was not. That labor can easily run \$300 to \$500, which is a significant portion of the original radon system cost.

That is why the fan warranty alone is not enough. You need a comprehensive radon system warranty that bundles the parts with the labor. Some contractors offer a five-year parts and labor warranty as a standard part of their installation. Others charge extra for it. Either way, knowing the terms upfront saves surprises later.

Post-Mitigation Testing and the Performance Guarantee

One of the most important parts of any radon mitigation project is the post-mitigation testing. After the system is installed, you need to run a short-term radon test to confirm that the system is actually reducing radon levels. The EPA recommends a test within 30 days of installation, and many local regulations in St. Louis require it before a real estate disclosure can be made. A good radon system warranty will include at least one post-mitigation test, and some contractors will do a second test a year later to make sure the system is still performing.

If the system fails the post-mitigation test, the warranty should cover the cost of diagnosing and fixing the problem. That might mean adding a second suction point, increasing the fan speed, or sealing additional cracks in the slab. Without a performance guarantee, you are on

the hook for those adjustments. I have seen homeowners pay an extra \$400 to add a second suction point because their original installer did not include that in the warranty.

What about the Sump Pump and Sealant?

In many St. Louis homes, the radon mitigation system ties into a sump pit that also houses a Sump Pump for groundwater. That connection point is a common source of leaks. If the sealant around the sump cover fails, radon can seep back into the basement. A good radon system warranty will cover the sealant and the sump cover gasket for at least a year. Some contractors use a heavy-duty polyurethane sealant that lasts longer, but even the best sealant can degrade over time if the sump pump vibrates or the slab moves.

Ask your contractor specifically about the sealant warranty. If they say "it is covered under the system warranty," that is fine as long as the system warranty is long enough. But if the sealant is only covered for 30 days, you might be paying for a re-seal within six months.

Real Estate Disclosure and the Warranty

If you are selling a home in St. Louis, the radon disclosure requirements mean you need to prove that the radon mitigation system is working at the time of sale. A transferable radon system warranty can be a selling point. Some manufacturers offer a transferable fan warranty, but the labor warranty usually does not transfer unless the contractor agrees. If you are buying a home with an existing system, ask for the original warranty documents. Find out if the system was installed by a licensed professional and what coverage remains. A system with only a fan warranty left is worth less than one with a full parts-and-labor warranty that transfers to you.

Compare the Whole Package, Not Just the Price

When you get quotes for radon mitigation in St. Louis, you will see a range of prices. A low bid might save you \$300 upfront, but if the radon system warranty is only 90 days on labor, that savings disappears the first time something goes wrong. On the other hand, a mid-range bid that includes a five-year parts and labor warranty and a performance guarantee is usually a better value. The radon system cost should be evaluated together with the warranty terms, not separately.

I have worked with homeowners who chose a contractor based solely on the fan brand they used. They assumed that a Tjernlund fan meant a high-quality system. And it does, but only if the installation is done right and backed by a real warranty. A poorly installed system with a great fan will still fail. The warranty is your safety net.

Final Thoughts on Protecting Your Investment

A radon mitigation system is a long-term investment in your home and your health. The EPA recommends testing every two years, even after mitigation, because systems can degrade over time. A solid radon system warranty gives you peace of mind that if something does go wrong, you are not starting from zero. Whether you work with Air Sense Environmental or another qualified contractor in St. Louis, make sure you get the warranty details in writing before you sign anything. Ask about the fan warranty, the labor warranty, the sealant coverage, and the post-mitigation testing. And if a contractor cannot give you clear answers, move on to someone who can.

In the end, the brand of the fan matters, but the radon system warranty matters more. It is the difference between a quick fix and a lasting solution.