

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

When you invest in a radon mitigation system for your home, you are making a long-term commitment to your family's health. A properly installed system can keep radon levels low for decades, but like any mechanical system, it relies on components that can wear out or fail. That is where understanding your radon system warranty becomes important. Not all warranties are the same, and the fine print can make a big difference if something goes wrong a few years down the road.

I have worked on hundreds of radon mitigation installations across West St. Louis County, from Chesterfield to Ballwin, Wildwood, and Town and Country. Over that time, I have seen homeowners assume their system is covered for everything, only to discover that the warranty on the fan has expired or that the labor is not included. A little knowledge upfront can save you frustration and expense later.

The Core Components of a Radon Mitigation System

A typical radon mitigation system uses sub-slab depressurization to pull radon gas from beneath the concrete slab and vent it safely above the roofline. The main parts include a radon vent pipe, a radon fan mounted in the attic or outside, and a manometer that shows whether the system is depressurizing properly. The fan is the only moving part, and it runs continuously. That makes it the component most likely to need replacement over the life of the system.

Most manufacturers, including RadonAway and SUPCO, offer a fan warranty that ranges from three years to a lifetime warranty, depending on the model. A three-year warranty is common on entry-level fans, while higher-end models often carry a five-year or even lifetime warranty. The catch is that the warranty usually covers only the fan itself, not the labor to replace it or any other part of the system.

What a Radon System Warranty Typically Includes

When a mitigation contractor installs a system, they generally provide two layers of coverage. The first is the manufacturer's warranty on the radon fan and sometimes the manometer. The second is the installer's workmanship warranty, which covers defects in the installation itself. Some contractors also offer a system performance guarantee, which promises that the system will keep radon levels below a certain threshold, often 4.0 pCi/L, for a set period.

If you are buying a home that already has a mitigation system, you need to check whether the [radon system warranty](#) is transferable. Some manufacturers allow a warranty transfer to a new

homeowner for a small fee, while others do not. I have seen situations in Chesterfield where a home seller claimed the system was under warranty, but the new owner found out after closing that the warranty had expired or could not be transferred. A simple phone call to the manufacturer with the model and serial number can clarify this before you commit.

Common Gaps in Coverage

One of the most overlooked aspects of a radon system warranty is what happens if the fan fails after the first few years. Even with a lifetime warranty on the fan itself, the homeowner often pays for the service call and labor to install the replacement. That can run several hundred dollars, depending on access and complexity. In Ballwin, I have replaced fans where the original installer did not leave enough slack in the wiring, making the swap more time-consuming than it needed to be.

Another gap is damage from power surges, lightning strikes, or improper maintenance. Most warranties explicitly exclude damage from electrical issues, even though a surge can easily kill a radon fan. A simple surge protector on the fan circuit can prevent that, but many homeowners never think to install one. The manometer can also fail over time, especially if moisture gets inside the tubing, and that is rarely covered under the standard warranty.

How to Protect Your Investment

The best way to get the most from your radon system warranty is to read it before you sign the contract. Ask the installer exactly what is covered and for how long, and get it in writing. A reputable company like Air Sense Environmental will walk you through the details without pressure. If the warranty includes a system performance guarantee, make sure you understand what steps to take if the radon level ever rises above the promised threshold.

Annual system inspections are a smart practice. A quick check of the manometer reading, a visual look at the radon vent pipe for damage, and a listen for unusual fan noise can catch small problems before they become big ones. If you live in an EPA Radon Zone, which includes most of St. Louis County, a yearly radon test is also a good idea. Even a well-designed system can be affected by changes in the soil or foundation over time.

Transferring a Warranty When You Sell

If you are selling a home with a mitigation system, a transferable radon system warranty can be a selling point. Buyers in Wildwood and Town and Country often ask about the age of the system and whether it is still covered. Having documentation ready, including the original installation date, fan model, and warranty certificate, makes the transaction smoother. If the

warranty requires a transfer fee, it is usually modest and worth paying to give the buyer peace of mind.

For buyers, asking about the warranty should be part of your due diligence. A system that is out of warranty or has a non-transferable warranty is not necessarily a dealbreaker, but it does mean you should budget for potential future repairs. A few hundred dollars set aside for a future fan replacement is a small price compared to the health benefits of a working system.

What to Do If Your Fan Fails

If your radon fan stops working, the first step is to check the manometer. If the liquid levels are equal, the system has lost suction, and the fan is likely the culprit. Unplug the fan and listen for any hum or vibration. Sometimes a fan can be restarted by simply cycling the power, but if it is truly dead, you will need a replacement.

Contact the manufacturer to file a warranty claim if the fan is still within its coverage period. Have the model number and proof of purchase ready. Most manufacturers will ship a replacement fan directly, but you will need to arrange for installation. If the system was installed by Air Sense Environmental, they can handle the replacement and ensure the new fan is compatible with your existing sub-slab depressurization system. For a SUPCO radon fan or a RadonAway unit, the replacement process is usually straightforward, but having a professional do it guarantees the system is sealed correctly and the manometer is reconnected properly.

Lifetime Warranty vs. Three-Year Warranty

When choosing a system, the difference between a lifetime warranty and a three-year warranty on the fan can influence your decision. A lifetime warranty sounds better, but it often comes with a higher upfront cost for the fan. Over the long run, if you plan to stay in the home for more than ten years, the lifetime warranty can pay for itself. If you plan to move within five years, a three-year warranty might be sufficient, especially if the warranty is transferable.

I have installed both types, and I tell homeowners that the quality of the installation matters just as much as the warranty. A fan mounted with proper vibration isolation, adequate electrical protection, and a correctly sized radon vent pipe will outlast one that is installed carelessly, regardless of the warranty terms. The radon system warranty is only as good as the installer who stands behind it.

Final Thoughts

Understanding your radon system warranty is not just about reading a piece of paper. It is about knowing what you are paying for, what risks you are covering, and what responsibilities fall on you as the homeowner. A little effort upfront, asking the right questions and keeping

good records, can save you time, money, and stress later. Whether you are in Chesterfield, Ballwin, Wildwood, or Town and Country, a well-maintained system with a clear warranty gives you one less thing to worry about in your home.