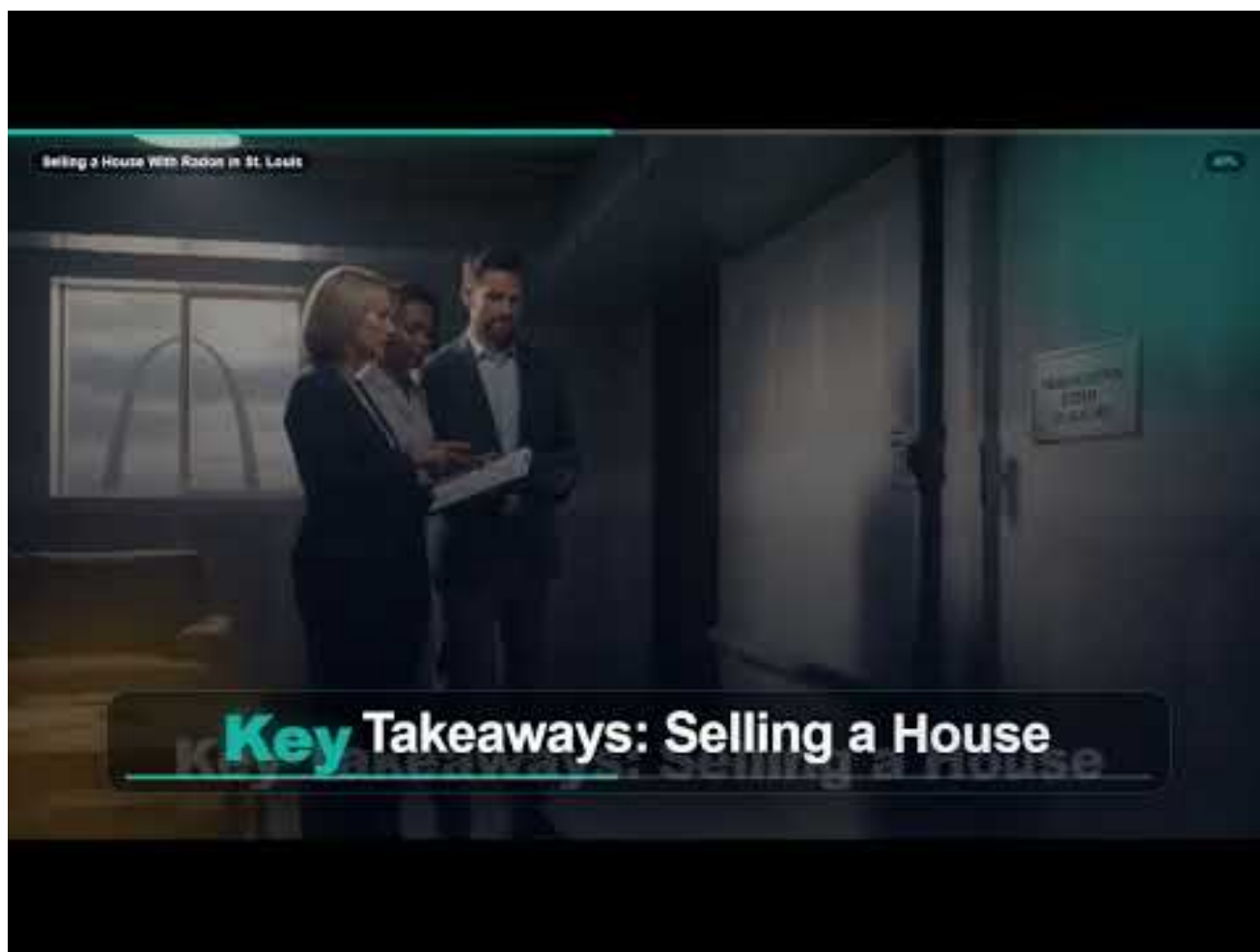


What to Look for in a Radon System Warranty Before You Buy

Why the Radon System Warranty Matters More Than You Think

After spending years in the radon mitigation business around St. Louis, I have seen plenty of homeowners focus on the upfront cost of a system without giving a second thought to what happens if something goes wrong a year or two down the road. That is a mistake. The radon system warranty is one of the most overlooked parts of the entire purchase, and it can save you a lot of trouble if your fan quits or a pipe connection fails. I want to walk you through what a good warranty covers, what it does not, and why you should read the fine print before signing off on a new installation.

Let me start with a quick story. A few years back, a homeowner in St. Louis County called me because his system had stopped pulling vacuum, and the manometer showed zero. The fan was still running, but the pressure had dropped. He had bought the system from a company that had gone out of business, and the original installer was unreachable. The fan warranty was still active through the manufacturer, but the labor and the pipe repairs fell on him. That is a situation you want to avoid. A well-written radon system warranty covers more than just the fan motor. It protects your whole investment in radon mitigation.



What a Typical Radon System Warranty Covers

Most quality warranties in this industry cover the main components for a set period. The fan itself is the heart of an active soil depressurization system, and a fan warranty from a reputable brand like RadonAway usually runs five years on parts. Some manufacturers offer a limited lifetime warranty on the motor, but you need to check the details. Labor coverage is different. Many installers, including Air Sense Environmental, offer a one-year labor warranty that covers defects in system installation, such as loose connections or sealant failures at the suction pit or around the PVC pipe. After that first year, labor is typically your responsibility.

A comprehensive [radon system warranty](#) also covers the manometer, the little gauge that shows whether your system is pulling negative pressure under the slab. If that gauge gets knocked off or stops reading correctly, you want it replaced without a hassle. Some warranties also include the electrostatic filter if your fan has one. That filter keeps dust out of the motor and extends fan life. If it clogs and the fan overheats, a good warranty will cover the repair or replacement.

What Is Usually Not Covered

Here is where many homeowners get tripped up. Most radon system warranties exclude damage from external factors like lightning strikes, power surges, flooding, or physical damage from lawn equipment. If a lawnmower throws a rock and cracks the PVC pipe running along the outside of your foundation, that is not covered. Similarly, if you accidentally hit the fan with a weed trimmer and break the housing, you are on the hook. Some warranties also exclude cosmetic covers, the protective housings that shield the fan from weather and debris. Those are considered wear items.

Another common exclusion is damage caused by improper system maintenance. If the instructions say to check the manometer monthly and replace the electrostatic filter annually, and you skip those steps, the warranty may be void. That is why it pays to keep a simple log of your checks. A sticky note on the side of the fan housing works fine.

How Warranty Length Varies by Installer and Manufacturer

You will find that the radon system warranty offered by a certified installer often combines two parts: the manufacturer's warranty on the equipment and the installer's warranty on the workmanship. Manufacturer warranties on fans from companies like RadonAway are fairly standard, but installer warranties vary widely. Some companies offer a two-year labor warranty, others only 90 days. That difference matters because system installation quality directly affects how long the system lasts. A poorly sealed suction pit or an improperly sloped pipe can cause moisture problems that kill a fan in months, not years.

When you work with a company like Air Sense Environmental in St. Louis, you get the benefit of installer certification and ongoing system maintenance support. Their warranty is backed by real experience with local soil conditions, which can be clay-heavy and prone to shifting. That context matters because a system that works perfectly in a sandy soil may need different components or a different mounting approach in Missouri clay. A warranty from a local expert who understands those nuances is worth more than a generic one from a national chain.

Post-Installation Verification and Warranty Validation

Most warranties require proof that the system was installed correctly and that post-installation verification was performed. That means the installer should test the radon levels after the system is running to confirm they are below the EPA action level of 4.0 pCi/L. Without that test result, the warranty may not be valid. I always tell homeowners to keep the post-installation radon testing report in the same folder as the warranty paperwork. It is your proof that the system meets the performance standard.



Transferability and Real Estate Considerations

If you sell your home, a transferable radon system warranty adds value. Many manufacturers allow you to transfer the fan warranty to the next owner for a small fee or even free of charge, as long as the system was registered and maintained properly. Some installer warranties, however, are non-transferable. That is something to ask about before you buy. If you plan to stay in the home for decades, it matters less. But if you might move within five years, a transferable warranty is a real selling point.

Red Flags in Warranty Language

Watch out for vague terms like “reasonable wear and tear” or “normal use.” Those phrases can be used to deny claims for almost anything. A solid warranty spells out exactly what is covered and for how long. It also explains the claims process step by step. If the warranty says you must ship the fan to the manufacturer at your own expense, that is a red flag. Good warranties cover return shipping for defective parts.

Also, be cautious if the warranty requires you to use only the original installer for repairs. That can lock you into a single source for service, which is fine if that company stays in business and remains responsive. But if they close up shop, you lose your coverage. Look for a warranty that allows any certified installer to perform repairs and still honor the parts coverage.

Practical Steps to Protect Your Warranty

Here are a few things I recommend to every homeowner after a new system installation:

- Register the warranty online within 30 days of installation. Many manufacturers require this step.
- Keep the receipt, the model number, and the serial number of the fan in a safe place.
- Check the manometer monthly. If the fluid level changes or the gauge shows zero, call your installer right away.
- Replace the electrostatic filter every year, or sooner if the system is running in a dusty environment.
- Document any system maintenance or repairs with photos and dates. That paper trail helps if you ever need to make a claim.

The Bottom Line on Radon System Warranties

A radon mitigation system is a long-term investment in your family’s health. The radon system warranty is your safety net if something goes wrong. Do not let the sales pitch rush you. Ask the installer to explain the warranty in plain language, including what is covered, what is excluded, and how to file a claim. A reputable company like Air Sense Environmental will be

happy to walk you through every detail. If an installer brushes off your questions about the warranty, that is a sign to look elsewhere.

At the end of the day, the best warranty is one you never have to use. But having a solid one in place gives you peace of mind and protects the thousands of dollars you spent on sub-slab depressurization, PVC pipe routing, and professional system installation. Take the time to understand it before you sign, and you will sleep better knowing your home is safe from radon and your investment is secure.