

Radon rarely announces itself. No odor, no color, no taste, yet a measurable health risk when it accumulates indoors. In the St. Louis area, the issue is not hypothetical. Granite, shale, and glacial deposits in the region can release soil gas with enough radon to push indoor air above the EPA action level of 4.0 pCi/L. Plenty of homes in both the city and county test high, and older basements with fieldstone or porous block can make it easier for soil gas to enter. If you are typing radon mitigation near me after a test result that came back high, you are on the right track. The difference between doing nothing and doing this once, correctly, is night and day for long term indoor air quality.

## What a radon mitigation system actually does

The most common approach in St. Louis is active sub slab depressurization. A contractor drills one or more suction pits through the basement slab or connects to an existing sump pit, attaches PVC piping, and runs that line to a radon fan. The fan creates a small negative pressure under the slab relative to the basement, pulling soil gas into the pipe and exhausting it safely above the roofline. The result is a pressure field that redirects radon before it enters the living space.

Three details matter much more than the brand of fan:

- The suction point is only as good as the soil coupling. If the sub slab fill is tight clay, the contractor may need a larger pit or a second suction point to move air across the footprint. In homes with open drain tile, a single connection often works wonders.
- Sealing is not cosmetic. Gaps at the slab edge, open sump lids, and unsealed utility penetrations can short circuit the pressure field. The goal is to pull soil gas into the pipe, not the basement.
- Discharge routing should protect air quality and the house. The exhaust needs to vent high enough and far enough from windows to prevent re entrainment, with joints glued and pipe supported so condensate does not pool.

The anatomy is simple on paper, but the execution is what drives performance, noise, and cost. A well designed radon system should pull post mitigation levels below 2.0 pCi/L in many St. Louis homes. Not every house cooperates, especially with complex foundations, but getting below the EPA action level is a reasonable expectation when the design is sound.

## How St. Louis housing stock affects design

Housing in the metro area runs the gamut. You will see 1920s brick in the city with stone foundations and patchy slabs, 1950s ranch homes with deep basements in Affton and Overland, 1970s splits in St. Charles County, and new construction in Chesterfield with passive piping in place from the builder. The geology swings from tight clay to coarse fill, so airflow under the slab is not consistent from one block to the next.

Two local realities shape many installs:

- Many homes already have sump pits and perimeter drain tile. Tapping that loop can convert a marginal single suction point into a highly effective collection network without coring multiple holes.
- Winter freeze and summer humidity both show up in the pipe. Exterior runs need a slight downward slope back to the suction point so condensate returns to the pit, otherwise ice can build in the pipe during a cold snap along the river. Interior attic runs avoid that but add routing complexity, more pipe, and sometimes more attic noise.

Because of these factors, Radon mitigation St Louis designs often favor a basement or garage fan location with a core through the rim joist, then a vertical rise at the exterior, but there are many exceptions. An experienced radon mitigation contractor reads the house first and picks the path that balances performance with how you live and use the space.

## What local projects cost, and why

Pricing depends on foundation type, number of suction points, fan size, routing distance, labor, and any finishing work. In the St. Louis market, residential active systems usually land between 900 and 2,200 dollars for a straightforward single family home, with most projects in the 1,200 to 1,800 dollar band. Edge cases, like large footprints or segmented slabs that need multiple suction points, can climb to 2,500 dollars or more.

Here is how those dollars break down in practice:

- Materials tend to be 250 to 600 dollars, including Schedule 40 PVC, primer and cement, rubber couplings, a U tube manometer, a weatherproof disconnect, roof or wall flashing, and a sealed sump lid if needed. Fans range from roughly 150 to 300 dollars at retail, more once you account for warranty handling and markup.

- Labor represents the bigger piece. A two person crew typically spends 4 to 8 hours on a standard install. Add time for attic routing, finish carpentry, tough coring, or multiple suction points, and the day stretches.
- Electrical can be simple or not. The safest approach is a dedicated exterior rated disconnect close to the fan. If a new circuit or outlet is required, an electrician adds cost.
- Finishing touches, like painting the exterior pipe to match siding, running the discharge through the roof rather than up a side wall, or hiding pipe chases inside closets, add time and materials.

Longer term, you will have small but real operating costs. A typical radon fan draws 50 to 90 watts. At 12 to 14 cents per kilowatt hour in the region, that is roughly 50 to 110 dollars per year, give or take, depending on your utility rate and fan size. There is also a minor heating penalty in winter because the system pulls a trickle of conditioned air out of the house. Good air sealing at the slab reduces that loss.

## Typical St. Louis costs by foundation type

Foundation type	Common design approach	Typical installed cost range	Notes
Full basement with sump	Connect to drain tile via sealed sump, one exterior rise	\$1,200 - \$1,800	Often the best performance per dollar if the drain tile loops well.
Full basement, no sump	Core a slab suction point, test coverage	\$1,300 - \$2,000	Tight clay or segmented slabs may require a second suction point.
Crawl space	Membrane encapsulation with sub membrane suction	\$1,800 - \$3,000+	Labor intensive. Quality of the liner and sealing matters a great deal.
Slab on grade	Suction through slab, exterior fan and discharge	\$1,200 - \$2,000	Sometimes trickier routing to meet discharge clearances.
Mixed slab and crawl	Combined multi zone system	\$2,000 - \$3,200+	Each zone needs suction and sealing. Fan sizing is more critical.

The ranges reflect what I have seen across St. Louis city, St. Louis County, and St. Charles County. River Des Peres neighborhoods with older basements often need more sealing. Newer builds west of I 270 with passive radon stubs can often be activated for less because the hard routing is already there.

## Choosing between local providers

Search results for radon mitigation near me will return a mix of national franchises, independent Stl radon specialists, and a few HVAC or waterproofing companies offering radon as an add on. All three paths can work. The fit depends on your home and your appetite for coordination.

Franchises often bring standardized parts, process, and a recognizable warranty. That consistency has value, especially for out of state sellers who want clean paperwork before closing. On complex homes, though, the playbook does not solve everything. You still need the tech who will spend the extra hour to open a second suction point or reverse a run to avoid a bedroom window.

Dedicated radon firms in the St. Louis radon space live and die by local reputation. The good ones know which subdivisions have looped tile that always draws, how winter icing shows up on a north wall, and which municipalities in the county are particular about vent terminations. I tend to see more creative routing and cleaner sump sealing from the specialists, but that is a generalization. Prices vary, not always lower.

HVAC and waterproofing companies can be a decent choice when your project crosses trades, like when you are already reworking a sump system or finishing a basement and want the radon system integrated behind framing. The risk is that radon becomes a secondary task for a crew that does it a few times a month instead of every day. If you go this route, lean harder on performance testing and a written guarantee.

Experience aside, the best radon mitigation contractor is the one who diagnoses your house with care, explains the plan plainly, and stakes their name on the result with post mitigation testing and a performance warranty.

## What separates a solid bid from a shrug

Good proposals share certain traits. They sketch the system path, specify fan model or performance target, show where they will core the slab, and list what they will seal. They address discharge placement relative to windows and say how they will handle condensate slope. They also explain testing: short term and long term, who pays for which, and what level they are targeting after the work.

A weak bid leans on generic language, avoids drawings, and uses phrases like exterior route as needed without pinning down where and how. It avoids hard edges on cleanup and permits. If you ask how they will handle a segmented slab and

get a blank stare, keep looking.

Here is a tight list of questions that tend to separate the pros from the rest:

- Where will the suction point go, and how did you choose that spot in this house?
- If the slab is tight or segmented, what is your plan for verifying pressure field extension and adding a second suction point if needed?
- How will you route the discharge to avoid windows and soffits, and what will the exterior pipe look like when finished?
- What post mitigation level are you targeting, how soon will we test, and who pays for the follow up test kits or continuous monitoring?
- What is covered by your warranty in writing, for how long, and what service response looks like if the manometer shows zero pull in two years?

Those five answers tell you most of what you need to know about competence, communication, and accountability.

## **Permit, code, and practical constraints**

Building departments in our region vary. St. Louis City and parts of St. Louis County may require an electrical permit for a new outlet or disconnect. Some municipalities want a simple mechanical permit for the radon system itself. Setbacks for vent terminations near windows and property lines matter, and they are stricter if you choose a sidewall discharge instead of a roof penetration. Ask your contractor to confirm requirements with your jurisdiction and to pull permits under their name. It keeps your paper trail clean when you sell.

One caution about attic runs. Many homeowners prefer to hide the pipe and discharge through the roof. It looks clean. It also means hot attic air in July and ice melt in January will flow over the fan body. A roof penetration done without proper flashing can invite leaks. When done correctly, it works well, but it is not always the lowest risk or lowest cost path.

## **Special situations that change the game**

Crawl spaces require a different muscle. A proper encapsulation involves a heavy liner sealed to the walls and piers, taped seams, and a suction point under the membrane. Cheap liners and casual taping leak pressure and air. If you are pricing a mixed slab and crawl project, push for clear photos of the liner quality and ask for a smoke test to see leaks before they leave.

Condos and townhomes, common in parts of the Central West End and Soulard, introduce shared walls and roof rules. You may need HOA approval to run a discharge above the roof or along a shared exterior. Multi family buildings often require a different design and sometimes multiple fans to control multiple slabs.

Newer homes sometimes include passive piping. Builders route a pipe from under the slab to the attic with the idea that stack effect will vent radon without a fan. Sometimes it does. Often it does not. The fix is to add a radon fan to activate that passive run. The cost is typically lower because the hard work of routing is done, but verify that the passive pipe is Schedule 40 and that there is an accessible location near the attic run for the fan and service switch.

## **Two real projects, two different paths**

A 1956 ranch in South County tested at 8.6 pCi/L on a real estate transaction. The basement had a sump and what looked like drain tile, although the homeowner had never seen the pump run. We sealed the sump with a bolted, gasketed lid that included a view window and service ports, tied into the sump discharge line with a rubber coupling, and installed a mid range fan on the exterior, painted to match the siding. The discharge ran on the gable end where there were no windows below. Post mitigation testing 72 hours later came back at 1.9 pCi/L. Total cost landed at 1,450 dollars, all in with the permit and an electrician adding a GFCI outlet near the fan.

A 1920s brick home in the city near Tower Grove had a segmented basement with two rooms separated by a thick foundation wall and no sump. Clay under the slab was tight. One suction point in the main room did not move enough air across the partition. We added a second suction point on the other side, tied both into a common riser, and increased fan size one step to overcome the resistance. The discharge ran to the rear, above a porch roof to clear windows. Extra coring and the second suction point added time. Cost was 2,250 dollars. Post mitigation averaged 2.4 pCi/L during a wet spring, which we and the buyer were comfortable with, and the seller provided a one year fan warranty as part of the closing.

Both homes now test under the EPA action level. Both owners understand how to read their U tube manometer and when to call. The different designs reflect the reality that no two basements or soils behave the same.

## **DIY versus hiring a pro**

If you are handy and the home is simple, you can buy a fan, pipe, and a manometer from a supplier and install a basic system yourself. You still need to honor clearances to windows and soffits, slope the pipe for condensate, seal the suction point, and provide a service switch. You also need to test before and after with a reliable device or lab kits. The major risks are hidden. You might create noise you did not anticipate, short circuit the pressure field with a sloppy sump lid, or place a discharge where it drifts back indoors during prevailing winds. You also own any permit and code compliance issues.

For homes with crawl spaces, segmented slabs, finished basements, or complex rooflines, the learning curve can get expensive quickly. Most homeowners who attempt DIY eventually call a pro to tune or reconfigure the system. If you go the DIY route, keep your work reversible and do not seal yourself into a corner behind new drywall.

## **How to use that “near me” search wisely**

Typing radon mitigation near me is only the start. Filter the results with the same discipline you would use for a roof or foundation bid. Check for national certification through NRPP or NRSB. Verify insurance. Look for recent reviews that mention solving specific challenges rather than short praise. Ask for two or three local addresses you can drive by to see exterior pipe work, then look up whether post mitigation numbers were documented as part of a sale. The best Stl radon specialists have a footprint you can verify with your own eyes.

If time allows, schedule site visits from two contractors. Watch how they assess the house. Do they spend time in the basement and outside, or do they stand at the door and quote a flat price? Strong bids usually arrive with a sketched path and a clear target level. Weak bids avoid those particulars.

Spring and fall are busy with real estate deadlines. If you can, schedule in winter. Cold weather often gives you the highest pre mitigation readings because stack effect is stronger, which makes it easier to confirm the system is pulling its weight after install.

## **Operation, follow up testing, and maintenance**

After the fan starts, you should see the U tube manometer on the pipe show a pressure difference between the two fluid columns. That tells you the fan is creating suction. It does not tell you the radon level. Plan for a short term follow up test 24 to 48 hours after the system runs continuously, with closed house conditions. If that number looks good and stable, a long term test over a season gives the truest picture.

Fans last a while, often 5 to 10 years, sometimes longer. They fail quietly. Noise changes are not a reliable warning. That is why retesting matters. Keep a record of your installation, permit, and test results. Buyers and inspectors will ask. Warranties usually cover the fan for 5 years and the workmanship for 1 to 3 years. Ask what it costs to replace the fan out of warranty. In our area, a like for like swap typically falls in the 350 to 600 dollar range, including labor.

Keep the sump lid bolts snug, but do not overtighten. Replace the gasket if it cracks. Make sure downspouts and grading carry water away from the foundation. Less water at the footing often equals steadier radon levels season to season.

## **Balancing aesthetics, noise, and performance**

People care what the exterior looks like, rightly so. A clean vertical run on a side wall, painted to match, is acceptable to most buyers and neighbors. If you plan to finish the basement, ask about routing the riser in a utility corner and building a simple chase around it with an access panel near the fan. Interior fans in the attic reduce exterior noise but trade that for a soft hum in a quiet bedroom below if the fan hangs from framing without isolation. Rubber couplers and hangers help. Pipe size and slope matter too. Oversized pipe with gentle bends tends to be quieter and less restrictive.

For homes with kids' bedrooms facing the preferred discharge wall, you can often shift the riser around a corner to clear egress windows. It adds a few <https://sites.google.com/view/radon-mitigation-st-louis/radon-system> feet of pipe and a bend, but the peace of mind is worth it. When buyers tour homes, a thoughtful radon system reads as care, not a blemish.

# Where the dollars are most wisely spent

If you are working within a budget, spend money on system fundamentals rather than flourishes. The best return comes from:

- Proper suction point location and sizing the pit to your soil.
- Verified pressure field extension and a second suction point when the slab demands it.
- A sealed sump lid with service ports and a transparent window.
- Correct discharge height and distance from openings, with a slight slope back to the suction point so condensate drains.

Paint and trim can always follow. Rerouting a poorly placed discharge or opening a second suction point after drywall goes up costs more than doing it right the first time.

## Final guidance for St. Louis homeowners

If your test came in high, do not panic or delay. Radon exposure accrues over time, and lowering levels now has real health value. Start with a second test if your first was borderline or taken during unusual conditions. Then gather two bids from certified providers who work in your part of the metro. Ask the five questions listed earlier and push for a clear drawing and a target number.

A competent contractor will leave you with a radon system that is easy to understand, easy to service, and quiet enough to forget about most days. They will also leave you with numbers, not promises. That is what buyers look for, and that is what your family breathes with.

Whether you call a franchise, an independent St louis radon specialist, or a trusted HVAC outfit that does radon well, the basics remain the same. Capture the soil gas, seal the slab, vent above the roofline, and verify with tests. Do that once, do it right, and you will not think about radon again except when you check the manometer on your way to change the furnace filter. That is a good outcome, and in this market, it is achievable at a fair price.



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Air Sense Environmental – Radon Mitigation & Testing is a trusted indoor air quality specialist serving Edwardsville, IL and the surrounding Metro East region.

The team at Air Sense Environmental provides experienced radon testing, radon mitigation system installation, and crawl space encapsulation services tailored to protect residential indoor environments.

Homeowners throughout Edwardsville, IL rely on Air Sense Environmental for trusted radon reduction systems designed to safely lower elevated radon levels.

To schedule radon testing or mitigation service, call [\(618\) 556-4774](tel:6185564774) or visit <https://www.airsenseenvironmental.com/> to speak with a reliable local specialist.

View the business location and directions on Google Maps: <https://maps.app.goo.gl/XTPhHjJpogDFN9va8> and contact Air Sense Environmental for affordable indoor air solutions.

# Popular Questions About Air Sense Environmental – Radon Mitigation & Testing

## What services does Air Sense Environmental provide?

Air Sense Environmental provides professional radon testing, radon mitigation system installation, indoor air quality solutions, and crawl space encapsulation services in Edwardsville, Illinois and surrounding areas.

## Why is radon testing important in Illinois homes?

Radon is an odorless and invisible radioactive gas that can accumulate indoors. Testing is the only way to determine radon levels and protect your household from long-term exposure risks.

## How long does a professional radon test take?

Professional radon testing typically runs for a minimum of 48 hours using continuous monitoring equipment to ensure accurate results.

## What is a radon mitigation system?

A radon mitigation system is a professionally installed ventilation system that reduces indoor radon levels by safely venting the gas outside the home.

## How do I contact Air Sense Environmental?

You can call [\(618\) 556-4774](tel:6185564774), visit <https://www.airsenseenvironmental.com/>, or view directions at <https://maps.app.goo.gl/XTPhHjJpogDFN9va8> to schedule service.

## Landmarks Near Edwardsville, IL

### Southern Illinois University Edwardsville (SIUE)

A major public university campus that serves as a cultural and educational hub for the Edwardsville community.

### The Wildey Theatre

A historic downtown venue hosting concerts, films, and live entertainment throughout the year.

### Watershed Nature Center

A scenic preserve offering walking trails, environmental education, and family-friendly outdoor experiences.

### Edwardsville City Park

A popular local park featuring walking paths, sports facilities, and community events.

### Madison County Transit Trails

An extensive regional trail system ideal for biking and walking across the Metro East area.

If you live near these Edwardsville landmarks and need professional radon testing or mitigation, contact Air Sense Environmental at [\(618\) 556-4774](tel:6185564774) or visit <https://www.airsenseenvironmental.com/>.