

Understanding Your Radon System Warranty: What Homeowners Should Know

When you invest in a radon mitigation system for your home, you are making a long-term commitment to indoor air quality. The equipment itself - the radon fan, the piping, the manometer - is built to last, but no mechanical system runs forever without potential issues. That is where a radon system warranty comes into play. It is not just a piece of paper; it is a promise that covers repair or replacement if something goes wrong. But like any warranty, the details matter. What does it actually cover? How long does it last? And what voids it? These are questions I hear often from homeowners in Belleville, Edwardsville, O'Fallon IL, and Collinsville, where radon mitigation is a serious concern due to the area's geology.

The Basics of a Radon Mitigation System Warranty

A typical radon mitigation system includes a fan, vent piping, a manometer (the U-tube gauge that shows the system is working), and various seals and flashings. Most manufacturers, including RadonAway and AIRBoss, offer a limited warranty on their fans. This fan warranty often runs for five years from the date of installation, though some premium models may carry longer terms. The radon system warranty you receive from the installer may bundle the fan warranty with coverage on labor and other components. The key is to read the fine print. Some warranties cover parts only, while others include labor for the first year or two. If the fan fails in year four, you might get a replacement fan for free but still pay for the service call to install it.

What the Warranty Typically Covers

- **Fan or motor failure:** The most common claim. Fans are the only moving part in a sub-slab depressurization system, so they take the most wear.
- **Manometer defects:** If the gauge cracks or loses its fluid, most warranties cover a replacement.
- **Pipe flashing leaks:** Some installers warrant their workmanship on the roof penetration and sealing for a limited period, often one to two years.

What Usually Is Not Covered

- **Damage from rodents, weather, or physical abuse:** If a squirrel chews through the vent pipe, that is on you.
- **Neglect or improper maintenance:** If you ignore the manometer reading and the fan runs continuously under load it was not designed for, the warranty may be void.

- **Alterations by unqualified persons:** Tinkering with the system yourself or hiring an uncertified handyman can void the entire radon system warranty.

Why Warranty Terms Matter in Metro East Illinois

Homes in Belleville, Edwardsville, O'Fallon IL, and Collinsville sit in EPA radon zone 1, meaning average indoor radon levels are predicted to be above the action level of 4.0 pCi/L. The Illinois Radon Awareness Act requires disclosure during real estate transactions, which has made mitigation a common step before closing. A good radon mitigation system is not a luxury here; it is a necessity. And because these systems run year-round, often in unconditioned attics or crawl spaces, the fan works hard. Heat, cold, and humidity can shorten the life of even the best radon fan. A robust warranty gives you peace of mind that you will not be paying for a new fan out of pocket every few years.

What to Look for in a Radon System Warranty

When you are comparing mitigation quotes, do not just compare the upfront price. Ask the installer what the [radon system warranty](#) covers and for how long. A five-year fan warranty from RadonAway or AIRBoss is standard, but some installers offer extended warranties for an additional fee. Also ask about the workmanship warranty. A reputable company like Air Sense Environmental will stand behind their installation for at least one year, covering leaks in the polyurethane sealant around the pipe flashing or a loose manometer fitting. If the installer disappears or goes out of business, the manufacturer warranty on the fan still applies, but you will have to find someone else to install the replacement.

How to Keep Your Warranty Valid

Warranties come with conditions. To keep your radon system warranty in force, follow these steps:

- Monitor the manometer at least once a month. If the fluid levels are equal (meaning no pressure difference), the fan may have failed or the pipe may be blocked. Call your mitigation service provider immediately.
- Keep the vent pipe free of debris and snow. Blocked intakes or exhausts can cause the fan to overheat.
- Do not modify the system. Adding a damper, relocating the fan, or splicing in extra pipe without consulting the installer can void the warranty.
- Save your paperwork. Store the original invoice, the warranty certificate, and the manufacturer contact information in a safe place.

The Role of a Mitigation Service Agreement

Some homeowners opt for a mitigation service agreement, which is a separate contract that covers annual inspections, cleaning, and priority service calls. This is not the same as a radon system warranty, but it can extend the life of the system. For example, a service agreement might include a yearly check of the sub-slab depressurization system, verification that the polyurethane sealant around the pipe flashing is intact, and a functional test of the radon fan. If something is found to be wearing out, you can address it before it fails. This kind of preventive maintenance is especially valuable in a region like Metro East Illinois, where homes shift with the seasons and minor cracks can develop around the slab.

Continuous Radon Monitoring and Warranty Implications

If you use a continuous radon monitor to track your indoor levels in real time, you might wonder how that interacts with your warranty. Generally, it does not. The radon system warranty covers the equipment, not the radon levels themselves. But a continuous radon monitor can alert you to a system failure long before your annual test. If you see levels climbing, you can call for service while the problem is still small. That can prevent secondary damage to the fan or pipe from prolonged operation under abnormal conditions.

Transferability and Real Estate Transactions

If you sell your home, some radon system warranties are transferable to the new owner. This can be a selling point. A buyer will see that the system is covered for another two or three years, which reduces their risk. The Illinois Radon Awareness Act requires sellers to disclose known radon levels and any mitigation systems, but a transferable warranty adds an extra layer of assurance. Check with the manufacturer and installer whether the warranty can be transferred and what the fee is. Some companies charge a small administrative fee to update the records.

Common Misconceptions About Radon System Warranties

One myth is that a radon system warranty covers the entire system for the full term. In reality, fans have a shorter warranty than the piping or the manometer. Another myth is that a warranty covers damage caused by improper installation. It does not. If the installer uses the wrong type of pipe flashing or fails to seal the roof penetration with proper polyurethane sealant, the warranty may be void because the system was not installed according to manufacturer specifications. That is why you should always hire a certified professional who follows the manufacturer's guidelines. A good installer will walk you through the warranty terms at the time of installation and explain what is covered and what is not.

Final Thoughts

A radon mitigation system is an investment in your health and your home's value. Understanding the radon system warranty that comes with it is just as important as choosing the right fan or the right pipe diameter. Do not be afraid to ask questions: What is covered? For how long? What voids the warranty? Is it transferable? The answers will help you make an informed decision and ensure that your system protects your family for years to come. And if you live in Belleville, Edwardsville, O'Fallon IL, or Collinsville, where radon is a known issue, that peace of mind is worth every bit of attention you give to the fine print.