

Understanding Radon Mitigation Cost for Your Home

When I first started working with homeowners in West St. Louis County, most people had never thought about radon. They knew the word, maybe from a real estate disclosure form, but the actual risk and the steps to fix it felt abstract. Then a test comes back high, and suddenly the question shifts from "Should I worry?" to "What will this cost?" That is the moment when radon mitigation cost becomes real, and it is the question I answer most often.

The honest answer is that radon mitigation cost varies based on your home's foundation type, the soil conditions under your slab, and how the mitigation system gets installed. But let me give you a practical range. For a typical house in Chesterfield or Ballwin with a basement on a gravel bed, a standard sub-slab depressurization system runs between \$1,200 and \$2,500. That includes the labor, the radon vent pipe, the fan system, and a post-mitigation test to confirm the system works. If your home sits on a crawl space or has a complex layout, the price can climb toward \$3,500 or more. These numbers reflect what I see from reputable contractors like Air Sense Environmental, who do this work day in and day out.

What Drives the Price Up or Down

The biggest variable is how much work it takes to pull the radon out from under your house. In new construction, builders can install a gravel bed and a stub for a radon vent pipe during the pour. That makes radon-resistant new construction cheap, often just a few hundred dollars in extra materials. Retrofitting an existing home is different. We have to drill through the slab, create a masonry sump or a suction pit beneath the concrete, and run the vent pipe up through the interior or outside the house. That takes time and skill.

Another factor is the fan system. A simple in-line fan costs less than a high-performance model, but the cheap fan might not pull enough suction if your soil is tight clay or if the gravel bed is thin. I have seen homeowners save \$200 on a fan only to have the post-mitigation test show levels still above the EPA action level. Then they pay for a second fan swap anyway. That is false economy. A good contractor will size the fan based on a pressure field extension test, not guesswork.

Testing Before Mitigation Saves Money

Before you spend anything on mitigation, you need a reliable measurement. A short-term test gives you a snapshot, but it can be thrown off by weather, closed windows, or a fan left running in the bathroom. For a baseline I trust, I recommend a continuous radon monitor. These devices take readings every hour for two or more days and give you an average with less

uncertainty. In Wildwood and Town and Country, where soils vary from lot to lot, I have seen short-term tests read 4.0 pCi/L while a continuous monitor showed 8.5. That difference changes the mitigation strategy and the cost.

If you pay for a mitigation contractor to come out and do a diagnostic test first, that visit might cost \$200 to \$400. But it prevents overspending on a system that is either too small or too big. A proper diagnosis includes a pressure field extension test and a visual inspection of the foundation for cracks. Sealing those cracks with polyurethane sealant is a cheap fix, maybe \$50 in materials, but it makes the Active Soil Depressurization system work far more efficiently. The sealant alone rarely brings radon levels down to safe, but combined with a fan and vent pipe, it reduces the load on the fan and lowers your long-term electricity cost.

Additional Components That Add Cost

Some homes need more than a slab and a fan. If your house has a sump pump, the radon can come up through that opening. A proper seal and a vent on the sump pump pit can add \$300 to \$600. If you have a finished basement, running the vent pipe through finished walls and ceilings is more labor and more patching afterward. I have seen a straightforward mitigation turn into a \$4,000 job because the homeowner wanted the pipe hidden inside a closet and the drywall repaired with texture match. The [radon mitigation cost](#) itself was not the problem; the finish work was.

Another component that sometimes gets overlooked is the point-of-entry filter. If your water comes from a private well in areas like Wildwood or rural parts of Chesterfield, radon can enter the home through the water supply. A point-of-entry filter that treats radon in water costs \$1,500 to \$2,500 installed, and it has to be maintained every few years. That is separate from the soil mitigation system. Some homeowners choose to install a heat recovery ventilator instead, which brings in fresh outdoor air and dilutes indoor radon. That approach costs more upfront and runs year-round, but it also improves overall indoor air quality. The American Lung Association supports ventilation as part of a broader radon strategy, but for most homes, sub-slab depressurization remains the most reliable method.

Summertime Mitigation and Seasonal Considerations

I get calls every summer from homeowners who want to schedule their radon mitigation during the warm months. Summertime mitigation works fine, but you need to be aware that the post-mitigation test results might look better than they will in winter. In summer, the soil is drier and the house runs the air conditioner, which creates a slight positive pressure inside. That can suppress radon entry temporarily. A good contractor will run the test according to EPA protocols, which require the house to be in closed-house conditions for 12 hours before the test. Even then, I advise clients to retest in the heating season to confirm the system holds up.

The radon mitigation cost does not change much by season, but the availability of contractors does. Summer is busy. If you wait until August to call, you might wait six weeks for an appointment. Fall and early spring are slower, and you might get a discount or a faster schedule. I have seen Air Sense Environmental offer slightly reduced rates in October and November simply because demand is lower.

Long-Term Value

Spending \$1,500 to \$2,500 on a radon mitigation system protects your health and your home's resale value. When you sell, a home with a documented post-mitigation test result below 2.0 pCi/L is easier to sell than one with a past high reading and no fix. In Ballwin and Town and Country, real estate agents now ask for radon test results as part of the disclosure package. If you have a mitigation system in place, you can show that the problem was addressed properly.

A properly installed system also costs very little to run. The fan draws about the same power as a 60-watt light bulb, so your monthly electricity increase is maybe \$5 to \$8. The vent pipe and the fan should last 10 to 15 years with minimal maintenance. Just check the fan every year to make sure it is running and that the vent pipe is not blocked by debris or nesting animals.

Questions to Ask a Contractor

Before you hire someone, ask these questions:

- Do you include a post-mitigation test in the price, or is that extra?
- What type of fan do you use, and how do you determine the right size?
- Will you seal cracks with polyurethane sealant before installing the system?
- Do you use a continuous radon monitor for the post-mitigation test, or just a short-term test?
- What is the warranty on the fan and the labor?

A contractor who hesitates on those answers is probably not the one you want. The lowest bid is rarely the best value. A system that fails a post-mitigation test costs you time and the stress of redoing it.

Final Thoughts

Radon is a serious public health issue. The American Lung Association ranks it as the second leading cause of lung cancer after smoking. But the fix is straightforward and affordable compared to many other home repairs. The radon mitigation cost for most homes in Chesterfield, Ballwin, Wildwood, and Town and Country falls in a range that most homeowners can manage, especially when you consider the health benefit and the peace of mind. If you are

reading this and your test came back high, do not wait. Call a certified contractor, get a proper diagnosis, and install a system that will last.