

Why Homeowners in Festus, MO Should Test for Radon

Radon in Jefferson County: A Hidden Concern

When we bought our first home in Festus, radon was the last thing on our minds. We were focused on the roof, the foundation, and whether the kitchen counters were up to date. It wasn't until a neighbor mentioned testing that we started looking into it. Radon is a naturally occurring radioactive gas that comes from the decay of uranium in soil. It can seep into any home, regardless of age or construction, through cracks in the foundation, gaps around pipes, or even through the water supply. In Jefferson County, the geology makes radon a real concern. The EPA has mapped zones across the country, and much of Missouri falls into Zone 1, meaning the average indoor radon level is above the action level of 4 picocuries per liter. For homeowners in Festus, that means testing is not just a good idea; it is a critical step for safety.

Why Festus Homes Are at Risk

The soil in and around Festus contains granite and other uranium-bearing rocks. As those rocks break down, radon gas is released. The gas moves up through the soil and enters homes through the lowest living spaces. Basements, crawl spaces, and slab-on-grade foundations are all vulnerable. The EPA estimates that nearly one in every fifteen homes in the United States has a radon problem. In Jefferson County, the numbers can be higher. I have personally seen homes in Festus with levels above 10 pCi/L, more than double the EPA's action level. That is a serious risk. Radon is the second leading cause of lung cancer after smoking, and it is estimated to cause over 21,000 lung cancer deaths each year in the U.S. alone. The good news is that radon is easy to test for and fix.

What Radon Testing Involves

Radon testing is straightforward. You can use a short-term test kit that sits in the lowest lived-in level of your home for two to seven days. The kit is then sent to a lab for analysis. For more accurate results, a long-term test that lasts three to twelve months gives a better picture of the year-round average. I recommend starting with a short-term test. If the result is 4 pCi/L or higher, you should follow up with a long-term test or call a professional for radon measurement. Air Sense Environmental offers radon testing services in Festus and the surrounding areas. They use continuous radon monitors that provide hourly readings over a set period. This method is more precise and can help you understand how radon levels change with weather and seasons.

Radon Mitigation: What It Takes

If your test shows elevated levels, radon mitigation is the next step. The most common and effective system for homes with a basement or slab foundation is sub-slab depressurization. A pipe is installed through the slab into the gravel below, and a radon fan draws the gas out from under the house and vents it above the roofline. This creates a vacuum that prevents radon from entering. For homes with a crawl space, a similar system can be installed using a vapor barrier and soil suction. The cost varies depending on the home's design, but the peace of mind is worth it. In my experience, a properly designed radon reduction system can lower levels by 90% or more. It is not a one-size-fits-all solution. The installer needs to consider the type of foundation, the soil conditions, and the home's layout. That is why it pays to work with a company like Air Sense Environmental that specializes in radon mitigation for Jefferson County homes.

Radon Festus MO: A Local Perspective

I have worked on several homes in Festus, and the radon levels vary widely. One house on a slab had a reading of 14 pCi/L, while another with a basement sitting on gravel had 3 pCi/L. The point is you cannot guess. You have to test. The phrase "[radon festus mo](#)" comes up often in local searches because homeowners want to know what the risk is in their specific area. The truth is that radon does not respect property lines. Two homes side by side can have very different levels. That is why the EPA recommends testing every two years, or after any major renovation that changes the home's structure. In Festus, the local soil is a factor, but so is the home's construction. Radon-resistant construction techniques, such as installing a gas-permeable layer under the slab and sealing cracks, can help, but they are not a guarantee.

Communities in Jefferson County Beyond Festus

The risk is not limited to Festus. Arnold, High Ridge, and Hillsboro all sit on the same geology. Homes in these communities face the same potential for elevated radon levels. I have tested homes in Arnold that came back at 8 pCi/L and in High Ridge at 6 pCi/L. The same mitigation approaches work across the county. Sub-slab depressurization, crawl space systems, and radon fans are standard solutions. The key is to get a proper radon measurement first. Without it, you are guessing. And guessing is not worth the risk to your family's health. Air Sense Environmental serves all of Jefferson County, so if you live in Arnold, High Ridge, or Hillsboro, you can get the same expert service.

How to Get Started

The first step is simple: order a test. You can buy a short-term test kit at a local hardware store or online. Or you can hire a professional to do the testing. I prefer the professional route

because they use calibrated equipment and can interpret the results in context. If the test comes back high, call a mitigation specialist. Do not try to seal the cracks yourself and hope it works. Radon mitigation requires a system that actively removes the gas. A radon fan alone is not enough if the system is not designed for your home's specific conditions. The second time I search for "radon festus mo" is when I am looking for a contractor who knows the area. Local knowledge matters because the installer needs to understand the soil and the typical construction styles in Jefferson County.

Final Thoughts

Radon is a silent threat. You cannot see it, smell it, or taste it. The only way to know if it is in your home is to test. For homeowners in Festus, Arnold, High Ridge, Hillsboro, and the rest of Jefferson County, radon testing is a small investment that can protect your family's health for years to come. If you find elevated levels, do not panic. Radon mitigation is proven and effective. Work with a company that has the experience and the right equipment. Air Sense Environmental has been helping homeowners in this area for years, and they understand the local challenges. The most important thing is to take that first step. Test your home. If the levels are high, fix it. Your lungs will thank you.