

How Much Does Radon Mitigation Cost? A St. Louis Homeowner's Guide

If you are a homeowner in St. Louis and you recently tested your home for radon, you already know the numbers on the report matter. Radon levels above 4.0 pCi/L call for action. The EPA recommends fixing the problem, and for most houses that means installing a radon mitigation system. The first question almost everyone asks is: how much does radon mitigation cost? It is a fair question, and the answer depends on your home's foundation, the contractor you choose, and the specific details of the installation. Let me walk through the real numbers and what you should expect.

What Drives the Cost of a Radon Mitigation System

Radon mitigation is not a one-size-fits-all job. The most common method in St. Louis is active soil depressurization, which is a technical way of saying you install a radon fan and a radon vent pipe system to pull soil gases from under your basement slab and exhaust them safely above the roofline. The core elements of a system include the fan, the vent pipe, a manometer to monitor that the fan is pulling properly, and proper sealing of cracks. The total cost for a typical house with a basement slab runs between \$800 and \$1,500. That range covers the majority of standard installations in the metro area.

If your home has a crawl space instead of a full basement, the work gets a bit more involved. Running a vent pipe through a crawl space and sealing a vapor barrier can push the price higher, often \$1,200 to \$2,200. The same holds true if the radon fan needs to be installed in a garage installation scenario, where routing the discharge through the garage roof or wall adds extra labor. The question of [how much does radon mitigation cost](#) becomes a conversation about access and foundation type.

Breaking Down the Typical Line Items

When a radon contractor like Air Sense Environmental gives you a quote, you are paying for several distinct parts of the job. Here is what those costs generally cover:

- The radon fan itself: a high-quality fan designed to run continuously for years. Prices vary by brand but expect \$200 to \$400 for the fan alone.
- The radon vent pipe: PVC or similar pipe that runs from the suction point under the slab up to the exterior discharge point above the roofline.
- Sub-slab depressurization work: drilling a hole through the basement slab, creating a suction pit, and sealing the connection. This is the core of the active soil

depressurization method.

- A manometer and alarm: a small gauge that shows the system is working. Some systems include an audible alarm if the fan stops.
- Labor and travel: most contractors charge a flat fee per job, not by the hour, but travel time to your location is built into the quote.

There are also optional add-ons. If your house has a sump pump pit that can be used as a suction point, the contractor may be able to tap into it, which can lower the cost because they avoid cutting a new hole in the slab. But if the sump pit is not properly sealed, the contractor may need to install a cover and gaskets. Always ask if the quote includes a post-mitigation test. That test, run a few days after installation, confirms that radon levels have dropped below the EPA action guideline of 4.0 pCi/L. A post-mitigation test should be part of the guarantee of a good system.

Why Some Quotes Are Higher Than Others

I have seen homeowners compare two quotes for the same house and wonder why one is \$900 and the other is \$1,800. The difference often comes down to materials, the length of the radon vent pipe run, and whether the contractor includes extras like a second manometer or a more robust radon fan. A cheap fan may save you money upfront but fail in a few years. A reputable radon contractor will include a warranty, usually one to five years on parts and labor. That peace of mind is worth something.

Another factor is the difficulty of routing the vent pipe. If your roofline is complex, or if the exterior discharge must cross a finished part of the house, the installer may need to use attic space or chase walls, which adds time. In St. Louis, many houses have brick or stone foundations that require special drilling bits. A contractor who brings the right tools and experience will charge a fair price for that expertise.

Some homeowners ask about DIY radon mitigation. I advise against it. The radon fan must be sized correctly for the sub-slab depressurization system. Getting that wrong can mean the system does not reduce radon levels, and you have wasted time and money. A professional radon contractor will measure the soil permeability, the size of the house, and the existing radon levels to design a system that works. Plus, most lenders and real estate transactions require a professional installation for disclosure purposes.

Real Numbers from the St. Louis Area

Based on conversations with local contractors including Air Sense Environmental, the majority of residential radon mitigation system installations in St. Louis fall between \$900 and \$1,400. That is for a standard basement slab home with a straightforward vent pipe run. If your home

has a crawl space, expect \$1,200 to \$2,000. If the system requires a sub-slab depressurization with a long pipe run through two stories, the cost can reach \$2,500. The good news is that many utilities and state radon programs offer rebates or grants. In Missouri, the Department of Health and Senior Services sometimes provides financial assistance for mitigation. It is worth checking before you schedule the work.

I tell homeowners to budget around \$1,200 as a reasonable midpoint. That number covers a quality radon fan, proper pipe, professional labor, and a post-mitigation test. If you receive a quote significantly below \$800, ask questions. The contractor may be cutting corners, such as not installing a manometer or not sealing the system properly. A system that is not sealed will not reduce radon levels effectively and may even increase them by drawing more soil gas into the house.

What About Radon Testing Costs?

Before you spend money on mitigation, you need a reliable radon test kit. A short-term test costs \$10 to \$30 at a hardware store, but a professional radon test from a certified tester runs \$100 to \$200. In St. Louis, many home inspectors include radon testing as part of a home inspection. If you are buying or selling a home, that test is a smart investment. The EPA recommends testing every two years, and after any major renovation that affects the foundation. A radon test kit from a local radon contractor often comes with analysis and a detailed report, which helps you interpret the results.

If your initial test shows radon levels above 4.0 pCi/L, do not panic. Mitigation is routine and effective. The key is to hire a qualified radon contractor who will stand behind their work with a guarantee. A good contractor will guarantee that the system will reduce radon levels below 4.0 pCi/L, often to below 2.0 pCi/L, and will include a post-mitigation test to prove it. That test is the only way to know the system is working.

Is Radon Mitigation Worth the Cost?

Radon is the second leading cause of lung cancer in the United States, according to the EPA. Spending \$1,200 to \$1,500 to reduce your family's exposure is one of the most cost-effective health investments you can make as a homeowner. The system runs quietly, uses little electricity, and lasts for decades with minimal maintenance. The radon fan should be checked annually to make sure the manometer reads correctly, and the exterior discharge should be kept clear of debris. That is about it.

So how much does radon mitigation cost? For most St. Louis homes, the answer is between \$900 and \$1,500 for a professional active soil depressurization system. If your home has a crawl space or a complex floor plan, the price may go higher. The important thing is to get

multiple quotes from licensed radon contractors and ask each one what their quote includes. A system that includes a radon fan, radon vent pipe, manometer, post-mitigation test, and a workmanship guarantee is worth every dollar.

If you are still unsure, call a local radon contractor. Tell them your radon levels and describe your foundation. They can give you a ballpark estimate over the phone. The cost of a phone call is free, and the information you get will help you make an informed decision. Do not let the price tag scare you away from protecting your home. Radon mitigation is a straightforward, proven solution, and the peace of mind it brings is real.