

Radon is invisible, odorless, and common across the St. Louis region. Test results I've seen in both the City and County often land well above 4.0 pCi/L, the EPA action level. One Ballwin split-level read 8.7 pCi/L on a short-term test in January; a Lafayette Square rowhouse tested at 5.2; a Webster Groves basement with a sump pit reached 12. When you live in a place with a mix of limestone geology and older basements, you learn to treat testing and mitigation as routine home maintenance, not as an exotic project.

If you just discovered an elevated result and started searching for “radon mitigation near me,” you probably have two immediate questions. How much will a radon system cost, and is there any help to pay for it? The second question is trickier than the first. Unlike HVAC or insulation, radon mitigation rarely qualifies for broad utility rebates. Funding tends to be local, time limited, or tied to income or specific loan programs. Still, there are legitimate avenues in the St. Louis area that can reduce your out-of-pocket cost if you know where to look and how to document the work.

This guide walks through practical ways St. Louis homeowners and small landlords have offset radon mitigation costs, what to expect when hiring a radon mitigation contractor, and how to avoid common dead ends.

## **What a radon mitigation system typically costs in St. Louis**

Pricing ranges with the house. In the past few years, standard sub-slab depressurization systems for a typical St. Louis basement have generally fallen between 900 and 1,600 dollars. Homes with complicated floor plans, multiple foundation sections, or crawlspace areas can run higher, often 1,800 to 3,000. Add-on costs tend to come from exterior routing challenges, long exhaust runs on two-story houses, or the need to seal multiple slab penetrations and sump lids to get the vacuum field to hold.

Operating costs are manageable. Most radon fans draw roughly 40 to 90 watts. In our electric rate environment, that is often 60 to 150 dollars per year, depending on fan size and runtime. Fans typically last 5 to 10 years. A fan replacement runs 350 to 700 including parts and labor, less if the housing and wiring are straightforward.

If you are building new or adding a major addition, ask about radon resistant new construction. Passive piping and a stubbed electrical box for a future fan usually add 300 to 800 during framing. That is cheaper and cleaner than retrofit work.

## **Where incentives, rebates, and grants actually come from**

Radon sits in an odd policy space. It is a health hazard, but radon reduction offers no energy savings, so utility energy efficiency programs do not touch it. There is no broad federal tax credit for radon mitigation, and Missouri does not offer a statewide rebate to homeowners for installing a radon system. The money that does exist tends to appear in four places: local health initiatives, housing rehabilitation funds, loan programs that allow hazard abatement costs, and negotiated credits during real estate transactions.

### **Local health initiatives that sometimes cover testing or mitigation**

The Missouri Department of Health and Senior Services runs the state radon program. They routinely subsidize or distribute low-cost or free test kits, and they provide technical guidance to homeowners and pros. Funding for direct mitigation assistance is less common at the state level, but local public health departments sometimes assemble braided funding for hazard reduction, especially for lower income households, families with young children, or homes with compounding issues like moisture or asthma triggers.

In the St. Louis area, pay attention to Healthy Homes and Community Development programs operated by:

- St. Louis County Department of Public Health and affiliated Healthy Homes partners
- City of St. Louis Department of Health and housing programs
- Nonprofits such as Rebuilding Together and community development corporations that handle home safety repairs

These programs change year to year. In some cycles they may only provide test kits and education. In others, they will help schedule mitigation as part of a broader scope that might include weatherization, lead-safe repairs, or moisture control. Programs often prioritize owner-occupied homes, seniors, veterans, or properties housing children with documented health risks. Expect to show income documents and allow a home assessment. Even when they do not fund the radon system directly, they can coordinate with other resources, pay permit fees, or reduce the overall project cost by bundling work.

## **Weatherization and healthy homes coordination**

Weatherization Assistance Program work is administered locally and funded federally. DOE weatherization dollars are aimed at energy savings, but every state sets its own health and safety rules. In Missouri, weatherization agencies generally screen for radon and may adjust scopes or defer work if levels are very high. Funding of mitigation itself varies. Some agencies rely on Healthy Homes or philanthropic dollars for radon. The best move is to call your local weatherization provider and ask what their current policy is. If they cannot pay for mitigation, they may still help with sealing and ventilation improvements that make the mitigation system perform better at a lower fan speed.

## **Mortgage and rehabilitation loan programs that allow radon costs**

If you are buying, refinancing, or renovating, you can often roll a radon mitigation system into your loan. That does not reduce the cost in absolute terms, but it spreads it out and keeps cash free for other fixes.

- FHA 203(k) rehabilitation loans allow costs to correct health and safety hazards. Radon mitigation qualifies when levels are elevated. If your test shows more than 4.0 pCi/L, build the radon system into the 203(k) scope along with other rehab tasks.
- Fannie Mae HomeStyle and Freddie Mac CHOICERenovation loans function similarly; radon work can be included as a code or safety item.
- FHA Title I home improvement loans are smaller unsecured or secured loans some local lenders offer for repairs. Radon mitigation is typically eligible because it preserves habitability and safety.
- VA and USDA loans do not offer radon-specific rebates, but transaction requirements sometimes call for testing or correction in certain cases. If mitigation is needed, work with your lender and appraiser early to avoid delays at closing.

For any of these, lenders want documentation. Your mitigation contractor should provide a written proposal that references the testing result, the scope of the radon system, and a post-mitigation test plan. After installation, you will need the paid invoice and test result showing the level is reduced to accepted targets. Keep this paperwork. It helps for resale and warranty claims as well.

## **Buyer-seller credits during a real estate transaction**

The most common “incentive” I see is a negotiated seller credit. When a buyer’s test shows elevated radon, both parties often agree to a price concession or seller-paid mitigation at closing. Typical credits in St. Louis hover around 1,200 to 1,800 for a standard system, but the number moves with the home’s complexity. If you choose a credit, do not use the lowest bid in town as your only guide. Get a firm, written estimate from a reputable radon mitigation contractor with NRPP or NRSB certification so you know the credit will realistically cover a quality install.

## **Insurance, taxes, and health savings accounts**

Home insurance does not cover radon mitigation. It is a maintenance item, not a sudden, accidental loss. Most home warranties exclude it as well.

Can you use an HSA or FSA to pay for a radon system? Sometimes. IRS rules allow medical expenses that diagnose, cure, mitigate, treat, or prevent disease. Radon mitigation sits in a gray area. Some HSA administrators will reimburse if you have a physician’s letter of medical necessity, particularly for households with documented respiratory conditions. Others will not. If you want to try this route, clear it with your plan administrator in writing before the work begins. For tax deductions, IRS Publication 502 allows certain capital improvements for medical care when they do not increase the value of the property beyond the medical benefit. That is complex and usually not worth the effort for a mid four-figure project, but a tax professional can advise.

There is no Missouri state tax credit specific to radon mitigation at the time of writing. Also be aware that Inflation Reduction Act rebates and credits are energy focused. They do not apply to radon systems.

## **How to actually find assistance in St. Louis**

If you want help paying for mitigation, you will need to be methodical. You do not have to spend weeks on the phone, but a focused afternoon can surface real options. Start with health departments, then check housing and community development, then line up financing options with your lender or credit union.

Here is a short, practical path that has worked for homeowners I have advised:

- Contact the Missouri DHSS Radon Program. Ask about current test kit availability, any active mitigation pilots, and local partners. The state program site lists county contacts and certified pros.
- Call the St. Louis County Department of Public Health and the City of St. Louis Department of Health. Ask about Healthy Homes resources, eligibility, and whether radon mitigation can be included, either directly or in coordination with partner funds.
- Talk to your local weatherization provider. Clarify whether they can address radon or coordinate with other funding for households that meet income guidelines.
- If you are buying or renovating, ask your lender about FHA 203(k), Fannie Mae HomeStyle, Freddie Mac CHOICERenovation, or a Title I loan. Have your test result ready.
- If none of the above fit, price the project with two to three reputable companies and ask about in-house financing or same-as-cash promotions that keep cash flow predictable.

That sequence avoids dead ends, gets you accurate local answers, and leaves you with at least a clear price and a plan.

## Hiring a radon mitigation contractor you will not regret

In this market, you will find one-person shops, regional firms that do nothing but radon, and general environmental companies that also handle mold and waterproofing. The good ones share traits: they test methodically, they explain design choices, they do clean electrical work, and they insist on a post-mitigation test with a written result.

Look for certification through the National Radon Proficiency Program or the National Radon Safety Board. Ask about experience with St. Louis housing stock. A technician who has worked in 1920s brick basements with fieldstone sections will size and seal differently than someone who only handles new slabs in exurban subdivisions. When you search “radon mitigation St Louis” or “stl radon,” you will see big ads. Ads do not tell you <https://sites.google.com/view/radon-mitigation-st-louis/radon-mitigation-contractor> much. Read recent reviews with photos of actual installs, talk to neighbors, and ask specific questions.

There are trade-offs to discuss before you sign:

- System routing and aesthetics. Exterior piping along a side elevation is common in St. Louis. Painted PVC blends well on light siding, less so on dark brick. Some homes can keep piping inside a garage or mechanical room, which looks cleaner but adds cost.
- Fan placement and sound. A fan near a bedroom can hum in quiet hours. A fan in a garage or outside on a side wall is usually inaudible indoors. Ask to see decibel specs and typical placement photos.
- Sealing strategy. Good sealing of sumps, expansion joints, and major cracks makes the system more efficient. It takes time. If a bid is low because it skimps on sealing, operating costs may be higher over the life of the fan.
- Monitoring and alarms. A simple U-tube manometer works, but some owners prefer a pressure monitor with an audible alarm or even a plug-in radon monitor for peace of mind.
- Warranty and follow-up. Fans often carry a 5-year manufacturer warranty. Labor warranties vary. Ask what happens if the post-mitigation test still reads high. Will the contractor add a suction point or upsize the fan at a defined price, or at no labor charge for a set period?

A competent contractor will put all of this in a clear scope of work. On a typical St. Louis basement, a single suction point through the slab with one 3-inch or 4-inch riser and a quiet exterior fan gets the job done. Crawlspace are the exception. They require a membrane and sub-membrane depressurization, which is more material and labor.

## **Permits, codes, and post-mitigation testing**

St. Louis jurisdictions require permits for portions of the job, usually for electrical work to power the radon fan and sometimes for the mechanical aspects of the system. Permit fees are not outrageous, but they are real, and a proper contractor will include them. Expect 50 to 150 dollars for permits in many scenarios, sometimes more depending on municipality.

A post-mitigation test is not a nicety. It is the way you know the system works. In our area, I prefer a short-term charcoal or CRM test 24 to 72 hours after the system has run continuously for at least 24 hours, followed by a long-term test later if you want to verify seasonal performance. Keep the written results. If you sell, buyers will ask for them.

## **Documenting your project so you can claim available help**

A surprising number of rebates and credits fall through because homeowners cannot produce the right paperwork on time. Before any demolition starts, decide what you will need to show and gather those items in a single folder.

- Pre-mitigation test result with dates, location, and device type
- Contractor proposal that lists scope, fan model, pipe size, sealing plan, and permit responsibilities
- Proof of contractor certification and insurance
- Final invoice marked paid, with total costs separated by materials, labor, and permits if a program asks for it
- Post-mitigation test result with device info and dates

If you are working with a loan program, your lender may require photos and inspections. If you are applying to a Healthy Homes or similar program, they will likely ask for income documentation and may need signed releases for coordination between agencies. Ask for these requirements up front to avoid rework.

## **What not to expect: common dead ends and myths**

Several paths look promising at first glance but typically do not pay out for radon mitigation in St. Louis.

Utility rebates are the big one. Ameren Missouri, Spire, and municipal electric providers focus on energy efficiency and safety for gas appliances. They do not offer radon mitigation rebates. Occasionally, a short-term health initiative partners with a utility on home safety, but that is the exception, not the rule.

Homeowners insurance will not pay for a radon system. Radon is not a sudden peril. If a contractor or an agent implies otherwise, ask for a written claim process and you will see the door close.

Federal home improvement credits under the Inflation Reduction Act do not include radon mitigation. If someone tries to package a radon fan as a ventilation upgrade eligible for energy rebates, be careful. Mislabeling to obtain incentives can trigger clawbacks.

## **Radon system performance and operating cost tips that save money quietly**

Not every form of savings comes from a rebate. A well designed radon system costs less to run and lasts longer, which matters more over five to ten years than a one-time discount you never receive.

Aim for the smallest fan that reliably pulls levels under 2.0 pCi/L in your home's worst season. Oversized fans increase energy use and noise and may draw conditioned air from the house if sealing is poor. Ask the contractor how they chose the fan size and whether they performed a communication test across the slab.

Insist on fully sealing the sump lid, utility penetrations, and large cracks. Sealing raises sub-slab vacuum and lets the fan run slower. It also cuts musty odors and can reduce dehumidifier runtime.

Route the discharge above the eave, away from windows, and meet clearance requirements. Proper routing prevents re-entrainment, which can otherwise lead to marginal test results and fan upsizing later.



If your home has both a basement and a slab-on-grade addition, design for two suction points or a connection between slab sections. One suction point on the old basement rarely depressurizes the newer slab area.

Use a simple manometer or pressure monitor and glance at it monthly. If the reading drops, call for service before levels creep up. Early fixes cost less than chasing high levels that have been ignored for months.

## **A brief word on condos, multi-family, and rentals**

Mitigation works differently when you share walls and slabs. In multi-family buildings, testing protocols follow different rules and mitigation often occurs by building zone, not by unit. If you own a small rental or a condo in St. Louis and a test comes back high, start by reviewing your association documents and building plans. The property manager or board may already have a policy or a preferred radon mitigation contractor. In financing, multifamily loans backed by HUD, Fannie, or Freddie often require radon testing and mitigation as part of due diligence. Those costs can be included in the project budget. For small landlords, some local housing rehab or lead-safe programs extend to owner-occupied duplexes or fourplexes and may help coordinate radon alongside other health upgrades.

## **Why St. Louis homes often need radon mitigation**

Local geology pushes radon into basements at higher rates than many coastal cities. Houses here also have traits that make radon entry easier. Unsealed sump basins, footprint additions with cold joints in the slab, and older stone foundations with patchwork floors create multiple entry points. Winters are long enough that stack effect pulls soil gas in for months at a time. I have seen 2.0 pCi/L in July become 8.0 in January without any change to the house itself, which is why a follow-up winter test is smart after a summer mitigation project.

If your test came back slightly under 4.0 pCi/L, treat that as a prompt to retest in the heating season rather than a permanent pass. Many families choose to mitigate to under 2.0 pCi/L for peace of mind. A good radon system also dries out a basement a bit by moving air under the slab, a side benefit most people notice within a week.

## **Putting it together for a St. Louis homeowner**

The path tends to look like this in practice. You test, it comes back high, you gather two or three bids from certified companies, and you ask each to explain their design, sealing plan, and warranty. While those bids come in, you make five calls: Missouri DHSS Radon Program, St. Louis County Health, City of St. Louis Health, your local weatherization agency, and your lender or credit union. If you are in a transaction, you request a seller credit based on the best scoped bid. If you are staying put, you choose a contractor with a track record, check that permits are included, and schedule the job. You keep before and after test results in a single folder with the paid invoice. If any program support is available, you submit the paperwork on time. If not, you still have a system that quietly protects your family for the cost of a modest appliance running in the background.

People often ask me if there is [Radon mitigation st louis](#) a single rebate to make it painless. There is not. But there are workable ways to trim costs, spread them out, and avoid mistakes that create long-term expenses. In a market like ours, where St. Louis radon levels routinely hit the EPA action level, that is a practical mindset. Test, design well, document carefully, and use the financing or assistance that fits your situation. A solid radon mitigation system is not glamorous, but it is one of the more reliable health investments you can make in a home.

## Air Sense Environmental – Radon Mitigation & Testing

**Business Name:** Air Sense Environmental – Radon Mitigation & Testing

**Address:** 5237 Old Alton Edwardsville Rd, Edwardsville, IL 62025, United States

**Phone:** [\(618\) 556-4774](tel:(618)556-4774)

**Website:** <https://www.airsenseenvironmental.com/>

### Hours:

Monday: 9:00 AM – 5:00 PM

Tuesday: 9:00 AM – 5:00 PM

Wednesday: 9:00 AM – 5:00 PM

Thursday: 9:00 AM – 5:00 PM

Friday: 9:00 AM – 5:00 PM

Saturday: Closed

Sunday: Closed

**Plus Code:** RXMJ+98 Edwardsville, Illinois

**Google Maps URL:** <https://maps.app.goo.gl/XTPhHjJpogDFN9va8>

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## 1) Semantic Triples

<https://www.airsenseenvironmental.com/>

This local radon mitigation and testing company is a reliable indoor air quality specialist serving Edwardsville, IL and the surrounding Metro East region.

The team at Air Sense Environmental provides professional 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 customer-focused 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 customer-focused 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/>.