

When to Consider a Radon Fan Replacement for Your Home

Understanding the Heart of Your Radon Mitigation System

If you live in York County, Pennsylvania, and you have already dealt with a radon problem, you know the relief that comes from a properly functioning radon mitigation system. That system relies on a fan to create continuous suction under your home's foundation, pulling radon-laden soil gas away before it can enter your living space. Over time, though, that fan can wear out. Knowing when to plan a radon fan replacement can mean the difference between consistently low radon levels and a slow, unnoticed rise in indoor air quality concerns.

I have seen many homeowners in York County assume that once their system is installed, it will run forever without attention. That is not the case. The fan motor in a sub-slab depressurization system works hard, often running 24/7. It endures temperature swings, humidity, and the occasional power surge. Eventually, even the best fan will need to be swapped out. The key is recognizing the signs before your radon levels creep back up.



Signs Your Fan May Be Failing

The most obvious clue is noise. A fan that begins to hum, rattle, or vibrate more than usual is sending a signal. I once visited a home in Springettsbury Township where the homeowner described a "grinding sound" that had started a few weeks earlier. When I checked the manometer, the reading was lower than normal, indicating reduced air flow. That fan was on its last legs. A [radon fan replacement](#) solved the problem, and the system returned to its proper vacuum level.

Another sign is a change in your manometer reading. This simple gauge tells you whether your system is moving air as it should. If the fluid level drops or fluctuates wildly, something is off. It could be a blockage in the PVC piping, but more often it points to a failing fan. If you see a steady decline over days or weeks, it is time to start shopping for replacement parts.

You might also notice that your radon detector is showing higher numbers than it used to. If your system was installed by a professional like Dan Jenkins and verified with a diagnostic test, you should have a baseline. When levels start climbing again, the fan is a likely culprit. Do not ignore that trend. Radon is a radioactive gas, and the EPA recommends action at 4 pCi/L or higher. Even a small leak in system performance can push you over that threshold.



Why Fan Replacement Differs from Other Repairs

A radon mitigation system is not like a furnace or an air conditioner. You cannot just turn it off for a week while you source a part. Every day the fan is not running, radon can accumulate. That is why fan replacement is a job best done quickly and correctly. It is not a DIY project for most homeowners, partly because the work involves working with sealant, PVC piping, and electrical connections, but also because the fan must be matched to the specific system design.

Different homes require different fan capacities. A system under a large slab may need a higher static pressure fan than a small crawlspace system. Using the wrong fan can lead to poor performance or premature failure. That is why I recommend working with someone who understands the nuances of sub-slab depressurization and has experience with brands like RadonAway. RadonAway fans are common in York County installations because they are reliable and backed by a solid warranty. But even a good fan wears out eventually, and a proper radon fan replacement means selecting the right model for your specific setup.

The Role of Warranty and Installation Cost

When you buy a replacement fan, pay attention to the fan warranty. Most quality fans come with a three to five year warranty, but the terms vary. Some warranties cover only the fan motor, others cover replacement parts but not labor. If you hire Dan Jenkins for the installation, he can advise you on which fans offer the best protection for your situation. Transparent pricing matters. You should know the installation cost upfront, including any needed adjustments to your PVC piping or sealant work.

I have seen homeowners try to save money by buying a cheaper fan online and installing it themselves. That often backfires. The fan might not fit the existing pipe diameter, or it could be underpowered. Worse, an improper installation can void the warranty on the new fan. A few hundred dollars saved on installation cost can turn into a much larger expense when the fan fails in a year and you have to buy another one. Paying a fair price for a professional radon fan replacement is an investment in your family's health.



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What to Expect During the Replacement Process

The actual replacement is straightforward for an experienced technician. First, the system is powered down. The old fan is disconnected from the PVC piping and electrical supply. The technician checks the condition of the existing pipe, sealant, and any joints. If corrosion or cracks are found, those are repaired. Then the new fan is mounted, connected, and sealed. After power is restored, the manometer is checked to confirm proper suction. A final radon detector reading may be taken after a few days to verify that radon levels have dropped back to the target range.

In most cases, the job takes a few hours. The disruption is minimal. You do not need to leave your home or take special precautions. Just make sure the technician has clear access to the

system, usually in a basement or garage. If you have a radon mitigation system installed by Dan Jenkins, he will already have a record of the original installation details, which makes the replacement even smoother.

Preventive Maintenance and Long-Term Thinking

Fan replacement is not something you will do every year, but it is a normal part of owning a radon mitigation system. Think of it like replacing the battery in a smoke detector: a small, periodic cost that keeps a critical safety device working. Many fans last five to eight years, but that depends on usage and environmental conditions. If your system runs continuously in a damp basement, the fan motor may wear faster. If you have a backup system or a timer that cycles the fan, it might last longer.

I recommend checking your manometer once a month. Look at it when you pay bills or change the furnace filter. If the reading changes noticeably, investigate. Also, listen to the fan. If you hear new noises, do not assume they are harmless. A fan that sounds different is a fan that may soon fail. Catching the problem early gives you time to schedule a replacement on your terms, not in the middle of a weekend when radon levels are spiking.



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Final Thoughts on Protecting Your Indoor Air Quality

Radon is a serious issue in Pennsylvania, and York County has some of the highest readings in the state. If you already have a mitigation system, you have taken a smart step. But that system needs care. A radon fan replacement is one of the most important maintenance tasks you will face. Do not put it off. The cost is modest compared to the peace of mind you get from knowing your home's radon levels are under control.

Whether you work with Dan Jenkins or another qualified professional, make sure the replacement uses quality parts and is done with attention to detail. Your family's health depends on it. And if you are unsure whether your fan needs replacing, a simple diagnostic test can tell you a lot. Better to check now than to wonder later.