

## Comparison of Radon Remediation Methods And Questions to Ask a Contractor

The table below lists several options for radon mitigation, its effectiveness and estimated cost. When searching for radon mitigation contractors, here are some good questions to ask:

- Do they offer free written estimates?
- Are they licensed, bonded, and insured?
- How long have they been in business?
- Do they have a strong reputation and overwhelmingly positive reviews in your area?
- Do they understand the needs of home sellers and real estate agents?
- Do they keep up with mitigation requirements set by ASTM and AARST?
- Do they use the proper and required materials, such as schedule 40 PVC?
- Do they offer a warranty? Is it transferable? How long does it last?
- What testing or guarantee do they offer after installation?

<b>COMPARISON OF RADON REMEDIATION METHODS</b>				
<b>Method</b>	<b>Typical Radon Reduction</b>	<b>Typical Installation Costs</b>	<b>Typical Annual Operating Costs (Fan electricity and energy losses in heated/cooled air)</b>	<b>Review</b>
<b>Fan-Based Subslab Suction (Active Subslab Depressurization)</b>	50-99%	EPA: \$800-2,500	\$225-500	Recommended by the US EPA. Works best if air can move easily under the slab in the un-silted gravel bed.
<b>Passive Subslab Depressurization</b>	30–70%	\$550-2,225	Some Energy Losses	Recommended by the US EPA for new construction. Depends on weather. A fan can be added.
<b>Drain tile Suction</b>	50-99%	\$800-1,700	\$50-200	Works best if drain tiles form a complete loop around the basement.
<b>Sump Hole Suction</b>	50-99%	\$800-2,500	\$50-250	Works best if air can move easily under the slab to the sump and if drain tiles form a complete loop.
<b>Blockwall Suction</b>	50-99%	\$1,500-3,000	\$150-400	Only for basements with hollow block walls; requires sealing of all openings.

<b>Caulking</b>	0-40%	\$100-600	\$0	Blocking of radon through voids. Ignores radon infiltration through concrete. Used in combination with other methods.
<b>Basement Pressurization with Fan</b>	50-90%	\$500-1,500	\$150-500	Requires tight basements that can be isolated from outdoors and upper floors. Reduces convection but not radon diffusion – the main factor.
<b>Natural Ventilation</b>	Variable	\$200-500 if additional vents are installed	\$200-700	High loss in heated or conditioned air; operating costs depend on the ventilation and utility rates. Unpredictable results.
<b>Basement Ventilation Fan with Heat Recovery</b>	25-50% if used for full house; 25-75% if used for the basement	\$1,200-2,500	\$75-500 for continuous operation	Reduces energy losses in heated/conditioned air. Works best in a tight house. May cause back-drafting.
<b>Seal Concrete &amp; Repair Voids/Cracks</b>	70-95%	\$400-700	\$0	Sealing porous concrete. Sealing pathways/voids in basement. Used in combination with other methods.