

Why You Should Trust a York County Radon Expert for Your Home

When I bought my first house in York County, Pennsylvania, I figured radon was one of those problems that only hit other people. Then the home inspector mentioned it during a real estate transaction, and I learned fast how wrong I was. Radon gas is a radioactive gas that comes from the natural breakdown of uranium in soil. It moves up through the ground and into buildings, especially through basements and crawlspaces. In York County, the geology makes it a real concern. I have spent years working in radon mitigation, and I can tell you that finding a reliable York County radon expert matters more than most homeowners realize.

Radon in York County: What the Data Shows

The EPA has mapped radon risk across the country, and much of Pennsylvania falls into Zone 1, which means the average indoor radon level is predicted to be above the action level of 4 picocuries per liter. York County sits squarely in that zone. I have personally tested homes here where the levels read above 10 or even 20. That is not a scare tactic. It is a fact of living on certain soils. The Health Department and the County Extension Office both encourage testing because so many homes go unchecked. A short-term radon detector can give you a first reading in a couple of days, but I always recommend a long-term test that covers at least 90 days. Seasonal changes affect radon entry, and a snapshot test can miss the big swings.



Once you have a test result above 4, you need action. That is where a local contractor with real mitigation experience comes in. A [York County radon expert](#) like Dan Jenkins does not guess. He tests the soil around the foundation, checks the pressure field extension, and designs a system that actually works for that specific house.

How Radon Mitigation Actually Works

Most homes need a sub-slab depressurization system. The idea is simple: a radon fan creates negative pressure under the concrete slab, pulling radon gas from the soil and venting it safely above the roofline. The fan runs continuously, and a manometer on the pipe shows you the system is pulling suction. But the installation is where skill matters. If the fan is undersized or the pipe run has too many elbows, the suction will not reach the far corners of the basement. If the sealant around the pipe penetration is poor, you lose pressure. Crack sealing on the basement floor and walls is also critical. Even a hairline crack can let radon back into the living space.

I have seen DIY attempts where someone buys a fan online and vents it into a crawlspace. That is dangerous. It can backdraft combustion appliances or just recirculate the gas into the

house. A proper system follows the EPA's recommended methods and includes a mitigation system warranty. Dan Jenkins offers a warranty that covers the fan and the workmanship for a reasonable period. That matters because you want the system to still be pulling suction five or ten years down the road.



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Why Local Experience Matters

Radon mitigation is not one-size-fits-all. A house in Spring Grove may have a different soil type than a home in Red Lion or Dallastown. The depth of the footing, the type of gravel under the slab, and the number of sump pumps all change the design. A York County radon expert has seen those variations and knows how to adjust. Dan Jenkins has been doing this work locally for years. He does not fly in from another state or send a crew that has never tested a

manometer before. He walks the basement, looks at the furnace, checks the sump pit, and then tells you what the system will cost before he starts. That kind of transparency is rare in home services.

I have also met homeowners who think a mitigation system is ugly. It does not have to be. The pipe can be run through a corner of the garage or tucked behind a utility closet. The radon fan can be mounted in the attic or outside. The goal is indoor air quality, not curb appeal. But a good installer makes it blend in. That is the difference between someone who has done a hundred systems and someone who is learning on your house.

Testing and Real Estate Transactions

Radon testing is now common during real estate transactions in York County. Buyers want to see a test result before they close. If the result is high, the seller often pays for mitigation. That is fair. But I have seen deals fall apart because the test was done in the summer with windows open and the result came back low. Then winter comes, the house is sealed, and the radon level spikes. The new owner is stuck. That is why I always advise using a radon detector that meets EPA standards and doing a follow-up test after the system is installed. A proper mitigation system should bring the level below 2, ideally below 1.

When you hire a local contractor for that work, you are also hiring someone who can come back if the manometer shows a drop in pressure six months later. National companies often subcontract the installation and disappear after the check clears. A local expert like Dan Jenkins answers his own phone. He stands behind the mitigation system warranty because his reputation is tied to every house he works on.



Choosing the Right Radon Mitigation Service

Here is what I look for when I recommend a radon mitigation service in York County:

- They should be certified by the Pennsylvania Department of Environmental Protection or similar body. Certification means they have passed an exam and follow the standard methods.
- They should provide a written quote before work starts. Transparent pricing is a sign they are not hiding fees.
- They should explain the system design in plain language. If they cannot tell you why they are using a certain size fan or pipe, they may not know themselves.
- They should offer a post-mitigation test. You need proof the system works.
- They should have a track record in York County. Ask for references from homes in your area.

I do not think you need a fortune to fix a radon problem. A typical sub-slab depressurization system runs between \$800 and \$1500 in this area, depending on the difficulty. That is cheap compared to the health risk. Radon exposure is the second leading cause of lung cancer in the United States, according to the EPA. It is a preventable risk. You test, you mitigate, you breathe cleaner air.

Maintenance and Long-Term Care

Once your system is installed, it is not a set-it-and-forget-it deal. The radon fan runs 24/7. Over time, the bearings can wear out. The manometer should be checked every few months to make sure the liquid levels are stable. If the level drops, you could have a clogged pipe or a fan that is failing. Most fans last five to seven years, but some go longer. A good warranty covers the replacement cost. I also recommend retesting your indoor air every two years, especially after major renovations. Adding a finished basement or changing the HVAC can affect radon entry.

Soil suction systems are effective because they treat the source, not the symptom. They pull the radon gas from beneath the slab before it enters the living space. That is why crack sealing is important. If the floor is full of gaps, the suction will pull air from the room instead of from the soil, and the radon will still find its way in. A thorough installation seals those cracks and tests the system with a smoke pencil or a micromanometer to confirm the pressure field extends under the whole slab.



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Final Thoughts from Experience

I have seen plenty of homes in York County where the radon level was high and the owner had no idea. I have also seen homes where a cheap mitigation job left the problem half-solved. The difference between those outcomes is usually the person doing the work. A real York County radon expert brings knowledge, honesty, and a commitment to doing it right. Dan Jenkins is that kind of professional. He knows the local geology, the building codes, and the EPA guidelines. He charges a fair price and he warrants his work. If you are in Pennsylvania and you are concerned about radon, do not wait. Test your home. If the level is high, call someone who understands the ground under your feet. Your health and your family's safety are worth the call.