

Dan Jenkins Radon: Practical Mitigation for York County Homes

When I bought my first house in York County, Pennsylvania, the radon test results came back at 7.3 pCi/L. At the time I had no idea what that number meant, only that the EPA radon zone map put my property in a high-risk area and that radon testing was something every home inspection recommended. That experience taught me more than I ever expected about radon mitigation, fan systems, and the quiet work of contractors like Dan Jenkins who turn a scary number into a straightforward fix.

What Radon Actually Is and Why It Matters Indoors

Radon is a radioactive gas that comes from the natural decay of uranium in soil and rock. You cannot see it, smell it, or taste it. It seeps into homes through cracks in the foundation, gaps around pipes, and openings around sump pumps. Once inside, it can build up to levels that pose serious health risks. The EPA estimates that radon exposure causes about 21,000 lung cancer deaths per year in the United States, making it the second leading cause of lung cancer after smoking.



Pennsylvania has some of the highest indoor radon levels in the country. The entire state sits in EPA radon zone 1, meaning predicted average indoor radon levels are above 4 pCi/L. For context, the EPA recommends mitigation when levels reach 4 pCi/L or higher. A lot of York County homes test above that threshold, especially those with basements, crawl spaces, or slab-on-grade foundations.

How Radon Mitigation Actually Works

Radon mitigation is not a one-size-fits-all process. The right approach depends on the home's foundation type, the soil composition, and where the radon is entering. The most common method in this region is active soil depressurization, often called sub-slab depressurization. A pipe is installed through the foundation slab into the gravel or soil below, and a fan creates suction that pulls radon-laden air from beneath the house and vents it safely above the roofline. This prevents the gas from ever entering the living space.

There are variations, such as sump installation for homes with a sump pit or crawl space ventilation for houses built on a crawl space. In some cases, crack sealing alone can reduce

entry points enough to lower radon levels, but it is rarely sufficient as a standalone fix because radon can still migrate through porous concrete and tiny gaps invisible to the eye.

One thing I learned from talking to installers is that fan systems need to be sized correctly. An undersized fan may not create enough negative pressure under the slab. An oversized fan can waste energy and pull too much conditioned air out of the house, increasing heating and cooling costs. The best installations balance airflow with static pressure, and that takes experience.



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What Sets Experienced Radon Installers Apart

Not every contractor who advertises radon mitigation has a deep understanding of soil gas dynamics. A good installation requires more than just drilling a hole and dropping in a pipe. You need to know where to locate the suction point, how deep to go, what type of fan to use, and how to test the system afterward. That is where someone like Dan Jenkins brings value. His work in York County has built a reputation for straightforward, effective radon system installations that do not cut corners.

[Dan Jenkins radon](#) mitigation projects often start with a thorough home radon inspection. That inspection includes a baseline radon test, a visual check of the foundation for cracks and openings, and a discussion with the homeowner about goals and budget. From there, a plan is developed that might involve sub-slab depressurization, crack sealing, or both. Transparent pricing means the homeowner knows the cost before work begins, without surprise add-ons for extra vents or fan upgrades.

I have seen cases where a homeowner hired a general handyman to install a radon fan, only to find the system did not lower radon levels at all. The problem was that the suction point was placed in a shallow gravel bed that was not connected to the main soil below the slab. A professional would have known to dig deeper or use a different approach. This is the kind of detail that separates a real mitigation specialist from someone who is just following a diagram.

Real Estate Radon and Home Sales

Radon is a common issue in real estate transactions. A home inspection that reveals high radon levels can delay a sale or kill a deal if the buyer is not familiar with mitigation. In York County, it is standard practice to include a radon test as part of the home inspection. When levels come back high, the buyer or seller can negotiate a mitigation system as a condition of sale.

One of the more practical details I have come across is that radon mitigation systems installed by experienced professionals can actually be a selling point. A home with a properly installed active soil depressurization system already in place is often more attractive to buyers than one with an unresolved radon problem. The system becomes part of the home's indoor air quality infrastructure, like a sump pump or a ventilation fan.

Dan Jenkins radon system installations are designed to be durable and low-maintenance. The fan runs continuously, and the only regular maintenance is checking the manometer, which is a gauge that shows whether the system is under proper suction. If the fan ever fails, the homeowner notices quickly because the manometer reading drops. That simple feedback loop gives peace of mind.



Testing and Verification: The Most Overlooked Step

After a radon mitigation system is installed, a follow-up radon test is essential. Many installers offer a post-mitigation test to confirm that radon levels have dropped below the EPA action level. This test should be done under normal living conditions, meaning the house is closed up as it would be during a typical winter day. Short-term tests run for two to seven days. Long-term tests run for 90 days or more and provide a more accurate picture of average radon levels.

I have seen homeowners skip the follow-up test because they assume the system is working. That is a mistake. Fans can be installed with the wrong polarity, pipes can become disconnected during backfilling, and gravel can shift and block the suction. The only way to know the system is performing is to test the indoor air after the installation is complete.

Radon detectors are widely available through hardware stores and online retailers. The most reliable ones are continuous radon monitors, which give a running average and can detect short-term spikes. Charcoal-based test kits are cheaper but require careful handling and prompt mailing to a lab. Either way, the cost of a test is small compared to the cost of a system that does not work.

Practical Advice Based on Real Installations

If you are considering radon mitigation for your home, here are a few things I have learned from observing installations and talking to homeowners:

- Get a baseline radon test before any work begins. This gives you a number to compare against the post-mitigation test.
- Ask the installer about their approach to sub-slab depressurization. A proper installation usually involves a suction pit excavated below the slab, not just a pipe sitting on top of the gravel.
- Make sure the fan is accessible for replacement. Fans have a lifespan of roughly five to ten years, depending on the model and how hard they run.
- Check that the exhaust vent extends at least ten feet from any window, door, or air intake. This prevents radon from being pulled back inside.
- Consider a radon-resistant new construction if you are building a home. It costs far less to install a passive system during construction than to retrofit an active system later.

These points come from real-world experience. I have watched contractors take shortcuts on exhaust placement, only to see radon levels stay high because the vent was too close to an open window. I have also seen homeowners negotiate a credit at closing to cover a future radon system, then never get around to installing it. If you are in a real estate transaction, make the installation a condition of the sale, not a credit.

The Quiet Role of Radon Mitigation in Daily Life

Once a radon mitigation system is installed and verified, most homeowners forget about it. That is a good thing. The system runs silently in the background, maintaining indoor air quality without drawing attention to itself. The only reminder is the manometer on the pipe, which you might glance at once a month. That is the goal: to make radon a non-issue.



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Dan Jenkins radon mitigation services in York County reflect that philosophy. The work is thorough, the pricing is transparent, and the result is a home where you do not have to think about radon anymore. It is not glamorous work, but it matters. Every system installed means one less family breathing a radioactive contaminant every day.

If you are dealing with high radon levels, do not panic. Radon is a manageable problem. The solution is well understood and proven. The key is finding someone who knows how to apply it properly to your specific home. That is where experience, local knowledge, and a straightforward approach make all the difference.