



IESSN Customer Guides

Hiring a Mold Remediation Contractor

Vetting the Contractor

- ☑ Verify that all remediation technicians are employees (not 1099 sub-contractors or temporary employees)
- ☑ Verify the remediation contractor's licenses and certification. Ask for copies of current licenses and certificates
- ☑ Verify the remediation contractor's professional memberships (IICRC, RIA, AIQA, ISEAI, IESSN, etc)
- ☑ Check the remediation contractors Better Business Bureau ratings
- ☑ Verify the remediation contractor has a good working knowledge of Mycotoxins and VOCs
- ☑ Verify the remediation contractor's current Certificate of Insurance (COI); ask for a copy of the current COI.
 - Verify that they carry at least \$1mm in General Contractor's coverage.
 - Verify that they carry environmental pollution coverage
 - Very that they cover worker's compensation coverage; if a worker gets hurt on your property without workers compensation coverage, the employee can hold the homeowner responsible
- ☑ Verify the contractor understands the potential risks of environmental exposure to toxins illnesses (Mycotoxicosis, CIRS, MCS, etc.)
- ☑ Verify that the contractor understands the basic conditions that contribute indoor air quality issues
 - Reservoirs
 - Positive air pressure and Fresh Air ventilation
 - Psychometrics (humidity, temperature, and dew point)

Red Flags

- 🚩 Red Flag: Mold remediation contractors should never tell you that mycotoxins are present without verifying with proper lab testing;
 - Mycotoxins can only be created by certain mold species
 - They are secondary metabolites, only created when needed by the organism.



- Red Flag: Mold Remediation Contracts should never positively identify mold; initial assessment should be done by an independent Mold Assessment Consultant verified with independent lab testing
- Red Flag: Remediation Contractors should never offer to clear their own remediation efforts; all remediation work should be cleared by an independent Mold Assessment Consultant
- Red Flag: A contractor should never suggest that they can kill mycotoxins; mycotoxins are chemicals, not living organisms
- Red Flag: A contractor should never suggest that removing the mold removes the mycotoxins; ultra-fine particles and nanoparticles are the primary transport mechanism for Mycotoxins and they continue to remain after removal of the primary source.
- Red Flag: A contractor should never use fear tactics or manipulative sales statements:
 - “Your whole house is contaminated.”
 - “If you care about your health/family”
 - “Any level of exposure can hurt you”
- Red Flag: A contractor should not avoid guaranteeing remediation clearance is achieved; the contractor should agree to repeat the work at no charge and pay for re-testing in the event that source removal structural remediation fails independent clearance testing
- Red Flag: A contractor should never offer 100% guarantees for contents cleaning or decontamination services on textiles, porous materials, and soft goods. Industry experience demonstrates that textiles, porous materials, and soft goods can likely be salvaged, but not guaranteed:
 - Non-porous items – 95% to 100% success
 - Thin textiles (clothing, papers, linens, etc.) – 85% to 90% success
 - Thick textiles (mattresses, pillows, plush toys, carpet and padding, etc.) – 75% to 80% success