



LINDA'S LIST



Linda's List offers practical advice to help navigate the often confusing and contradictory remediation advice/proposals, where seemingly the same work can vary in price by 3x-5x or more.

We can also answer questions about Direct Insurance Billing.

Linda Rosen offers unparalleled experience and expertise with her 20+ year commitment to exceptional service and industry leadership as co-founding and managing partner of Certified Mold Free Corp.

The firm's track record has garnered an impressive number of positive recommendations and testimonials from its 2,000+ successful remediations.

[The more you know, the better we look.](#)



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There is a lot more to selecting an appropriate mold remediation or air quality remediation firm than price. Here we answer questions about:



Why do prices vary so dramatically in our industry?

- Prices can vary 3X-5X for the same work. Get 3 quotes to compare prices.
- Compare apples to apples. Check to see if the quote includes drywall rebuild and the required post remediation air testing .
- Ask about the credentials of the work supervisor. Check how long firm in business.
- Make sure the work will be green, chemical free. No toxic chemicals.
- Make sure that they will actually be removing mold and not simply painting over / covering up and /or leaving hidden mold as is so common.
- Check on the duration of the job, including the approximate amount of time you will need to be out of the house – or if being out is necessary.
- Warranty? Guarantee? Mold free 2-year warranty? Odor free? Satisfaction guaranteed?



When selecting an appropriate mold remediation or air quality remediation firm, what are the qualifications of the person supervising the work?



Determining if/when professional mold remediation assistance is required.



What should I look for in a mold assessment/inspection?



Contracting necessary services under proper terms and arrangements.

Angi or Google reviews? See what hundreds of satisfied clients have to say about our quality, pricing and on time services.



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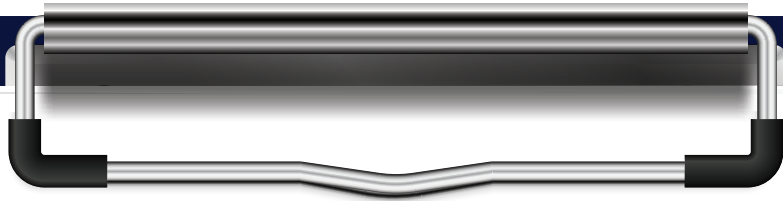
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Selecting an appropriate mold remediation or air quality remediation firm.



Florida requires Mold Assessors and Mold Remediators to be licensed and insured.



Check Angi and Google reviews to see what prior customers had to say about the contractor.



Get 3 quotes for the work from qualified and insured companies. (Caution: In Florida duct cleaning is an unlicensed / unregulated activity.)



Insurance required: For Mold Assessors: \$1M Errors & Omissions Insurance. For Mold Remediators: \$1M Environmental (Mold Contamination) Insurance.

Who will be the supervisor?

Ask: Who will be the supervisor? Are they licensed and insured? Experience level?

Can a Mold Assessor also do the Remediation?

A person/company can hold both licenses, but Florida Law prohibits one person/ company from doing a paid Mold Assessment and then doing the Remediation work on the same job.

The exception being, if the company is also a Florida Licensed General/Building Contractor they do not have these restrictions. The GC/BC under one license can do mold assessment, mold remediation, rebuilding as well as handle AC & ducting related issues.

Do mold remediators perform drywall repairs/rebuild?

Generally no. Mold Remediators typically leave walls open where drywall has been removed, and leave the homeowner to find someone else to do the repairs. If your Mold Remediator is also a General/Building contractor, they will be able to provide a quote to do both the remediation as well as rebuild the drywall.

Having one contractor doing multiple trades is convenient and saves \$\$.

Can a Mold Remediator do AC and Ducting remediation?

Florida Law requires that anyone doing work on an AC and ducting be a licensed AC contractor. Mold Remediators are not allowed by Florida law to remediate the AC and ducting.

And Mold Remediators are not allowed to subcontract/hire an AC contractor, unless the Remediator is also a General/Building Contractor.

A General/Building Contractor that is also a licensed Mold Remediator (as we are) can perform Mold Remediation including AC and ducting remediation. [See more on AC/duct cleaning here.](#)

At Certified Mold Free all work is supervised by Dr. Gary Rosen.

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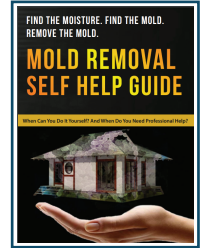
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Determining if/when professional assistance is required.



Is there always mold after a water leak?

Mold starts to grow quickly in Florida – within a few days. If you have had a water leak and it was not dried out immediately and thoroughly, then appropriate precautions should be taken (use a mold remediator) to remove/remediate the resultant water damaged materials (drywall, baseboards, carpet etc.).

When do I need a licensed mold contractor? The 10 sq ft law.

By Florida Law, when there is greater than 10 sq ft of mold, Florida Mold Law applies. The Mold Assessor or Mold Remediator must be state licensed and insured. [You can check a person's license here.](#)

When can I do the mold removal/remediation myself?

By Florida Law, you can always do the work yourself. If you'd like to consider doing the mold remediation work yourself, please download our [free Self-Help guide](#). The more you know, the better we look. The reason to use a professional mold remediator and not a handyman is that the mold remediator is trained to safely remove the mold damaged materials without cross-contaminating the home, contents and/or AC ducting.

Do I need a mold assessment before I get a quote for repairs?

If you have a specific problem that is limited in scope, there is often no need to pay for a Mold Assessment. For example, if you had a roof leak or AC leak and you have an identified water damaged ceiling and/or wall, you need only a quote for the mold remediation and rebuild. No need to hire a Mold Assessor.

On the other hand, when buying or selling a home it is extremely important to have a professional mold assessment.

For real estate transactions, a buyer should always have a mold assessment along with the home inspection to uncover hidden mold problems. Many licensed Home Inspectors are also licensed Mold Assessors. Using one inspector for both is recommended. [Click here for more detailed information about Real Estate transactions.](#)

Hire a Mold Assessor when you are concerned about potentially having multiple problems throughout your home.

Possibly from storm damage. Possibly from multiple leaks over the years. Best practice is to have a licensed Mold Assessor do a thorough visual inspection along with testing throughout the home.

Hire a Mold Assessor if there is odor and/or indoor air quality concerns.

Does your home smell musty/moldy? Do you or your family have common mold-related symptoms when in the home (waking up with congestion, coughing, red eyes, etc.) but feel better out of the house? If so, you will want a thorough Mold Assessment.

Oftentimes, the irritation and odor are due to microbial contaminants in the AC & Ducting. [Click here for more detailed information on dealing with AC/ducting related odor and/or irritation and the risks of hiring \(in Florida\) always non-licensed duct cleaners.](#)

Hire a Mold Assessor for MOST insurance claims.

With the exception of a few insurance companies, most insurance carriers require a mold inspection with testing to confirm that there is mold for the purpose of paying for mold coverage.

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What should I look for in a Mold Assessment?

What does the EPA say about testing for mold?

Per the EPA, if the scope of work can be determined without initial mold testing, then a visual inspection for mold and moisture is all that is needed. This may be performed either by the Mold Remediator or a Mold Assessor.

Is a mold assessment the same thing as mold testing?

Mold testing is one part of a mold assessment, but it is not the only part. A thorough mold assessment will include, along with testing, a detailed visual inspection looking for signs of mold and current or past water damage (where there's water damage there is almost always mold).

What is a mold remediation protocol? Does a remediator need to follow it?

There is nothing in Florida Mold Law about protocols. Nor should there be. The focus of the Mold Assessor is to identify problems. The Mold Remediator should remediate with whatever method they choose (there are several standards) – to the extent needed to restore to as new without cross-contaminating the indoor environment, using green, chemical-free procedures.

A thorough mold assessment will include the inspector's hypothesis as to the source of the problem causing the mold.

Mold testing is of very little value without an Assessor's written report with photos and descriptions of areas of concern.

A thorough mold assessment will include looking for active moisture by using either a moisture meter or infrared camera, or both. There can be mold from an old leak that is currently dry; but it is important to know whether there is an active water/moisture source that needs to be fixed.

Is it necessary to determine what type of mold it is before remediation?

When there is visible mold and a limited scope of work, the EPA guidelines say that there is not usually a reason to test. Best to spend resources (\$\$) on fixing the source/ origin of the problem (water or humidity) and removing the mold rather than characterizing the mold.

There are exceptions: a) If there is a lawsuit or possible lawsuit, you may need to document the type of mold with testing; and b) When people are very sick in their homes, often the doctor will want to know what type of mold.

If it's not a lawsuit and if there is no doctor's request, then it doesn't matter what type of mold it is because all indoor mold growth or elevated airborne mold spores must be removed and the work is done the same way regardless of the type of mold.

There are no industry or government standards for airborne mold levels. Some labs will provide you with Conclusions (Elevated or Not) but other labs not. And your Mold Assessor can also give you his/her opinion as to Elevated or Not based on their training and experience.

Certified Mold Free is strictly green, chemical free.

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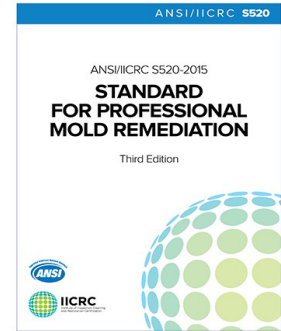
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Mold Contamination Remediation is Mold Removal according to accepted Industry Standards (IICRC S520).

Mold contamination should be **physically removed** from the structure, systems and contents. Do not leave hidden mold.

Attempts to only kill mold in place and/or encapsulate (paint over/ cover up) mold instead of proper source removal is not mold remediation and is not adequate. Leaving hidden or dead mold does not restore to "as new".



Why is mold remediation removal and not only killing mold?

Dead mold is still an irritant. Killing mold leaves mold toxins/allergens which are not killed, deactivated or removed if mold is only killed and left in place as is a common practice.

What are acceptable procedures for mold removal?

- **Surface mold cleaning:** Mold removal by surface cleaning is acceptable if the surface is a hard surface and cleanable, and there is proven to be no mold growth underneath. Otherwise remove and replace materials.
- **Air cleaning:** Airborne mold spores are removed by air scrubbing. Proof of removal is obtained by post remediation air testing.
- **Substrate or material removal:** If material cannot be restored to as new by cleaning (for example as with mold growth on porous or semi-porous materials such as drywall or baseboards) remove and replace materials with new.

Mold remediation is removal. Remove mold not only on surfaces but also within walls/ceiling or behind/below cabinets and in the air. Unacceptable, ineffective procedures often advertised:

- ULV particles fogging.
- Cold fusion. (Whatever that is.)
- Spraying with mold biocide.
- Painting over mold with Kilz.
- Electrostatic disinfection.
- Gassing with hydroxyls/ozone.
- CO₂ hydrogenation.
- Concrobium surface-only treatment.

How do I make sure that the mold is removed and not just killed /covered up / painted over?

Make sure that you let the contractor know — before you hire them — that you will require before and after pictures of walls/ceilings opened and/or ducting cleaned/refurbished/remediated... restored to "as new".



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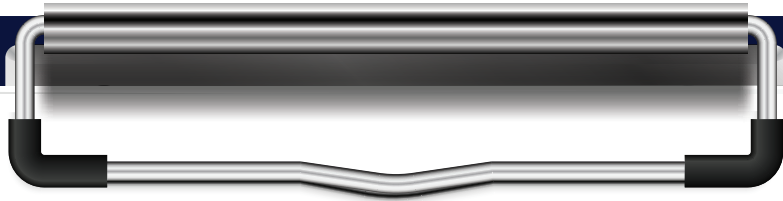
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■ If multiple contractors are involved, who is responsible if there are problems?

That is an excellent question. There is often a lot of finger pointing. In our opinion, best to hire a General/Building contractor that is responsible for everything.

With a General/ Building contractor that can perform multiple services, the work should actually cost less with shorter job completion times. Always get multiple quotes.

■ And speaking about finger pointing, also ask about the warranty/guarantee.

Ask: What is the warranty/guarantee for the work? Ask: Who will determine if the work was completed satisfactorily? Very few mold remediators provide any kind of warranty or guarantee.

■ And speaking about the work being completed satisfactorily.

Ask: Does the remediation quote include Post Remediation Verification air testing that the home's indoor air was not left cross-contaminated from the mold remediation work? Note that Post Remediation Verification air testing must be performed in the living space, outside of the work containment.

Ask: Will the air test samples be sent to a third-party independent lab to make the determination as to Elevated or Not Elevated? Note that there are no Industry Standard or Federal Guidelines for interpreting air test results.

The more you know, the better we look!

CONTACT US FOR A FREE QUOTATION



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WARNING: Do not allow contractors to use chemical foggers or sprays to kill mold. Moldy materials must be removed. Chemical biocides leave a permanent toxic residue. Insist on Green, chemical-Free work.