

# MOLD REMEDIATION CONTRACTS

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While it may seem obvious, it's crucial to always obtain *written* documentation from the remediation company detailing the exact procedures, materials, equipment, and scope of work to be performed. Do *not* rely on verbal, email, or text agreements.

Read your contract carefully – *especially the fine print*. If they promised something but it is missing from the contract, ask them to add it in.

**Bottom Line: If it is not written in the contract, they aren't required to do it!**

## WHAT SHOULD BE IN THE CONTRACT?

### General Details:

- ✓ Client specific details: Client name, address, phone number, date, etc.
- ✓ Company specific details: Company name, address, phone number, relevant licensure or certification info., etc.
- ✓ Project schedule: Start date, approximate number of days of work, etc.
- ✓ Payment details: Amounts, due dates, payment methods, termination fees, etc.
- ✓ Proof of insurance

### Insurance Reminder:

At a minimum, the company should have these three types of insurance:

- **General liability**
- **Contractors pollution liability**
- **Workers' compensation**

If they don't have all three, they aren't properly insured, which means you may be liable in the event of accident or injury!

### Scope of Work Details:

- ✓ A clear scope of work: Where and with what material will containment be built? How will AFDs be used? What PPE will be worn? What material will be removed and what will be kept? What abrasive measures will be used? What chemicals will be used? Etc.
- ✓ Itemized price list
- ✓ Diagram and/or pictures: Floor plan, sketch, or diagram of where containment, NAMs, and air scrubbers will be placed, etc.
- ✓ What is not covered in the scope of work? For example, is removal of furniture, removal of specialty items like tubs, dishwashers, etc., included? If they are included, what are the additional fees for those services?
- ✓ What happens if mold and water damage are found beyond the scope of the work? Will the client be notified? How will the price be affected?

## Scope of Work Details: (continued)

- ✓ Clean up and trash removal procedures: Who, when, where, and how will trash and other debris be disposed of? What special measures are taken for hazardous materials such as lead, asbestos, etc.?
- ✓ Worker logistics: Parking, bathroom facilities, etc.
- ✓ A clear explanation of who can and cannot enter containment. Many contracts explicitly forbid the client or other non-authorized individuals from entering containment. In fact, it may void post-testing guarantees. It is also a potential health and safety hazard.

**\*For more details on scope of work, please download a FREE copy of "[Mold Remediation at a Glance](#)"**



## Post-Remediation Verification (PRV):

- ✓ PRV is also known as **clearance testing**. It is one of the most important parts of the contract. It should include explicit details on things like who can perform PRV, when will it be performed (within "X" number of days of completion, etc.), what conditions are required (air scrubbers on/off during testing, etc.), and *most importantly*, what happens if the IEP "fails" the remediation.
- ✓ If PRV fails, the company should come back and re-remediate or reclean for at no additional cost!
- ✓ In general, PRV should include three parts:
  - Visual inspection and moisture measurements
  - Air samples (inside/outside)
  - Surface samples

### Post-Remediation Verification (PRV) Criteria Reminder:

Remediation is not very regulated. Further, there are **no** required thresholds regulating the amount of mold or bacteria that is safe for an indoor environment.

Simply put, there is **no** standard (federal, health, or otherwise) that says that "X" amount of a mold or bacteria is safe or acceptable, while "Y" amount is not.

Prior to remediation beginning, **all** parties need to agree **in writing** on what is acceptable criteria for passing or failing post testing. For example, there should be zero tolerance in air samples for these five molds: *Stachybotrys*, *Fusarium*, *Trichoderma*, *Memnoniella*, and *Chaetomium*.

**At a *minimum*, PRV should meet Wonder Makers Environmental's "Post Remediation Evaluation Criteria for Mold Contamination" which is printed in our FREE guide "Mold Remediation at a Glance."**

For step-by-step support navigating the inspection and remediation process, please visit our "**Start Here**" tab at [ChangeTheAirFoundation.org](https://www.ChangeTheAirFoundation.org)

## Additional Resources

- "[Mold Remediation at a Glance](#)"
- "[Questions to Ask When Vetting a Remediation Company](#)"
- "[A Guide to Testing Your Home for Mold & Water Damage](#)"

[ChangeTheAirFoundation.org/free-downloads](https://www.ChangeTheAirFoundation.org/free-downloads)