



Breathe Easy with Certified

The Home Inspector Found Mold, What Now?

How to Protect your Buyer

As a mold remediation company, we are often asked to perform remediation on real estate transactions. All too often the repair addendum does not require the contractor to identify and correct the cause of the mold. As a result, the cause goes unfixed and the mold, in most cases, eventually returns creating a future problem for the buyer.

You have probably experienced much like we have the seller state "The buyer did not ask for it to be fixed, therefore I don't need to pay for anything that is not part of the repair addendum".

What to Include in The Repair Addendum?

1. Contractor to remove mold from structure and NOT encapsulate mold.

CDC, EPA, and industry guidelines: The purpose of mold remediation is to REMOVE the mold to prevent human exposure and damage to building materials and furnishings. It is necessary to clean up mold contamination, not just to kill the mold. Request a company which removes the mold, not encapsulates or "paints over" the mold. This option is far less expensive than encapsulating or replacing the materials.

2. Contractor to provide proof of mold insurance and pollution coverage.

Most remediation companies use pesticides to kill the mold. If the pesticide is used incorrectly or a spill happens, pollution coverage protects the homeowner. Mold coverage is a minimum requirement for mold remediation service providers.

3. Contractor to identify the source of moisture causing the mold growth and correct.

If the cause goes uncorrected, the mold will eventually return.

4. Contractor to provide a ventilation analysis which meets FHA 1x150 ventilation guidelines and ensure attic is vented to FHA Standards.

If remediating attic mold or you are requesting a new roof, require a ventilation analysis which meets FHA guidelines using a 1x150 ratio and minimum 50%-60% as intake ventilation.

SAMPLE:

Mold removal to be performed by a licensed Contractor who has mold insurance and pollution coverage. Contractor to identify the cause and correct the moisture issue. Ensure ventilation meets FHA 1x150 ventilation guidelines.

Certified Indoor Environmental is not a licensed real estate broker or agent. Please review all repair addendums with your Principal Broker.

Certified Indoor Environmental

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