

# Real Estate Professionals Guide



VS.



## Mold Remediation or Section 1

- Mold and mildew are the same thing. They are both forms of fungi.
- Pest companies are typically not trained or certified to remediate mold growth.
- Pest companies do note mold growth as discoloration or fungal activity and will put it as a section 1 item on their reports.
- Some pest companies will recommend that a mold professional be employed. Others will recommend to scrape the impacted areas and treat with Timbor, a pesticide.
- The only way to remove mold is to abrasively clean it from framing under controlled conditions. Treating of mold with Timbor or similar products is not recommended and prohibited by the manufacturers of the chemicals. Pesticides can possibly prevent mold and rot from forming, though once present, should not be applied to growth.
- Section 1 clearances are typically performed by the same company doing the work. You may receive section 1 clearance from one company though a future inspection will again indicate a fungal issue. They will recommend the same approach again as the mold was never removed and won't be regardless of the number of treatments performed.
- Mold remediation is much more expensive than applying chemicals. It requires a negative pressure containment, abrasive cleaning, air scrubbing, and hepa vacuuming.
- It is common for mold remediations to be inspected by a third party who will take samples. Not the one doing the work.
- An improperly handled mold remediation can be spread mold throughout a home and cause additional damage.
- Surface samples, bulk samples, and air samples can be performed to determine if you have an issue.
- Some molds have mycotoxins that can significantly impact health. Regardless of toxins, any mold other than common lumber mold is considered an issue with remediation the remedy.

*We offer both mold inspection and mold remediation services and are available to answer any of your questions.*



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