

# What to Expect When You Hire a Mold Assessor and Mold Remediation Contractor

## When does a property owner have to hire a Mold Assessor or Mold Remediation Contractor?

The New York State Department of Labor does not require you to clean up mold on your property. However, if you decide to have someone assess and remediate an area of mold that is larger than 10 square feet of mold, you must use a licensed mold professional to do the work. You must first have a Mold Assessor do an inspection and complete a Mold Remediation Plan. You will then hire a Mold Remediation Contractor to do the work outlined in the plan.

When you hire a mold professional for a mold project, the mold professional must perform their duties in accordance with the New York State Mold Law, Article 32, "Licensing of Mold Inspection, Assessment and Remediation Specialists and Minimum Work Standards." This fact sheet provides guidance so you know what to expect.

## What are the main responsibilities of a Mold Assessor?

- Have a valid Mold Assessor License from the New York State Department of Labor for the company and employees.
- Perform the **initial** visual inspection and assessment of the property for mold growth. This may include the use of a moisture meter and, in rare cases, mold sampling.
- Identify the underlying source of moisture causing the mold growth (when possible).
- Educate the property owner on the Mold Law and mold in general.
- Develop a Mold Remediation Plan. This plan will identify:
  - The source of the moisture causing mold growth,
  - How to remedy the moisture issue,

- The mold remediation methods to be used for cleanup, and
- The criteria that must be met to consider the cleanup complete.
- Perform a post-remediation assessment to confirm the remediation was successful.
- Develop a written passed clearance report or final status report.

## Why is mold sampling rarely recommended?

- Mold is a natural part of the environment. There is always some mold in the air and on surfaces.
- Sampling will almost always reveal the presence of mold or mold spores.
- There are no national or state standards for comparing or analyzing mold samples.
- There are no national or state standards to compare the sample results against.
- Unless people are allergic to mold or mold spores, the presence of mold does not usually produce any symptoms.
- Unless you know the specific type (genus and species) of mold to which someone is allergic, this information is not typically useful.

## What should the Mold Assessor put in the Mold Remediation Plan?

The *Mold Remediation Plan* is specific to each project. The purpose of this plan is to provide methods to eliminate the moisture source(s) and visible mold growth. The plan should include:

- A description of the rooms or areas where the remediation will be performed,
- An estimate of the quantity of material to be cleaned or removed,
- A description of the abatement methods to be used for each type of remediation in each area,
- A proposal for containment, when needed, to prevent the spread of mold,