

When to Call a Restoration or Mold Professional Guide

Evidence-based structural drying & mold prevention | Non-commercial educational printout

INTENDED AUDIENCE: Homeowners, Renters, and Property Managers facing uncertain water or mold damage
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Document Overview & Purpose

Objective decision criteria and safety thresholds for recognizing when water intrusion, structural damage, or mold growth exceeds safe DIY handling.

Key Inspection Modules Included:

- IICRC S500 water contamination categories (Category 1, 2, and 3) explained
- The EPA 10 square foot threshold for mold remediation
- Critical electrical, structural, and biohazard red-line indicators
- Questions to ask when vetting a certified restoration or mold assessment contractor
- Understanding the separation between independent testing and remediation work

Checklist Action Items & Inspection Checkpoints:

Water Category Hazard Thresholds

- ☐ Category 1 (Clean Water): Safe for DIY containment if addressed within 24–48 hours.
- ☐ Category 2 (Grey Water): Dishwasher or washer overflow; requires caution, PPE, and prompt drying.
- ☐ Category 3 (Black Water): Sewage backups or outdoor floods; unsafe for DIY, requires certified restoration.

Mold Colonization Thresholds

- ☐ Under 10 sq ft: Safe for homeowner cleaning with detergent, water, and N95 PPE.
- ☐ Over 10 sq ft: Requires certified remediation with negative air containment and HEPA filtration.
- ☐ HVAC Contamination: Do not run system; engage certified NADCA duct remediation.

Contractor Vetting Checklist

- ☐ Verify current IICRC certification credentials (WRT, AMRT).
- ☐ Confirm proof of general liability and pollution liability insurance.
- ☐ Require written scope of work and daily psychrometric drying logs.
- ☐ Use an independent assessor for clearance testing rather than the remediation contractor.

NONPROFIT & POLICY DISCLOSURE

This educational document is provided for public awareness and does not substitute for licensed engineering, plumbing, or mold remediation services. Download updates at <https://motsdouarts.com/water-damage-restoration/downloads/>

