



## 10 Mistakes to Avoid When Hiring a Professional Contractor for Water Damage & Mold Repairs

What you **DON'T** know about hiring a professional water damage, mold remediation and disaster restoration contractor can cost you **MONEY and TIME, produce a POOR RESULT, and cause you a GREAT DEAL of STRESS.**

Some HOMEOWNERS think as long as they get enough bids, they've done their homework. But making the best choice for a contractor for water damage, mold repairs and the restoration of your property is often NOT related to price at all. **Even high-priced contractors can abandon your job before completion, stop work and demand more money to finish or botch your job through incompetence.** Fact is that this can happen with the lowest bidder or even the highest! So how do you protect yourself from all of these problems and make the best choice?

**Avoid These 10 Mistakes When Pre-Qualifying a Contractor and Make Your Best Choice for Value, Dependable and Quality Services:**

**1. Beware of Water Damage and Mold Remediation Contractor Ads on Bulletin Boards.** Be skeptical of companies who advertise by posting business cards with only a cell number. Without disclosure of full contact details and license and insurance information, you have little recourse if they disappear or a problem occurs during or after your project.

**2. Choose Contractors who are Water Damage and Mold Remediation Specialists.** Avoid even reputable General Contractors who have no specialized training and equipment for dealing with a water damage problem. Beware of a plumbing or roofing contractor who adds water damage to their list of services. Without training, equipment, skills and experience in managing a water damage problem, you are likely to be throwing good money after bad until the underlying problem is properly addressed and eliminated. Here's why...

- Without appropriate structural drying, dehumidification and decontamination, mold growth and distribution of spores is likely to escalate. Besides the damaging effects of a mold infestation, building structures can also be weakened by decay fungi spores that develop from the same conditions that promote the growth of mold.
- Without proper water damage and mold management, the health risks to your family and pets can be compromised. Health problems associated with significant mold exposure include respiratory infections, breathing problems, asthma, allergies, eye irritation, irritation of nose and throat, coughing and headaches.
- Mold quickly gets worse as it rapidly replicates. A mold-infested property is extremely difficult to sell except at wholesale prices for limited numbers of investors. Declining property value and resale potential produce a great deal of emotional stress.

For these reasons, it is essential to choose [IICRC water damage certified contractors](#) who routinely perform water damage, mold cleanup and disaster restoration services. This is your best assurance of getting a quality trouble-free job. Just as the contractor should be experienced in the type of services they offer, workers performing the service should be experienced in the type of services they provide. They should be experts in water damage, mold removal and restoration services. They should be able to answer questions and handle problems or issues that commonly arise.

**3. Select an Established General Contractor Who Has Been in Business Five or More Years.** Established contractors are more likely to do satisfactory work as they have a reputation and an investment in their business to protect.

**4. Request and Check Several References.** Talk to customers who have had similar work done. Look for an affiliation with the Better Business Bureau and check for complaints. Look for IICRC certifications in water damage, mold remediation and disaster restoration if you have a water, mold or fire damage event.

**5. Choose Contractors Who Will Deal Directly with Your Insurance Company, and Will Not Ask for An Assignment of Benefits.** When it comes to water, mold, fire damage and home restoration, your contractor should be responsible for providing the insurance company with detailed documentation of the damage. This can result in more rapid approval and reimbursement that is appropriate and likely to maximize the amount of your claim benefit.

Many unethical companies will ask you to sign an assignment of benefits where they collect directly from your insurance company. There are many problems associated with an assignment of benefits. Often these companies perform excessive demolition which is unnecessary and much more costly to repair. Prices that are outside of reasonable and customary are often denied by insurance. Your policy may also contain a clause that gives your insurance carrier the right to refuse any contractor payment when you enter an assignment of benefits agreement. Should insurance refuse to pay any or all of their submitted fees, the contractor can then place a lien against your property should you refuse to pay their fees.

Often your insurance company will provide you with recommended contractors that they trust. These are companies who are experts in their service, will do a good job according to industry recommended standards and will charge a fair price.

**6. Verify Contractor Licenses.** Work should only be performed by a [licensed Florida general contractor](#) who is knowledgeable in complete building construction, home repairs and home improvements for residential and commercial properties. Ask to see their contractor licenses.

**7. Ask to See Insurance Certificates for Workers Compensation, Property Damage and Personal Liability insurance.** Insurance is expensive and a lot of contractors do not have it. In the event that a worker gets injured on the job or causes injury to someone on your property, you the homeowner, bear the responsibility if the contractor is not insured! Ask to see the policy and verify that it is still in effect.

**8. Insist on an Itemized Estimate with Details of What is Included.** Your itemized quote should specifically state what is included and what is excluded. This is likely to assure that all your surprises are pleasant ones!

**9. Expect to Sign a Contract.** The law requires that contractors present their customers with a valid and legally binding contract that protects the interests of both parties. It should include contractor licensure information, start date, end date, warranty terms and period, payment schedule, itemized scope of the work to be done and protection and cleanup of property. Beware of any contractor who does not present you with a contract that details all of this information.

**10. Use a Contractor Who Will Take the Time to Educate You.** A good contractor will be knowledgeable about their specialty. They should be able to recommend products and services within your budget that will restore your property to its pre-loss condition or better. Not all contractors will take the time or have the ability to help you to select the best products that will meet your unique requirements. Choose a contractor who will assist you in making choices that offer the best value for price, energy and comfort; increase the value of your property and allow you to qualify for tax incentives when appropriate.

**Failure to Do Their Due Diligence is the number one reason why homeowners are scammed or stuck with a poor-quality job when hiring a contractor for water damage, mold cleanup and disaster restoration.**

Avoid these 10 common mistakes and use this information as a guide in checking a contractor's qualifications before you make a decision. Remember that even a high price does not imply your protection from potentially catastrophic consequences when making repairs and improvements to your property.

If you are in the Southwest Florida area, keep in mind that Armstrong Water Mold Cleanup & Restorations is a specialty full service Florida water damage general contractor you can depend upon for your water damage, mold cleanup, fire damage and total restoration of your property. Before you hire a contractor, let this free report with 10 valuable tips guide you in doing your due diligence. Then **contact Armstrong for your One-Stop Total Peace of Mind Service.** Be prepared for Armstrong to over deliver a quality dependable service at a fair price that can't be beat!



Contact Armstrong Water Mold Cleanup & Restorations

Water Damage and Disaster Restoration FL General Contractor • Licensed, Bonded, Insured • IICRC Certified

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