



Single-Family Residence Airborne / Surface Mold Assessment

Scope of Work

Scope:

This Scope of Work defines procedures and minimum requirements when determining and measuring varieties and concentrations of airborne mold, and/or the direct sampling of potentially mold-contaminated surfaces, in single-family residences. This Scope applies to parties seeking assistance in determining if mitigation should be considered or is necessary for real estate or non-real estate purposes. Testing will be performed using a device(s) and method(s) that meet or exceed industry standards, as well as nationally recognized laboratories for analysis of samples. All terms of the Agreement are binding on this scope of work.

Procedure:

For the fee set forth in the Agreement, Cingo ("Company") will conduct a visual examination of areas where mold growth is most likely and evaluate factors that may contribute to conditions conducive to mold growth. Common areas of examination may include crawl spaces, unfinished areas, and HVAC equipment, including but not limited to filters, registers, and plenums. Relative humidity readings within the structure may also be measured.

Airborne or surface mold sampling at the Property specified in the Agreement will be conducted during or after the examination. This sampling can be performed concurrent with or separate from a home inspection. Airborne samples will be taken at one exterior location for the purpose of establishing a control, and two interior living space locations for evaluation purposes (Note: Generally, crawlspaces and unfinished basements are NOT sampled unless requested or conditions strongly suggest they should be). Additional samples (either air or surface samples) can be added for an additional charge per sample.

The test will be performed using a standard industry sampling equipment (Zefon Z-Lite IAQ pump or equivalent) that air samples over a period of 10 minutes using standard industry sampling containers (Air-o-Cell sample containers or equivalent) or surface samples using industry accepted tape-lift kits (Bio-Tape or equivalent).

Samples will be shipped overnight to an accredited Laboratory for analysis (Cingo currently partners with Eurofins / EMK / EmLab).





Client Responsibilities:

Client agrees that, because Cingo (or its affiliate) has no control over the subject property, Cingo is unable to guarantee whether building characteristics (such as ventilation) were altered prior to testing.

Client also agrees and understands that weather conditions may impact the Testing results, and that weather conditions are outside of the Inspector's control. Client understands this test represents only a 'snapshot' of the conditions during the test period. Actual Mold levels in any building fluctuate over any given period of time. Fluctuations can be caused by variables such as weather, soil conditions, excessive moisture in the building (whether through plumbing issues or water penetration), the condition of the building, age of the building, air circulation, ventilation, HVAC performance and filter condition, and/or other factors which are beyond the control of the Company. The Testing, therefore, should NOT be interpreted or relied upon as a predictor of future mold levels at the Property.

Client, upon receipt of the written report from Cingo, agrees to read and review the information contained therein.

To the extent there are any questions or confusion associated with the Testing, Client agrees to raise such questions and/or concerns with Inspector, in writing, in a prompt manner.

Reporting:

Cingo will provide both a copy of the Laboratory report as well as an explanatory report with Company findings for the Property. Cingo will typically deliver this report by Midnight, two business days after test samples are obtained.

Disclaimer:

Airborne mold testing reflects Mold concentration during the test period ONLY. These values may change over time due to a variety of environmental and systemic factors. Cingo recommends that re-testing of a structure be performed every 1-2 years, when major modifications to a property are made, or after any remediation as a result of this testing to verify elimination of the causative factors that were generating mold.