



INDOOR AIR QUALITY MONITORING AGREEMENT

This Agreement (the "Agreement") is made effective on the date stated on page 2 by and between BONSAI Inspection Company (hereinafter "Inspector", "BONSAI") and the client named on page 2 (hereinafter "client," "You" or "Your") (collectively "parties"). In exchange for the payment fee designated below, Bonsai agrees to perform a HomeAdvice™ Indoor Air Quality Test, and provide a confidential HomeAdvice™ Smart IAQ Report prepared exclusively for you. Bonsai is a company engaged in the business of providing professional mold and air quality inspection services. You desire to have an Indoor Air Quality test (the "test", "testing") performed at the home located at the address stated on page 2 of this Agreement.

Fees:

The total Fee for the test is: \$ _____ and is due **prior** to the initiation of the testing and placement of the device.

How the Test Works:

Bonsai will visit your property and collect data regarding the property's heating and cooling systems that will assist in providing You the most information in your HomeAdvice™ Smart IAQ Report. Bonsai will place a calibrated AirAdvice model M5100 Indoor Air Quality Monitor (Serial Number 15499 – certificate of calibration available by request) in the following location inside the property as designated by You: _____

The test duration will be _____ hrs., beginning at _____ and ending at _____

The monitor will be plugged into one of the properties electrical outlets, and will collect hourly air samples. The monitor contains 6 sensors which will measure and log the following indoor air parameters: Temperature, Relative Humidity, Carbon Dioxide (CO₂), Carbon Monoxide (CO), Particle Allergens, and Chemical Pollutants (VOC's).

The monitor will be plugged into one of the property's telephone jacks. Once per day, at approximately **5:30AM**, the monitor will self-dial a special toll-free 800 number to automatically upload the day's data to the AirAdvice server. You will not be charged for this call. Your phone service will not be interrupted, and will only be in use for a short period during the upload process. At the conclusion of the test duration, the monitor will be automatically stopped. Bonsai will return to your property at the scheduled pick-up time of _____ and deliver your HomeAdvice™ Smart IAQ Report. Bonsai will then consult with you on the results of your Smart IAQ Report.

If telephone service is not available in the requested location, or You wish not to have the monitor connected to the property's telephone system, then Bonsai will return to your property at the scheduled pick-up time of _____ to retrieve the monitor. The data will be uploaded from Bonsai's main office and your Smart IAQ Report will be generated. You will have the option of having your Smart IAQ Report sent to you by either e-mail or US Mail. Bonsai will consult with you on the results of your Smart IAQ Report by telephone.

A sample Smart IAQ Report is available for viewing online at: <http://www.airadvice.com/documents/SampleSmartIAQPlus.pdf>

Your Responsibilities:

- During the test, you should treat the area under evaluation normally. You should enter, exit, heat, cool, open windows, and perform your regular activities. This allows the monitor to collect air samples that are the best representation of typical conditions. The monitor does not emit any radiation, gases, chemicals, or make any noises other than a very quiet humming of its internal fan.
- **Do not move the monitor or unplug any of its cords** for any reason. The monitor cannot function without electrical power. On the front of the monitor is a green indicator light labeled "PWR" – this light should be on at all times. **If for any reason the power cord becomes unplugged or power to the property is lost, please contact Bonsai immediately.**
- Please exercise normal caution around the monitor. The monitor is a sensitive electronic device that should not be dropped, knocked over, have liquids spilled into, or aerosols sprayed into. By entering into this Agreement, You agree to assume full liability for any damage, loss, or theft of the monitor for any reason by You, or any of the property's owner(s), occupant(s), tenant(s), or guest(s), from the beginning of the test until the pick-up time. The replacement cost for the monitor is **\$3495**.
- You agree that the monitor will be available to Bonsai at the scheduled pick-up time. You further agree that in the event Bonsai has to return to the property for a second time to retrieve the monitor, You will be assessed a **\$50** fee before the HomeAdvice™ Smart IAQ Report will be delivered.



BONSAI Inspection Company

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Limitations on the Testing:

- You are receiving an analysis of the indoor air in the area designated by You, for the test duration listed above, and for the indoor air quality parameters measured by the monitor **ONLY**. Due to the dynamic nature of Indoor Air Quality, you should understand that the levels of the measured parameters can and will change rapidly and significantly under certain conditions. Many or all of these conditions may or may not occur during this test. You understand that many components make up Indoor Air Quality that will **not be** evaluated during the test, including (but not limited to) the presence of: radon gas, mold, asbestos, lead, formaldehyde, and tobacco smoke. Bonsai does offer some additional Indoor Air Quality parameter testing - should you be interested, please speak with the Inspector.
- You agree that this test is **not** designed to evaluate, treat, or prevent any medical condition, or be any substitute for professional medical care. If you feel as though you or any of the property's owner(s), occupant(s), tenant(s), or guest(s) are experiencing any indoor air quality related health issues, Bonsai strongly recommends you seek prompt medical attention.
- This test is designed to help You better understand the property's indoor air quality and make informed decisions towards improvement and reducing energy consumption. It is not an energy audit, nor a comprehensive evaluation of the property's heating, cooling, electrical, or ventilation systems. Bonsai is not an insurer or guarantor against defects, and makes **no guarantee or warranty**, express or implied, as **to the future performance, expected lifespan**, fitness of use, condition, or adequacy of any component, system, or air quality parameter.
- Bonsai assumes no responsibility for the costs associated with any component/system identified as in need of maintenance/repair/replacement in the HomeAdvice Smart IAQ Report, or the accuracy, opinions, or findings of any other Inspector/Company. As part of the data collection prior to the initiation of the test, Bonsai does not make an assessment of compliance with current building codes and is not responsible for determining the repairs/corrections needed to satisfy such codes.

Confidentiality. You understand that the testing is being performed (and the HomeAdvice™ Smart IAQ Report are being prepared) for your sole, confidential and exclusive benefit and use. The Report, or any portion thereof, is not intended to benefit any person not a party to this Agreement ("third party"). *If you directly or indirectly allow or cause the Report or any portion thereof to be disclosed or distributed to any third party, you agree to indemnify, defend, and hold Bonsai harmless for any claims or actions based on the Report brought by the third party.*

Signature: The Client signing this agreement warrants and represents to Bonsai that he/she is expressly authorized to sign this Agreement by the spouse or other person/entity requesting the testing.

Client Name _____

Property Address _____
Street Name City State Zip

Contact Telephone _____ **E-Mail Address** _____

By signing below, You acknowledge that You have read, understand, and agree to the terms and conditions of this agreement, including (but not limited to) the Your Responsibilities, the Limitations on the Testing.

CLIENT

INSPECTOR

Client's Signature Date

Company Name: **BONSAI** Inspection Co. Date
Title: Owner