



Date: 4/7/24

Address: 197 Browns Mill Rd.  
Elisberry, MD  
203343

## Certification of Successful Mold Remediation

Thank you for choosing the best mold remediation technology!

This document certifies that the above stated structure has been treated in accordance with Mold One's patented two part dry fogging system (EPA certified InstaPURE cold sterilant, and EverPURE antimicrobial) and that any mold inside the treated area has been effectively remediated. These results have been verified by an independent laboratory test indicating that the treatment was successful as of the treatment date and there are no toxic molds present.

RI (401) 291 1500  
MO (573) 222 0216  
[www.molddone.com](http://www.molddone.com)  
[admin@molddone.com](mailto:admin@molddone.com)

S. Sin  
573-529-1427

## Service Agreement

**DEFINITIONS: Premises:** In these terms and conditions, "premises" shall refer to the contracted treatment area. **Entire Premises:** In these terms and conditions, "entire premises" shall refer to the entire building, or part of building, sharing continual air flow, whether via open air, doors, HVAC or other ventilation. If an air filtrations system is housed in an attic, crawl space, or garage, said attic, crawl space, or garage shall be considered part of the "entire premises"

**PROCESS:** One Holdings LLC DBA Mold One (herein referred to as The Company) uses a patented two-step process and patented machine technology for mold remediation. The first step is a dry fog application that is EPA tested and verified to kill mold. We call it InstaPURE. InstaPURE will fill the home killing all bacteria, viruses and mold that are growing on surfaces, behind walls, inside fabrics, and airborne. The second step is another fog application called EverPURE. This will dust all surfaces of the home with a non-allergenic, anti-microbial protection against mold, bacteria, viruses and other microorganisms. The Company will then take post-treatment air quality tests to verify a clean environment (when the test is included in the treatment estimate).

The Company licenses the rights to use these patents in a defined geographical area and may only use the patents outside of its defined geographical area with express permission from Pure Maintenance, LLC and/or the express permission of the business entity with licensed rights to that area. Pure Maintenance, LLC owns and licenses all aforementioned intellectual property.

The premises being treated must be vacated for approximately five (5) hours from the start time of service. Timing may vary depending on the size of the premises and a reasonable time estimate will be given upon scheduling. Services will be performed at the address listed on the furnished treatment estimate/invoice. To schedule services, you may call or email The Company at the phone number or email address listed at the top of the treatment estimate/invoice.

**MINIMUM JOB ORDER:** Apart from air-quality testing, inspections, and on-site estimates, The Company reserves the right to charge a minimum job order fee of \$650 for any treatment service. The Company also reserves the right to charge less than the minimum job order fee on a case-by-case basis.

**PAYMENT:** Payment is due at or before the time of service before technicians begin the treatment process. Mold One will accept cash, check, and all major credit cards. Payment may be submitted in-person with the servicing technician or online via the online payment portal WePay. The online payment portal may be accessed by clicking on the payment link in emailed invoices. The Company reserves the right to charge 18.5% APR, compounded monthly, on all late payments. The Company will send any outstanding accounts receivable, which have not been paid within a reasonable time, to a collection agency of the Company's choosing. The Company reserves the right to determine the definition of "reasonable time." The Company reserves the right to pursue legal remuneration for in the appropriate claims court for any payments not successfully collected by the contracted collections agency.

**FINANCING:** Financing is available on jobs with invoice amounts about the minimum job order amount. Financing must be arranged at the time of scheduling and the initial financing payment is due at or before the time of service. A financing agreement must be signed by the paying customer and countersigned by the Company to be valid.

**REFUNDS:** The Company reserves the right to a no-refund policy upon the commencement of treatment. Refunds may be applied for and will be granted on a case-by-case basis.

**RESCHEDULING AND CANCELLATION:** Customers may reschedule or cancel a treatment service without incurring a fee no less than 24 hours prior to the scheduled service. When a customer reschedules or cancels within 24 hours up to the time of service, The Company reserves the right to charge up to a \$100 late rescheduling/cancellation fee. If the customer cancels at the time of service, The Company reserves the right to charge up to a \$100 cancellation fee. Upon commencement of the contracted treatment, all invoiced amounts are due.

**WARRANTY:** Qualified Mold Treatment Services completed by The Company are guaranteed for a period of one (1) year when the entire premises is treated. The warranty period shall commence on the date of original treatment, which is listed on the applicable treatment invoice, and shall continue until the same month and day of the following year. If at any time during the warranty period, mold is found in the area of service at a greater density than that of local outside air, The Company will re-treat the home at no charge. This warranty will become void if additional water intrusion is introduced to premises, i.e. ground water, broken pipe, appliance leak, roof leak, basement flood, toilet or bathtub leak, etc. or if any current water issues have not been fixed. Warranty is also void if a current leak or water intrusion issue is not fixed before the treatment is completed by The Company. Any existing water intrusion issues must be corrected in entirety and sufficiently dried out before treatment. If warranty is used, both pages of the treatment estimate/invoice must be presented to a Mold One employee at the time of a secondary inspection. The Company is not held liable for any certification, inspection, or guarantee by any third-party. The Company will accept warranty period mold testing from other licensed, certified mold inspection companies.

The warranty is fully transferable during the warranty period in the case of verified real estate transactions and generational gifting.

The company reserves the right to offer customized warranty agreements which shall be agreed upon by the customer and the Company prior to treatment. Customized agreements may apply to large structures, perpetually humid structures, and large contracts with property management companies. No warranty shall ever exceed one calendar year.

**GUARANTEE:** Mold Services performed by The Company are guaranteed. After service is completed and before the Mold One technician leaves, he/she/they will collect an air sample within the home. The air sample will be taken in the same place as the before-treatment sample or if no before-treatment samples were taken, the post treatment sample will be taken in a central location or a location agreed upon before treatment. This air quality sample(s) will be sent to an independent third-party lab for detailed analysis. Once the Company receives a detailed report from the third-party lab, an employee of The Company will forward the report to the customer. The report may be sent via email, post, facsimile, or other reasonable form of delivery. Mold One guarantees that the indoor mold levels will be at safe levels, in accordance with current local outdoor air mold levels.



## WARRANTY

2/7/24

Name: JPH Properties  
Address: 1297 Brauns Mill Rd.  
Elskany, MO  
63343

We at Mold One are happy to have been picked to treat your home. We're confident that our revolutionary dry fogging process will eliminate all mold growth within your home. Our treatment comes with a go day re-treatment warranty on our services. The warranty stays with the home, so if you choose to sell, the buyers can trust in our process as well.

**Our living space warranty:** If you see any mold growth or are otherwise concerned that mold has reentered the living spaces of your home, we will retreat based on the coverage below. Excludes garages, attics, and crawl spaces.

Within 90 days \_\_\_\_\_ 100% discount

### Requirements for our warranty:

- 1) No additional water intrusion in your home
- 2) Our service technicians will perform an air test in your home. If the test shows new mold growth we will re-treat. If the test shows no new growth, there will be a \$145 charge for the test.

**Thank you for choosing Mold One!**



  
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Certified Mold Technician

Mold One  
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[www.molddone.com](http://www.molddone.com)  
[admin@molddone.com](mailto:admin@molddone.com)