

Imported Drywall
Taylor Morrison
Ryland Homes
AC Failure
Rep. Wexler
Standard Pacific
Lennar
WCI
Gov. Crist
Dept. of Health
Sen. Nelson
2005 – 2009
1999
Banner Supply
Sulfur-Based Gases
100,000 Homes
Fly Ash

Chinese Drywall

Formicary Corrosion
Meritage Homes
Fear
A.G. McCollum
Hysteria
Louisiana
Lawsuits
Scams
Carolinias
Texas
Knauf Tianjin
Alabama
Environ
Virginia
Remediation
CPSC
Sickness
Inspections

EPA

**Presentation by
Best Home Inspection
and
Construction Company, LLC**

**Sampling
& Testing**

Agenda

- 1. Introduction**
- 2. Background**
- 3. Signs of Chinese Drywall**
- 4. Criteria**
- 5. Examples**
- 6. Health Concerns**
- 7. FAQs**
- 8. Filing a complaint**
- 9. Questions?**

Background

❖ Timeline:

- ❖ Mainly homes built between 2005 and 2008.
- ❖ 2003 – 2006 Tremendous boom in new housing and large number of hurricanes caused shortage of domestic drywall.
- ❖ 2006 – 1st Significant C/D imports into US.
- ❖ June 2008 – 1st Complaint to FDOH.
- ❖ Fall 2008 – Complaint Level Grows and Lawsuits Flourish, FDOH contacts US CPSC.
- ❖ December 2008 – Lennar comes forward with test results; 1st testing.
- ❖ Spring 2009 – FDOH, CPSC, EPA, FEMA, DCA.
 - ❖ Governors & Legislators Forced to React to Crisis
 - ❖ Crist Letter to EPA, CDC, CPSC about need for testing
- ❖ June 2009
 - ❖ Contracted laboratory testing begin in mid-June.
 - ❖ Chinese officials visit for testing of homes
 - ❖ Florida & Louisiana.

Background

❖ Timeline:

❖ June 2009

- ❖ 10 class action lawsuits from 3 states consolidated to New Orleans 5th District
- ❖ 1st Trial (Harrell vs South Kendall Construction) scheduled for September 2010 in New Orleans.

❖ August 2009

- ❖ CPSC issues statement on radioactivity.
- ❖ Nelson and Tenenbaum to China

❖ September 2009

- ❖ Tenenbaum visits Cape Coral.

❖ October 2009

- ❖ Homeowners dropped by insurers
- ❖ Some test results revealed 10-29-09

❖ November 5th & 6th

- ❖ Technical Symposium in Tampa
- ❖ Senators from Florida, Louisiana & Virginia (6) submit legislation to wave mortgages.

Background

❖ Timeline:

❖ December 9th, 2009

- ❖ Deadline for class action against Knauf.

❖ December 22nd, 2009

- ❖ Case definition updated by FDOH
- ❖ HUD offers relief for affected homeowners
 - ❖ HUD No. 09-237 www.hud.gov

❖ January 28th, 2010

- ❖ CPSC & HUD roll out the guidance

❖ April 2nd, 2010

- ❖ CPSC & HUD release guidance on remediation

❖ June 17th, 2010

- ❖ Fannie gives relief
- ❖ <http://www.doh.state.fl.us/environment/community/indoor-air/BillNelson06242010.pdf>
- ❖ <http://www.fanniemae.com/newsreleases/2010/5066.jhtml?p=Media&s=News+Releases&searchid=1279734429744>

❖ June/July 2010

- ❖ First trials come to conclusion

Litigation Update

BUILDER AGREES TO PAY \$6.6 MILLION

South Kendall Construction (which recently filed for Chapter 7 bankruptcy protection) and Keys Gate Realty have agreed to pay the sum of \$6.6 million to homeowners in Homestead, Florida.

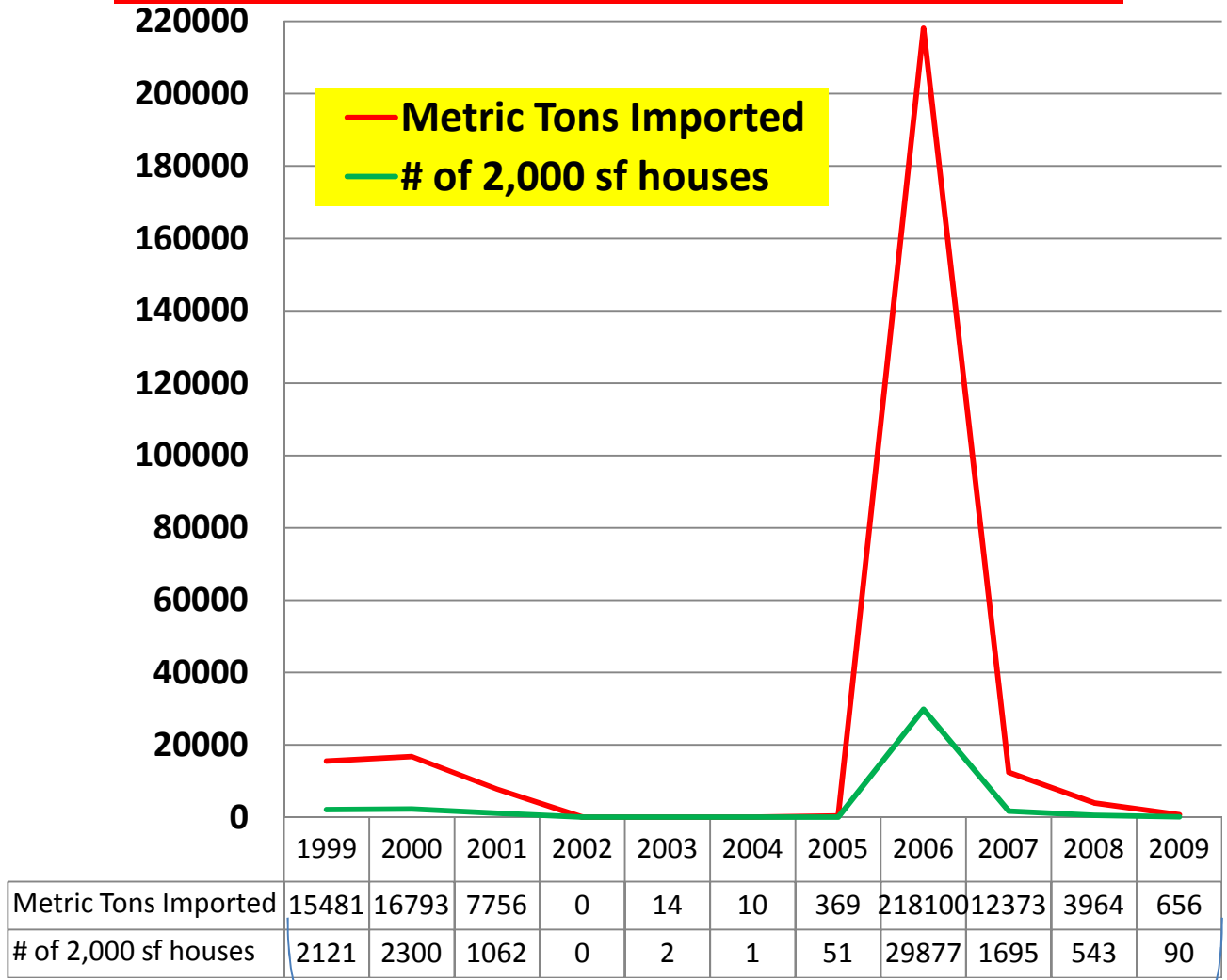
KNAUF AGREES TO SETTLE TWO CASES

On the eve of trial, **Knauf agreed to settle two Louisiana cases**. The settlement includes full removal and replacement of all drywall, the entire electrical system and other components, along with out of pocket expenses while the homes are being remediated. The repair costs will be negotiated with the contractor. In addition, the owners will receive out of pocket expenses and damages for personal property. Knauf will pay the attorney's fees.

A BANNER DAY FOR DRYWALL VICTIMS

A Miami-Dade County jury awarded the Seifarts the sum of \$2.4 million on Friday, which includes remediation cost, loss of enjoyment, and damages for stigma or diminished value. During the trial it was revealed that **Banner Supply** knew the Chinese drywall was defective in 2006 and had entered into a confidential settlement agreement with Knauf in early 2007, yet it failed to warn the public. The jury found Banner Supply 55% liable; Knauf was found 35% liable and the shipper and distributor 5% each even though they were not parties to the lawsuit.

❖ **Source: USGS = United States Geological Survey**



260,406 mt / 7.3 mt = 35,672 houses

100,000 – 36,000 = 64,000 difference

Florida's share = @ 25,000

Cause for Optimism???

Background

❖ States affected:

- ❖ Florida
- ❖ Louisiana
- ❖ Mississippi
- ❖ Alabama
- ❖ Virginia
- ❖ Georgia
- ❖ North Carolina
- ❖ Texas
- ❖ California
- ❖ Arizona
- ❖ 27 Other States
- ❖ Puerto Rico & DC, Samoa

❖ Builders affected:

- ❖ Lennar
- ❖ Taylor Morrison
- ❖ WCI
- ❖ Meritage
- ❖ Ryland
- ❖ Standard Pacific
- ❖ KB Homes
- ❖ Meliti
- ❖ DR Horton
- ❖ GL Homes
- ❖ MI Homes
- ❖ South Kendall Con.
- ❖ Many Others

❖ Manufacturers / Suppliers

- ❖ Knauf Plasterboard Tianjin Co.
- ❖ Taian Taishan Plasterboard Co. Ltd
- ❖ Shandong Taihe Dongxin Co.
- ❖ Banner Supply
- ❖ L&W Supply Corp.
- ❖ USG Corp.

CPSC identifies Manufacturers

FOR IMMEDIATE RELEASE

May 25, 2010

WASHINGTON, D.C. - The U.S. Consumer Product Safety Commission (CPSC) is releasing today the names of the drywall manufacturers whose drywall emitted high levels of hydrogen sulfide in testing conducted for the agency by Lawrence Berkeley National Laboratory (LBNL). There is a strong association between hydrogen sulfide and metal corrosion. Of the samples tested, the top ten reactive sulfur-emitting drywall samples were all produced in China.

Some of the Chinese drywall had emission rates of hydrogen sulfide 100 times greater than non-Chinese drywall samples.

"Homeowners who have problem drywall in their homes are suffering greatly", said CPSC Chairman Inez Tenenbaum. "I appeal to these Chinese drywall companies to carefully examine their responsibilities to U.S. families who have been harmed and do what is fair and just".

At the U.S.-China Strategic and Economic Dialogue meetings in Beijing May 24-25, U.S. officials pressed the Chinese government to facilitate a meeting between CPSC and the Chinese drywall companies whose products were used in U.S. homes, and which exhibit the emissions identified during the testing procedures. The Strategic and Economic Dialogue represents the highest-level bilateral forum to discuss a broad range of issues between the two nations.

The following list identifies the top 10 drywall samples tested that had the highest emissions of hydrogen sulfide, along with the identity of the manufacturer of the drywall and the year of manufacture, from highest to lowest.

- **Knauf Plasterboard (Tianjin) Co. Ltd.: (2005) China**
- **Taian Taishan Plasterboard Co. Ltd.: (2006) China**
- **Shandong Taihe Dongxin Co.: (2005) China**
- **Knauf Plasterboard (Tianjin) Co. Ltd.: (2006) China**
- **Taian Taishan Plasterboard Co. Ltd.: (2006) China**
- **Taian Taishan Plasterboard Co. Ltd.: (2006) China**
- **Shandong Chenxiang GBM Co. Ltd. (C&K Gypsum Board): (2006) China**
- **Beijing New Building Materials (BNBM): (2009) China**
- **Taian Taishan Plasterboard Co. Ltd.: (2009) China**
- **Shandong Taihe Dongxin Co.: (2009) China**

Other Chinese drywall samples had low or no detectable emissions of hydrogen sulfide as did the drywall samples tested that were manufactured domestically. They include: Knauf Plasterboard Tianjin: (2009) China; Tiger ***ShiGao JianCai***liangpianzhuang: (2006) China; USG Corporation: (2009) U.S.; Guangdong Knauf New Building Material Products Co. Ltd.: (2009) China; 3/8" drywall manufacturer uncertain (date uncertain): China; Knauf Plasterboard (Wuhu) Co. Ltd.: (2009) China; CertainTeed Corp.: (2009) U.S.; Georgia Pacific Corp.: (2009) U.S.; Dragon Brand, Beijing New Building Materials Co. Ltd.: (2006) China; CertainTeed Corp.: (2009) U.S.; Pingyi Baier Building Materials Co. Ltd.: (2009) China; Sample purchased in China, manufacturer unknown: (2009) China; Panel Rey S.A.: (2009) Mexico; Lafarge North America: (2009) U.S.; National Gypsum Company: (2009) U.S.; National Gypsum Company: (2009) U.S.; Georgia Pacific Corp.: (2009) U.S.; Pabco Gypsum: (2009) U.S.; Temple-Inland Inc.: (2009) U.S.; and USG Corporation: (2009) U.S.

Last month, CPSC released the results of drywall emissions tests by LBNL. The studies showed a connection between certain Chinese drywall and corrosion in homes. In addition, the patterns of reactive sulfur compounds emitted from drywall samples show a clear distinction between certain Chinese drywall samples manufactured in 2005/2006 and other Chinese and non-Chinese drywall samples.

To date, CPSC has spent over \$5 million to investigate the chemical nature and the chain of commerce of problem drywall. Earlier this year, CPSC and HUD issued an [identification protocol](#) to help consumers identify problem drywall in their homes. Last month, CPSC and HUD issued [remediation guidance](#) to assist impacted homeowners.

See the chart (pdf) listing drywall chamber test results. ---

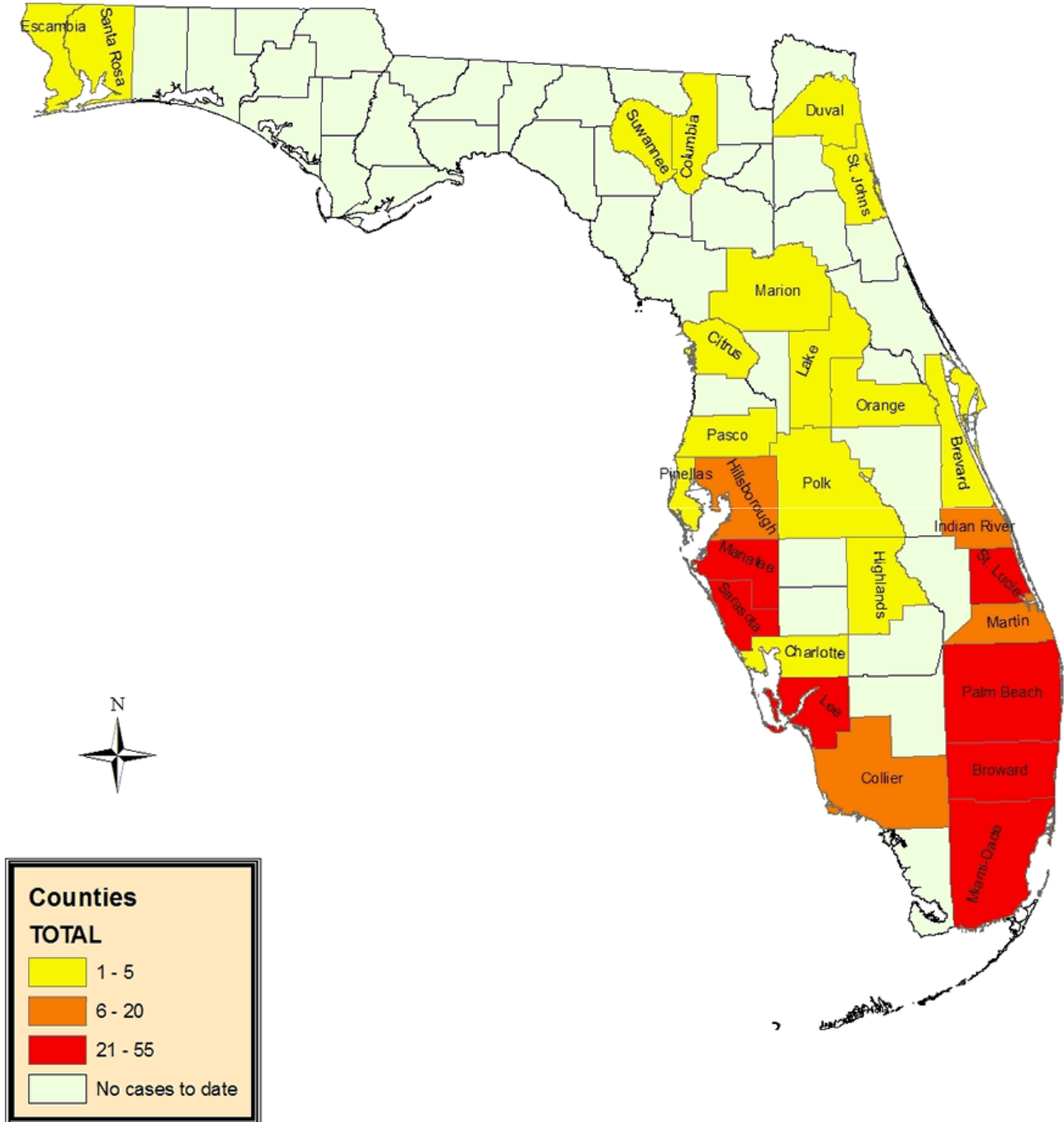
<http://www.cpsc.gov/cpscpub/prerel/prhtml10/10243.html>



Reports of Drywall "Cases" to DOH County Health Departments



May 11, 2009
(N=331 in 27 counties)



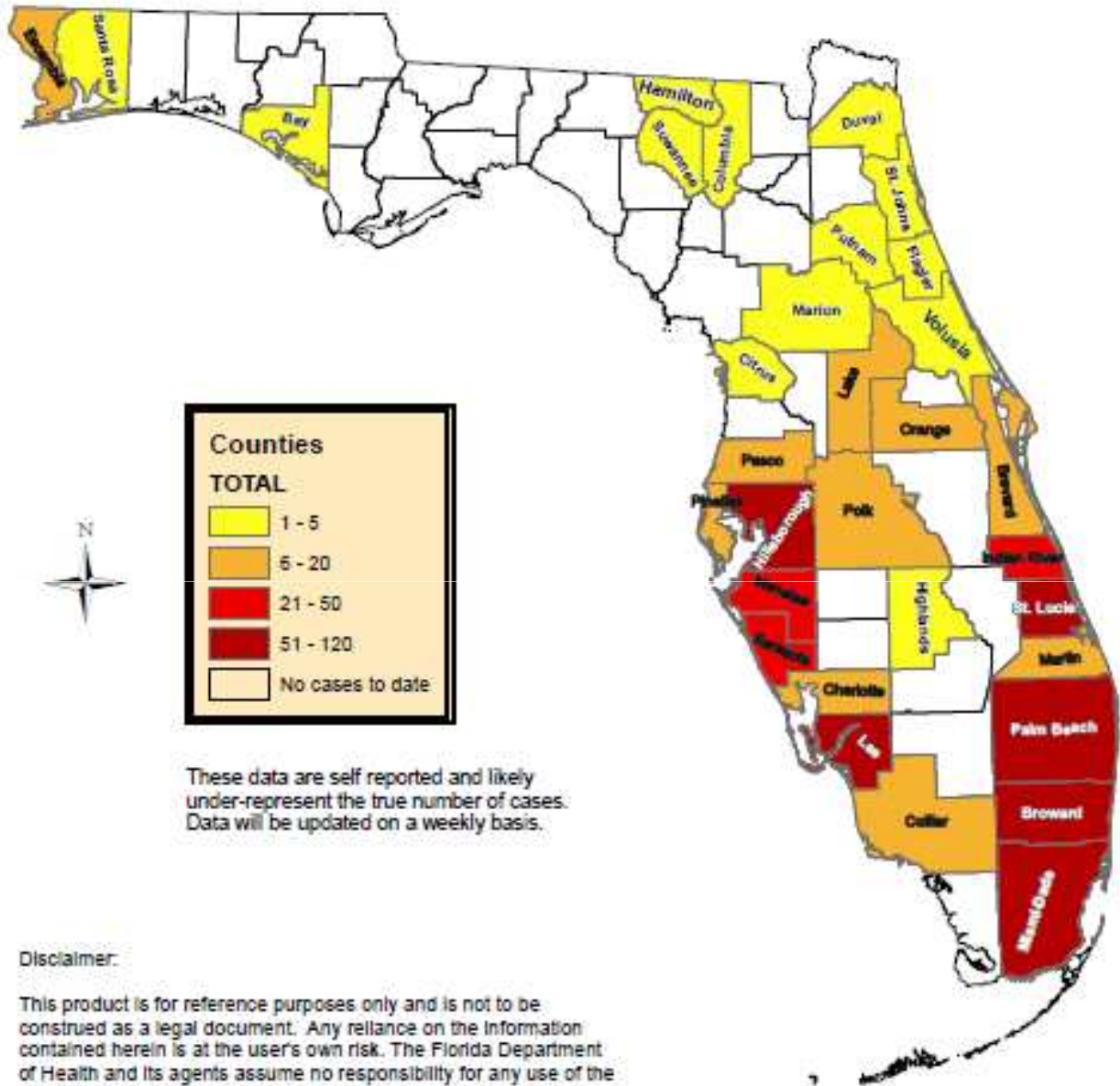
These data are self reported and likely under-represent the true number of cases. Data will be updated on a weekly basis.

<http://www.doh.state.fl.us/environment/community/indoor-air/drywall.html>

Reports of Drywall "Cases" to DOH County Health Departments



July 7, 2010
(N = 717 in 32 counties)



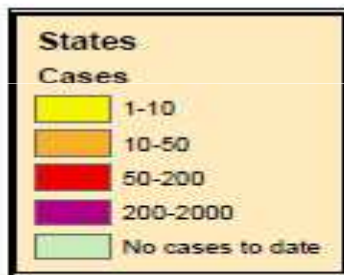
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Disclaimer:

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Reports of Drywall "Cases" Meeting FL-DOH's Case Definition

Florida Department of Health and US Consumer Product Safety Commission



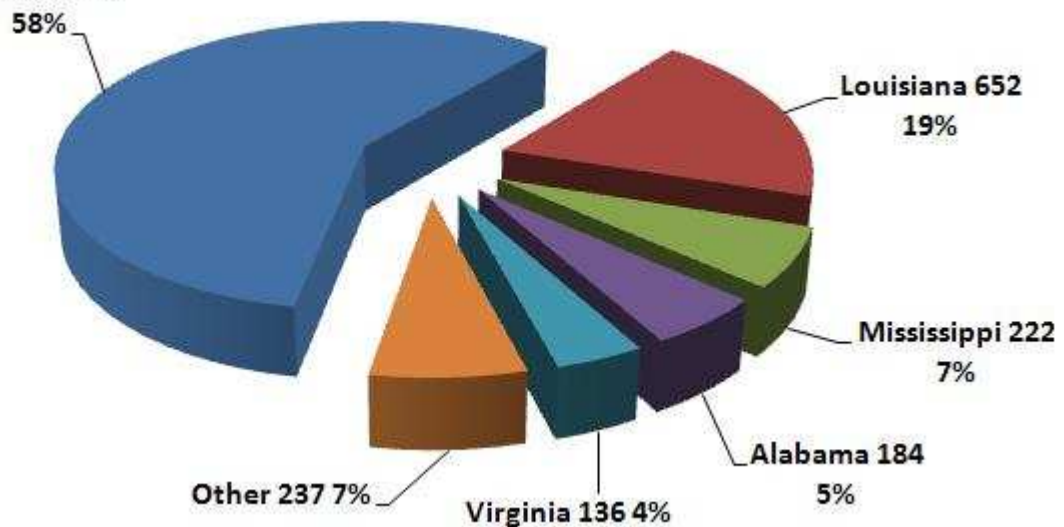
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Florida 1987



3,418 cases reported to the US CPSC through 6.30.10

WHAT MAKES CHINESE DRYWALL DEFECTIVE?

Theories

Iron Pyrite: This mineral was originally suggested as the culprit. Tests have determined that this mineral is present at the same levels in both domestic and foreign drywall.

Phosphogypsum: In July 2009, the LA Times reported that the problem was a result of this radioactive compound. In a statement on August 10th, 2009, the USCPSC revealed the results of testing which summarily refutes that report.

Sulfuric Acid: Tests revealed similar levels in both domestic and foreign. Ruled out as a culprit.

Bacteria: Tests revealed similar levels in both domestic and foreign. Ruled out as a culprit.



Salt Water: One theory was that the imported drywall was exposed to sea water during its trip across the ocean. This has been ruled out as a culprit because Chinese Drywall which was not affected by sea water still emits the sulfur gases.

Background

- ❖ Some homes - ALL foreign-made drywall.
- ❖ Some homes - mix of foreign-made and domestic drywall.
- ❖ Some foreign-made drywall was imported & re-branded.
- ❖ Some drywall is not labeled at all.
- ❖ Not all Chinese drywall is tainted.

- ❖ Proximity, Moist Climate, and Heat have an affect on release of sulfur-based gases found in drywall.
 - ❖ Strontium Sulfide SrS – apparently major culprit
 - ❖ Hydrogen Sulfide H₂S – apparently major culprit
 - ❖ Carbon Disulfide CS₂ – apparently major culprit
 - ❖ Carbonyl Sulfide OCS – apparently major culprit
 - ❖ Sulfuric Acid H₂SO₄ - minor
 - ❖ Sulfur Dioxide SO₂ – minor
 - ❖ Many other compounds (mostly sulfur) - minor

What are the signs?

- ✓ Strong, rotten-egg smell from sulfur gases emitted in house.
- ✓ Markings on back of drywall.
- ✓ Copper tubing, copper wiring and other metals showing corrosive effects of sulfur gases.
- ✓ Appliances and mechanical systems failing after just a few months or years.
- ✓ Plumbing and electrical fixtures showing signs of corrosion.
- ✓ Jewelry and copper money showing signs of corrosion.
- ✓ Respiratory and other health issues suffered by inhabitants.

Does my house qualify?

To meet the current case definition (03-30-09) **homes constructed after 2003 (2004 to present) must meet two or more conditions;** and those **built prior to 2004 must meet three or more of the conditions** specified below.

1. **There is presence of sulfur-like or other unusual odors.**
2. **Confirmed presence of Chinese manufactured drywall in the home.**
3. **Observed copper corrosion, indicated by black, sooty coating of Un-insulated copper pipe leading to the air handling unit present in the garage or mechanical closet of home.**
4. **Documented failure of air conditioner evaporator coil (located inside the air handling unit).**
5. **Confirmation by an outside expert or professional for the presence of premature copper corrosion on Un-insulated copper wires and/or air conditioner evaporator coils (inside the air handling unit).**

<http://www.doh.state.fl.us/environment/community/indoor-air/casedefinition.html#top>

Updated Criteria - FDOH

This revision of the 03-31-09 Case Definition reflects our current understanding of this emerging problem and the results of recently released information regarding corrosive drywall testing.

The sole purpose of this case definition is to help identify homes that are affected by corrosion associated with drywall emissions.

The case definition is NOT intended to evaluate the health risks for occupants or to evaluate occupant exposures to corrosive emissions. This case definition is NOT regulatory in nature or required to be used by those inspecting homes.

This case definition is provided to the public for informational purposes only and its use is strictly voluntary.

Adoption of this case definition for purposes beyond its intended use is at the risk of the user. Criteria to demonstrate that a home is not affected by corrosive drywall emissions may require a different approach and inspection criteria that are not described in this document.

This version of the case definition enables the user to rank homes as a possible, probable, or confirmed case.

Homes that exhibit the sentinel indicators of drywall associated corrosion are defined as possible cases. All three sentinel indicators of Criteria 1 must be met for the home to be considered as a possible case. Criteria that define a probable or confirmed case are described in later sections.

For Homeowners

Criteria 1:

Sentinel Indicators of Drywall Associated Corrosion (Possible Case = all 3)

- 1) The home was constructed or renovated with new drywall since 2001.
- 2) Observed corrosion of air conditioner evaporator coil exemplified by black corrosion on copper tubing components. *The corrosion can result in refrigerant leakage making it impossible to cool the home requiring coil replacement. Coil failures indicative of this problem typically occur every 6-14 months*
- 3) Observed metal corrosion, indicated by blackening of one or more of the following: copper wires, ground wires, and electrical connectors, un-insulated and un-coated copper pipes and fittings, chrome-plated bathroom fixtures, silver and copper jewelry, mirror backing in bathrooms

If you have answered yes to all three of the above indicators, the home meets the criteria for "possible case". Continue to Criteria 2 or 3 only if home meets the criteria for "possible case".

Trained professionals performing home assessments based upon this case definition should use their experience, training, and professional judgment to establish their inspection procedures and sampling strategies.

Professional judgment is necessary to determine the number of samples and weight of evidence needed to meet each set of criteria. A trained professional, not the homeowner, should conduct inspections and testing described in Criteria 2 and 3.

For Trained Professionals Criteria 2 :

Criteria 2: Supporting Indicators of Drywall Associated Corrosion (Probable Case = 1 or more)

- 1) Observed markings on the back of drywall indicating the country of origin is China.
- 2) Objective analysis of drywall in home finds Strontium levels exceed 2,000 mg/kg (ppm), indicating the gypsum used in the drywall was probably mined in China. Analytical methods commonly used for this include XRF and ICP. 2, 3, 5, 7, 8, 9, 10, 11, 12

If you have met the criteria for “possible case” and answered yes to at least one of the above indicators in Criteria 2, the home meets the criteria for “probable case”.

These criteria do not confirm that the drywall causes corrosion.

Identifying the origin of the drywall is considered a screening tool for suspect drywall, but confirmation requires analysis described in Criteria 3.

For Trained Professionals Criteria 3 : Confirmatory Evidence of Drywall Associated Corrosion (Confirmed Case = 1 or more)

- 1) Elemental sulfur (Orthorhombic sulfur, cyclooctasulfur, S₈) content of gypsum core exceeding 10 mg/kg (ppm), indicating the gypsum in drywall samples from the home contains the source material that is believed to contribute to the reduced sulfur gasses emitted from corrosive drywall. Analytical methods commonly used for this include GC/ECD, GC/MS, or HPLC. [1](#), [2](#), [3](#), [4](#), [6](#), [8](#), [9](#), [10](#), [11](#)
- 2) Laboratory analysis of suspect drywall headspace for reduced sulfur gas emissions (H₂S, COS, CS₂) indicating drywall samples from the home emit reduced sulfur gasses capable of causing copper corrosion. Analytical methods commonly used for this include GC/SCD.[6](#) *Results that are indicative of corrosive drywall must be established by each laboratory based upon internal procedures, comparison to control samples, and validated methods.*
- 3) Qualitative analysis of suspect drywall for its ability to cause corrosion/blackening of copper under controlled conditions, indicating drywall samples from the home emit gasses capable of corroding copper. *Results that are indicative of corrosive drywall must be established by each laboratory based upon internal procedures, comparison to control samples, and validated methods.*

If you have met the criteria for "possible case", ruled out other sources of hydrogen sulfide as significant contributors to copper corrosion in the home, and receive positive results on a sufficient number of samples from one or more of the above evaluations in Criteria 3, the home meets the criteria for a "confirmed case".

Odors and Symptoms

Use of odors as an indicator of drywall associated corrosion is limited. Odors have not been reported in all homes exhibiting drywall associated corrosion.

Occupant reported health symptoms have limited use in identifying homes with drywall associated corrosion. The symptoms reported by occupants are not unique or consistent across affected homes.

Documenting the presence of odors and/or occupant symptoms may be important to public health agencies, but their relationship to the presence or absence of drywall associated corrosion in homes remains unclear.

Remediation

Prior to embarking on efforts to remediate the home, one should perform sufficient evaluation to ensure the criteria for “confirmed case” are met and rule out confounding factors.

Please note: **The Florida Department of Health has not examined remediation methods and does not endorse any specific methods or techniques to conduct an effective remediation of affected homes.**

<http://www.cpsc.gov/info/drywall/InterimIDGuidance012810.pdf>

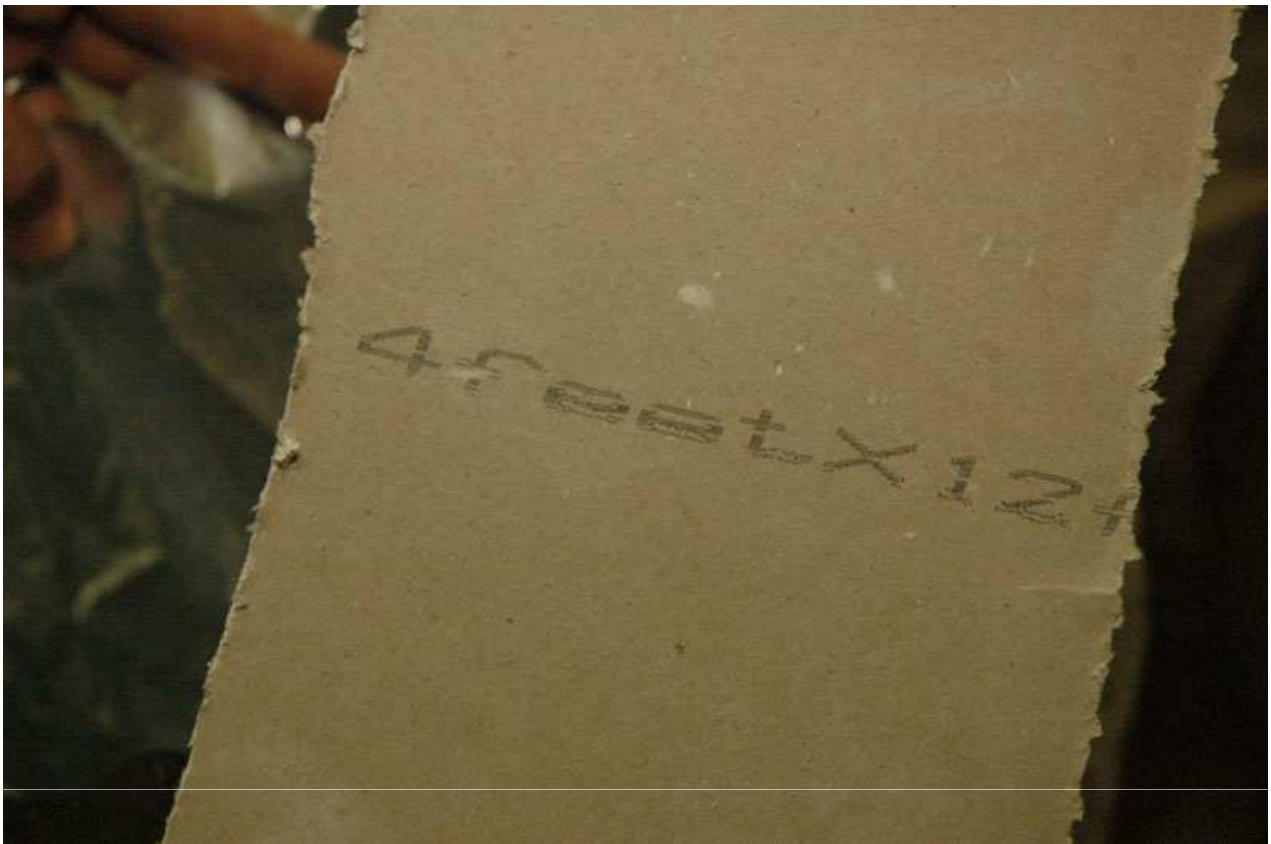
Chinese Markings



USA Markings



Undetermined Source



Signs of Corrosion A/C Copper Tubing



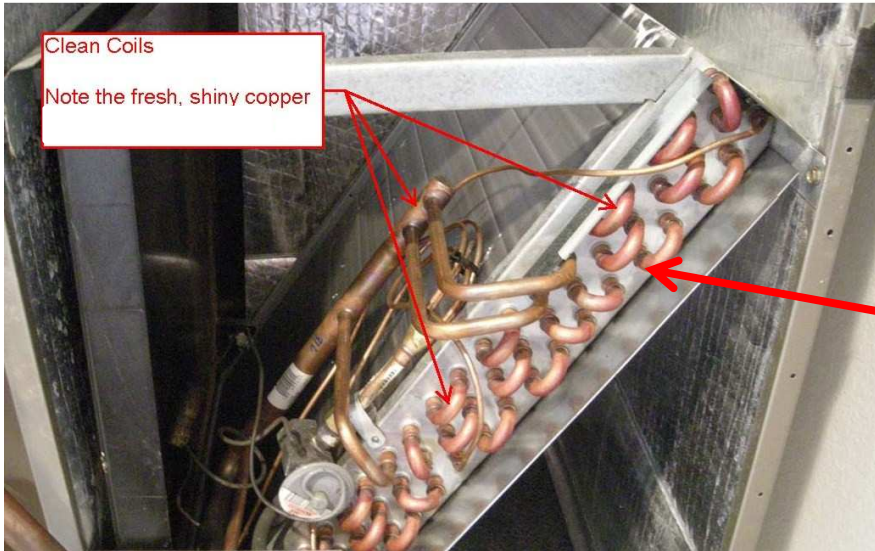
Normal corrosion

“Clean” copper



Corrosion after exposure to sulfur-based gases.

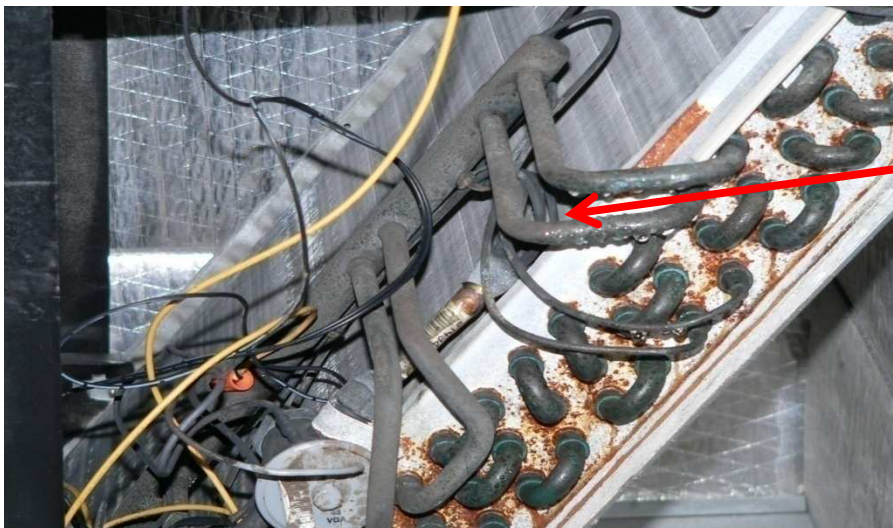
Signs of Corrosion A/C Copper Tubing



"Clean" copper



Normal corrosion

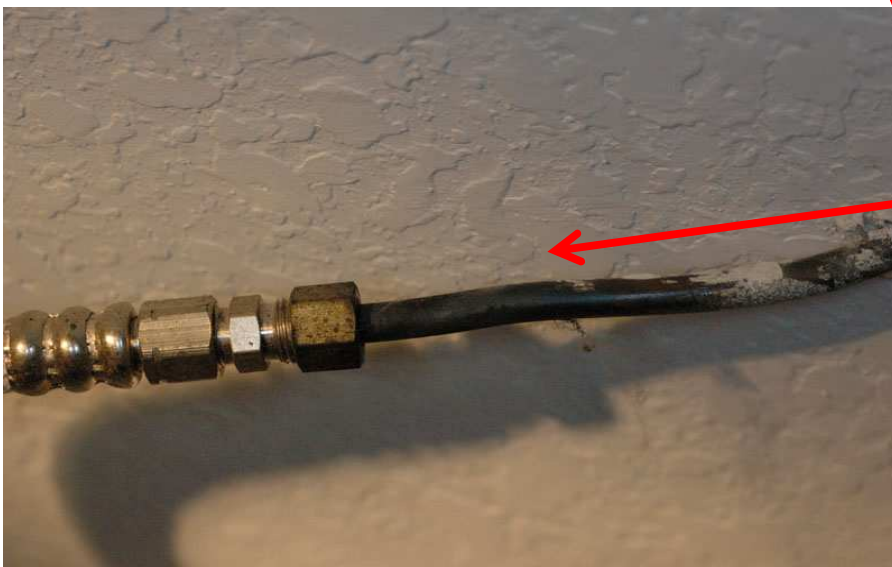


Corrosion after exposure to sulfur-based gases.

Signs of Corrosion Plumbing Copper Tubing



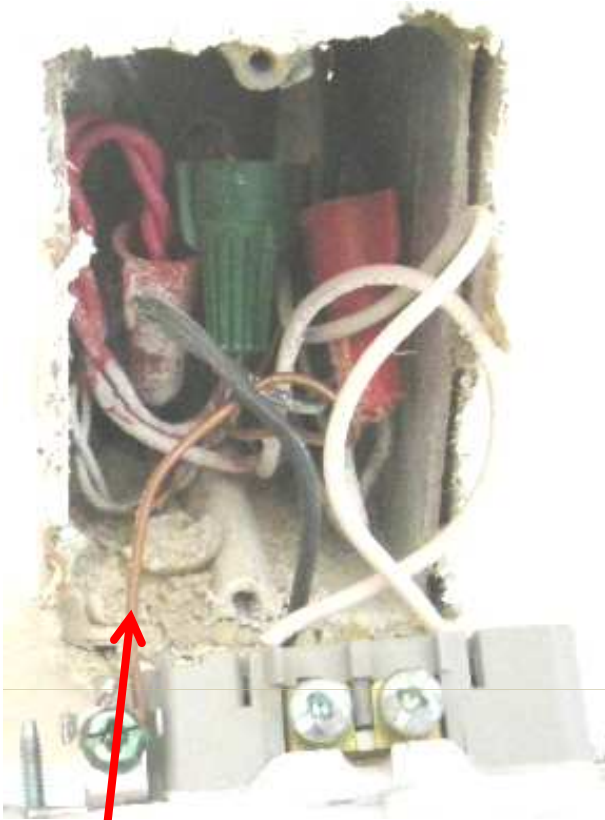
"Clean" copper



**Corrosion after
exposure to
sulfur-based
gases.**

Signs of Corrosion

Electrical Copper Wiring

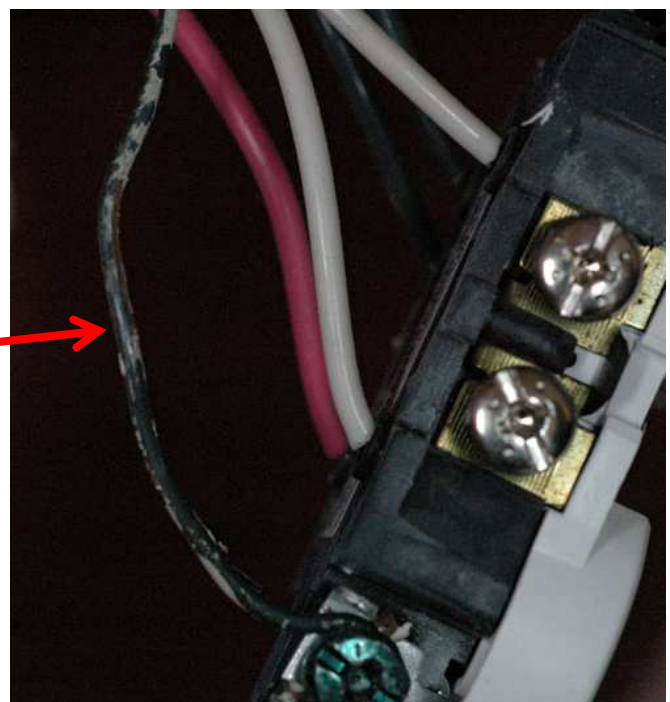


"Clean" copper

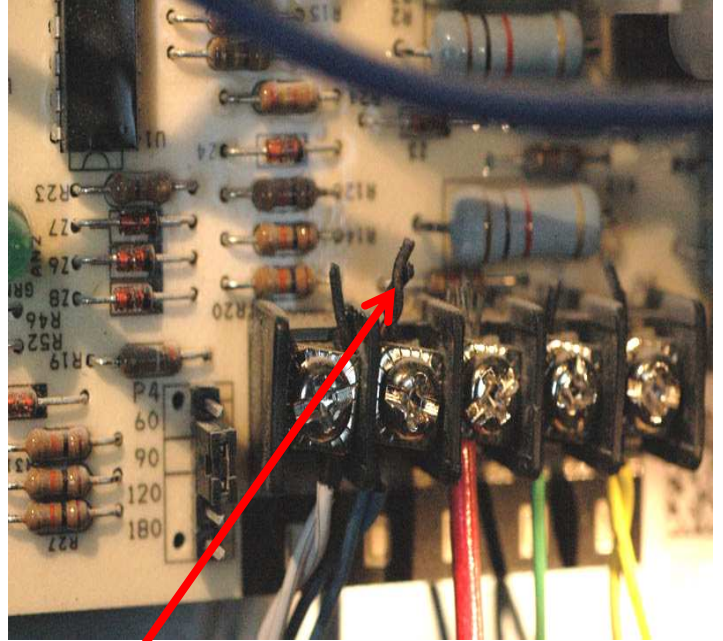


Normal Corrosion

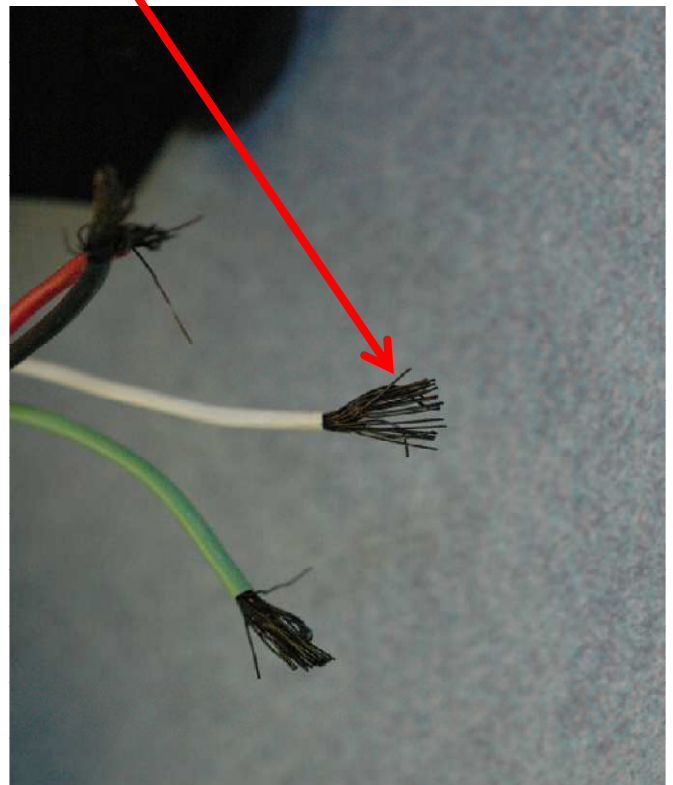
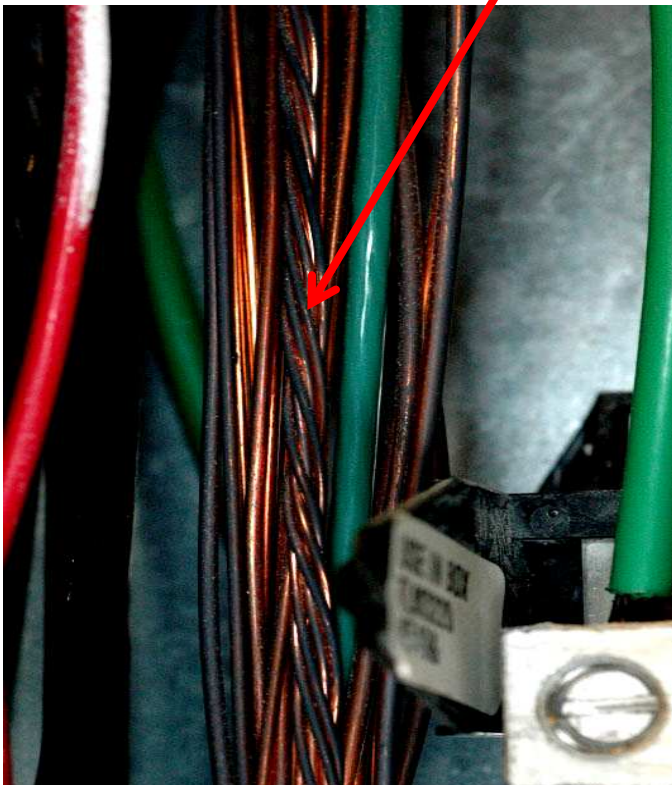
Corrosion after exposure to sulfur-based gases.



Signs of Corrosion Electrical Copper Wiring



**Corrosion after
exposure to
sulfur-based gases.**



Signs of Corrosion Fixtures & Hardware

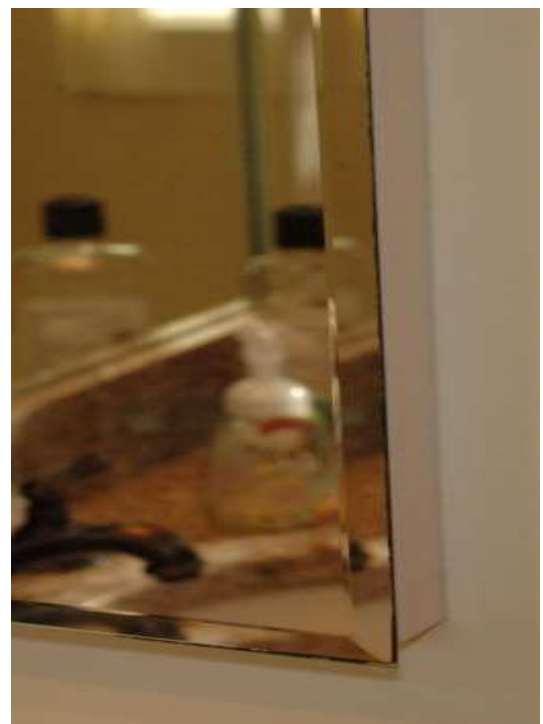


Signs of Corrosion Appliances



Signs of Corrosion

Miscellaneous



Health Concerns

Homeowners have been reporting physical ailments and symptoms (allegedly) after being exposed to Chinese drywall. They include:

Coughing

Sneezing

Sore throat

Difficulty breathing

Bloody nose

Headaches

Irritated eyes

Sinus problems

Asthma

Runny nose

Fatigue

Dizziness and Nausea

**** Tests reveal people suffering from symptoms are usually pre-disposed to being sensitive to air-born irritants.**

– US Center Toxicology & Environmental Health

– Florida Surgeon General.

Does this phenomenon pose a health hazard to humans or pets? **NO**

FDOH has not identified data suggesting an imminent or chronic health hazard at this time.

Please seek medical attention and contact your local health department to report these symptoms.

FAQs

Which manufacturers are the main sources of foreign drywall?

To date, **Knauf Plasterboard** (and its subsidiaries) is the main company identified as a verified source.

Is it true that some domestic wallboard is corrosive as well?

There is **no evidence** to suggest that.

Are there commercial or multi-family buildings which have been affected?

On a very limited basis - yes.

Design specs - 5/8" thick drywall.

No 5/8" product not found to be contaminated.

Single-family uses 1/2" drywall.

FAQs

Will building codes be changed or product guidelines closely monitored?

Likely, contractors will need to have more in-depth knowledge of the products. Place of origin would be determined prior to usage. Precedent for this with some other building materials. **There has not been any discussion yet about changing the building codes.**

Is there a danger of fire from faulty wires?

To date, there have been **no reported cases** of fire caused by corroded wiring from Chinese Drywall.

Do you smell that?

Some say that the smell is like **rotten eggs**. Others have characterized it differently. In dry conditions = **burnt match or firecracker**. Wet = **sour petroleum**.

25% of subject homes tested have no odor at all.

FAQs

Is the drywall radioactive?

Testing of the drywall shows very low levels of the kind of radiation you'd expect from many rocks. This type of radiation occurs in nature. All drywall would show some levels of this type of radiation in tests.

CPSC confirmed absence of phosphogypsum – 8/10/09.

Who can evaluate my home for this issue?

Environmental consultants, licensed plumbers, electricians, air-conditioning contractors, mechanical contractors and drywall contractors, home inspectors, your builder, electrical engineers, heating, ventilation and air conditioning engineers, industrial hygienists, building scientists to name a few.

Be advised that each group will bring with them their own specialized expertise and experience.

FAQs

Who can repair, remediate or fix my home?

There are no set criteria for persons performing a remediation of problematic drywall or affected building materials. **DOH advises the public to hire Florida licensed contractor(s) to perform the remediation.** For example: use a licensed general contractor to oversee the demolition and coordination of subcontractors.

Is there a known treatment to deal with suspect drywall emissions?

DOH is not currently aware of any proven and effective treatment method other than removal and replacement of the suspected or known source material. Claims of treatment involving ozone, coatings, and air cleaners should be scrutinized for evidence of proven effectiveness. The FDOH recommends against the use of ozone generators in occupied spaces, since ozone is a highly reactive and irritating molecule and is considered hazardous to people and pets.

**Consumer Advisory from
Attorney General Bill McCollum
April 23rd, 2009**

- Sale of **bogus test kits**. These can be expensive, often costing thousands of dollars, and are generally ineffective. The presence of defective imported drywall can only be determined through visual inspection.

- **Solicited home inspections** costing thousands of dollars by “experts” with no apparent qualification. Homeowners should beware of cold calls and door-to-door solicitors .

- Sale of **sprays and applications** which allegedly claim to miraculously cure the corrosion problem. Not only are these products ineffective, the addition of moisture may accelerate the corrosion problem.

- Sale of **ozone generators**. Ozone will actually increase the chemical reaction between the drywall and copper and the corrosion will be accelerated.

<http://www.myfloridalegal.com/newsrel.nsf/newsreleases/948E4030762178D3852575A1005823E7>

Chlorine Dioxide

Defective Imported Drywall: Don't Get Nailed by Bogus Tests and Treatments Federal Trade Commission – December 11th, 2009

Some U.S. homes built between 2003 and 2008 contain imported drywall, known in the press as Chinese drywall. Some consumers who live in these homes have reported problems, including a strong sulfur smell, like rotten eggs; health issues, like irritated and itchy eyes and skin, difficulty breathing, a persistent cough and headaches; and premature corrosion or deterioration of certain metal components in their homes, like air conditioner coils and wiring behind electrical outlets and inside electrical panel boxes.

The Consumer Product Safety Commission (CPSC) is the lead federal agency investigating damage to homes blamed on imported drywall. The effort to identify the causes of the damage also involves the U.S.

Environmental Protection Agency (EPA) and the Centers for Disease Control and Prevention (CDC). Other federal agencies, including the Federal Trade Commission (FTC), the nation's consumer protection agency, and state law enforcement and health authorities are investigating the issue, as well.

The Federal Interagency Task Force has performed significant testing of drywall and homes, and found a strong association between the problem drywall, the hydrogen sulfide levels in homes with that drywall, and corrosion in those homes.

The FTC says homeowners should be on the alert for anyone trying to sell test kits, inspections, and quick fixes for tainted drywall. The Federal Interagency Task Force is studying testing and remediation protocols for affected homes, but no federally-approved testing kits or remediation methods currently exist.

You can learn more about the federal government's drywall investigation, and sign up for email alerts, at www.drywallresponse.gov. To file a complaint, visit the CPSC at www.cpsc.gov/cgibin/drywall.aspx, call toll-free, **1-800-638-2772** or email, info@cpsc.gov.

FAQs

Do the corrosive gases absorb and re-emit from other surfaces or materials?

Based on reports from occupants and preliminary test results, this may be possible for some porous materials such as drywall and fabrics. **It is uncertain whether this will affect materials such as concrete and lumber.** The effectiveness of cleaning these materials is currently unknown.

WHO YA GONNA CALL ?

Filing a Complaint

US Consumer Product Safety Commission

Focus: Reporting of unsafe consumer products or incidents regarding an injury related to the use of a consumer product. <http://www.cpsc.gov>

Hotline: 1-800-638-2772

Email: info@cpsc.gov

Consumer product incident report form <https://www.cpsc.gov/cgibin/incident.aspx>

Office of the Attorney General of Florida

Focus: Economic crimes against Florida consumers, fraud, deceptive and unfair trade practices. Drywall case # L093-3-1024. <http://www.myfloridalegal.com>

Phone: 1-866-966-7226 (toll-free inside Florida)

850-414-3600 (in Florida)

850-414-3990 (outside Florida)

Consumer complaint form

<http://myfloridalegal.com/pages.nsf/Main/60FD9BD8FA71A5B185256CD1005EE5C5>

Florida Department of Agriculture and Consumer Services

Division of Consumer Services

Focus: Consumer complaints.

<http://www.800helpfla.com>

Phone: 1-800-HELP-FLA (435-7352)

Instructions on how to file a consumer complaint with complaint form

<http://www.800helpfla.com/complnt.html>

Florida Department of Business & Professional Regulation

Focus: Complaints regarding licensed construction industry contractors.

<http://www.myfloridalicense.com> and

<http://www.myflorida.com/dbpr/>

Phone: 1-850-487-1395

Construction-Related Complaint Package

http://www.myflorida.com/dbpr/pro/cilb/documents/construction_related_complaint_package_enterable.pdf

Florida Department of Financial Services

Focus: Consumer complaints regarding actions of an insurance company about your policy. <http://www.myfloridacfo.com/Consumers/contactus.htm>

Phone: 1-877-693-5236

Local consumer/citizen protection/services agencies



US Consumer Product Safety Commission

[Consumer Safety](#) | [About CPSC](#) | [Library - FOIA](#) | [Business](#)

Consumer Drywall Complaint Report

By filling out the form below and then submitting it, you can report a complaint involving drywall to us. We may contact you by mail, phone or Internet email for further details. In addition, you will be contacted to confirm the information you sent. Please provide as much information as possible. Your name, address, telephone number and email address are optional, but we can't contact you without that information. You can also report a drywall complaint by calling toll-free at 1-800-638-2772 or by sending an e-mail to info@cpsc.gov

Please be advised that you may be contacted by one of CPSC's field investigators if we wish to obtain additional information about your report.

When filling out the form, use the TAB key or your mouse to go to the next data area. Use the scroll bar to scroll down the form. Please limit entries in the larger, multiline boxes to 255 characters.

Your name:

Your address:

City:

State:

Zip code:

Your email address:

Your telephone:

1. What are the ages and gender of the persons living in the home?

2. When did you move into your home? Date:

3. What year was your home built? Date:

4. Describe the style of your home (ranch, duplex, condominium, colonial, etc.)

5. What is the name and address of your builder and/or contractor?

6. If renovation of existing structure, provide dates:

7. Did the renovation include drywall? Yes No

8. Describe the work done in the renovation project.

9. If known, provide the name and address of the person that provided the drywall for the project.

The Insurance Question

- ❖ Federal grants (may) become available to help victims with repairs.
- ❖ The federal government is also exploring ways to allow homeowners to borrow money via low interest Disaster Relief Loans.
- ❖ Additionally, insurance settlements also may be the way to go. “We have been told by a leading law firm that several insurance companies representing general contractors involved with installing contaminated drywall are now willing to pay cash to settle homeowner claims.”
- ❖ "A homeowners policy is not designed to repair or replace defective material that a homeowner has installed in their home. You're not purchasing a warranty on a product. You're purchasing coverage on sudden or accidental events that may occur,”
- ❖ "If someone were to have bought a new car and there was a defective part, would that person go to their auto insurance to get that fixed or would they go back to the manufacturer?" "We provide insurance, not warranty service."
- ❖ homeowners policies were never meant to cover "faulty, inadequate or defective" workmanship, construction or materials.
- ❖ "insurers are misapplying the pollution exclusion"
- ❖ ‘Latent defect’ denials are ripe for challenge. Even if the denials stand up in court, they'll apply only to the cost of the drywall itself, and insurers will still be responsible for the indirect damage that the wallboard causes, such as failed air conditioners and compromised wiring.
- ❖ questions remain about whether the clock has run out for filing Chinese drywall insurance claims, since many homeowners installed the drywall in 2006 but didn't learn until 2009 that it was problematic.
- ❖ cancellations are troubling, but legal. No law prevents insurance companies from canceling policies because of Chinese drywall.

BEST HOME INSPECTION AND CONSTRUCTION COMPANY, LLC.

❖ Why Hire Us For Your Home Inspection?

- ❖ We offer one of the most thorough Functional and Visual inspections in the Industry. Performed by a knowledgeable general contractor, with over 30 years experience in all phases of construction, repairs, remodeling, maintenance and inspecting homes in Southwest Florida.**
- ❖ We create easy to understand reports with color photographs and a easy to read written summary with a description of the problem or concern and what needs to be done to address it. We use HomeGauge inspection software to generate a professional report with a password protected link for viewing. <http://www.homegauge.com>**
- ❖ Inspection Reports are computer generated and posted on the internet (usually within 24 hours of the inspection), and password protected. A hard copy is also available. We can send a copy of your report to anywhere in the world at your request. We are also available on Saturdays. Inspections can usually be scheduled within 48 Hours or less. Immediate telephone access to answer questions or to schedule your inspections.**

❖ Tom's Qualifications:

- ❖ State of Florida Certified General Contractor License # CGC-038663.**
- ❖ 30 years experience in the Construction Industry, Residential & Commercial.**
- ❖ 20 years in Home Building Industry as Owner and/or Management Capacity.**
- ❖ Member NACHI, FABI and NAHI.**

❖ OUR MAIN INSPECTION AREAS INCLUDE:

- ❖ Collier County, Lee County, Charlotte County, Desoto County, Sarasota County, Hardee County, Manatee County, Hillsborough County, Pinellas County, Pasco County, Hernando County and Polk County.**
- ❖ We also service the Orlando Metro Area and other areas not mentioned above. Please contact us if your inspection needs reside outside of our main geographic region.**

- ❖ We look forward to working for you.**

BEST HOME INSPECTION AND CONSTRUCTION COMPANY, LLC.



✓ Services offered:

- ✓ Standard Residential Building Inspections
- ✓ Condominium / Townhome / Villa Inspections
- ✓ 4-Point Insurance Inspections
- ✓ Wind Mitigation Inspections
- ✓ Roof Certification Inspections
- ✓ Chinese Drywall Inspections
- ✓ Commercial Building Inspections
- ✓ Pre-Listing Inspections
- ✓ During-Construction Inspections
- ✓ End of Warranty on New Home Inspections

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