

March 23, 2010

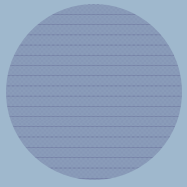


Honor Construction & Inspection Services

PRESENTS:

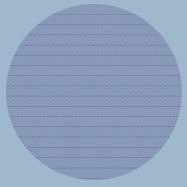
IMPORTED & CHINESE DRYWALL

Presented at the Melbourne Area Association of Realtors



IMPORTED DRYWALL





WHAT IS CHINESE & IMPORTED DRYWALL?

1 Chinese companies use unrefined “fly ash”, a coal residue found in smokestacks in coal-fired power plants in their manufacturing process. Fly ash contains strontium sulfide, a toxic substance commonly found in fireworks., in hot and wet environments, this substance can off gas into hydrogen sulfide, carbon disulfide, and carbonyl sulfide and contaminate a home’s air supply.

2 Chinese drywalls is thought to be manufactured from material extracted from an open pit gypsum mine in or around Tianjin China. Open pit gypsum mining may allow organic contaminants from nearby farm areas to be mixed in with the gypsum. The result is contaminated drywall from drywall manufacturing plants obtaining gypsum from such mines.



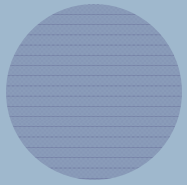
WHAT IS CHINESE & IMPORTED DRYWALL?

Most of the affected homes were built during the housing boom between 2004 & 2007.

Especially after our terrible hurricane seasons when domestic building supplies were in short supply.

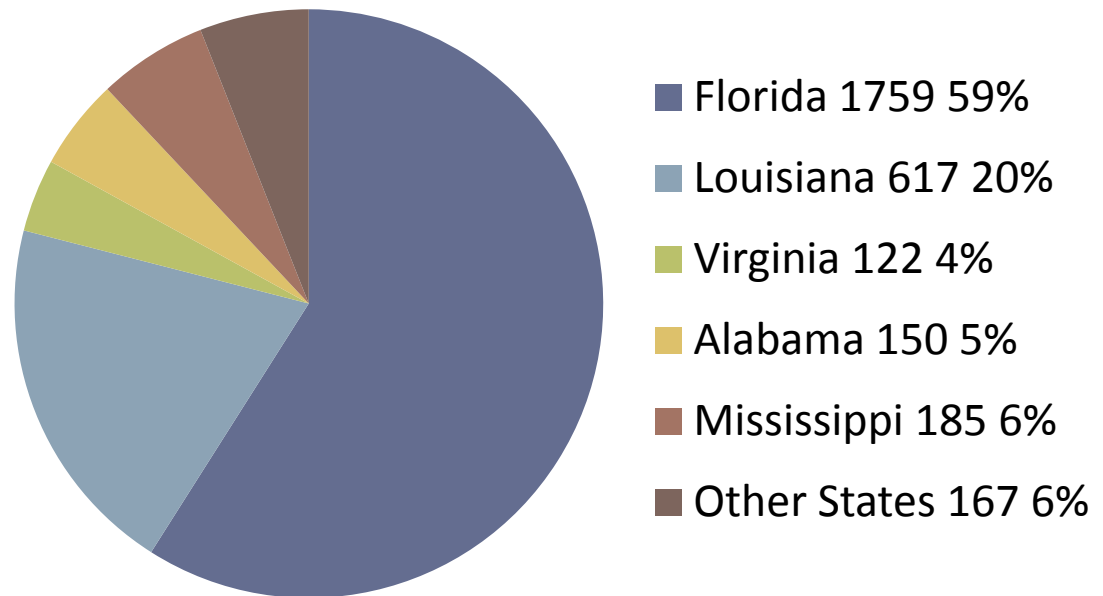
It is estimated that 250,000 tons of drywall were imported from China during that time period because it was cheap and plentiful. This material was used in the construction of approximately 100,000 homes in the United States

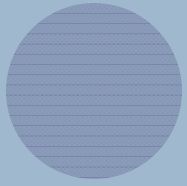
IMPORTED & CHINESE DRYWALL



Where can
Chinese
Drywall be
found?

Percentage of Reports by State

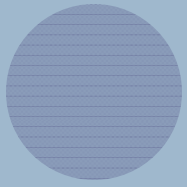




WHAT ARE THE PHYSICAL SYMPTOMS OF CHINESE DRYWALL EXPOSURE?

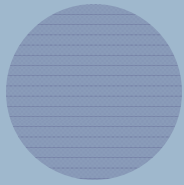
Although not believed to be life-threatening, exposure to high levels of airborne hydrogen sulfide and other sulfur compounds from contaminated drywall can result in the listed ailments.

- ⊙ Sore Throat
- ⊙ Sinus Irritation
- ⊙ Coughing
- ⊙ Wheezing
- ⊙ Headache
- ⊙ Dry Or Burning Eyes and/or Respiratory Infections

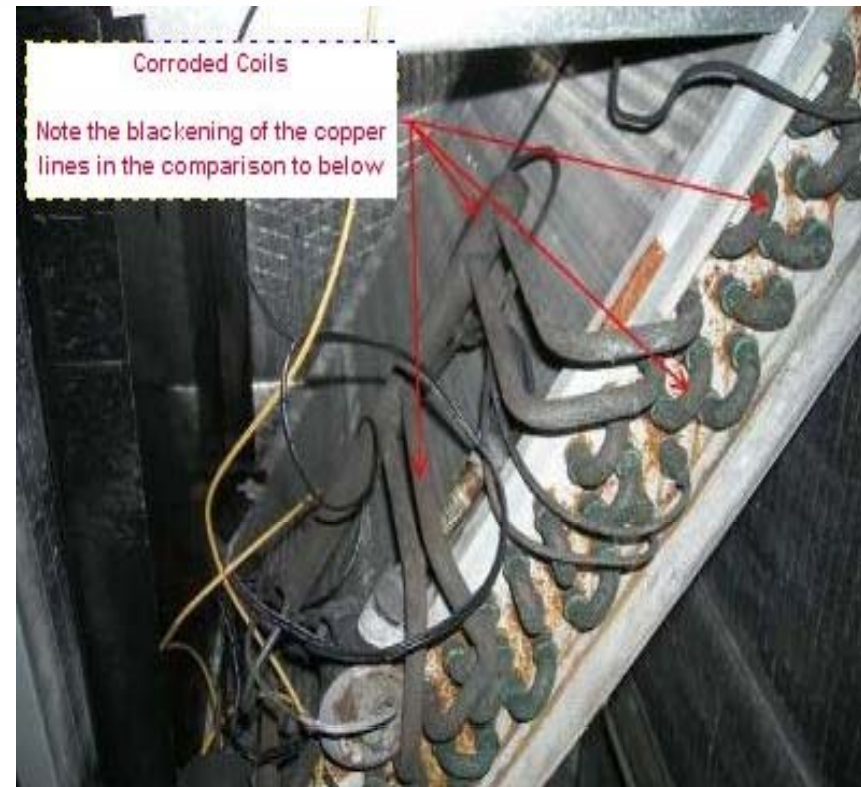


REPORTS OF CONTAMINATED DRYWALL SUBMITTED
TO THE CONSUMER PRODUCT SAFETY COMMISSION
CONTAIN THE FOLLOWING COMMON
CHARACTERISTICS:

- Affective homes **MAY** have a distinctive “rotten egg” smell.
- Blackened and corroded or pitted metal components in the home.
- Pitting in metal fixtures.
- Homeowners may comment that they have to replace air handlers, televisions and other electronics often.



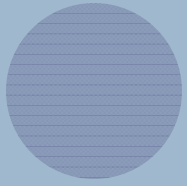
AIR HANDLER COILS CLEAN & CORRODED A COMPARISON



NORMAL AND CORRODED COPPER TUBING

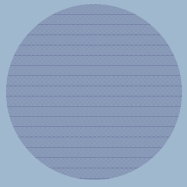


Copper tubing can be found in plumbing, refrigerators & air handlers.



FIXTURE CORROSION





IDENTIFICATION OF HOMES WITH CORROSION FROM PROBLEM DRYWALL

This preliminary identification guidance represents what the Federal Interagency Task Force on Problem Drywall believes is the best approach based on the limited information available today.

- ⦿ Step One – Threshold Inspection : Visual Inspection must show:
 - a. Blackening of copper electrical wiring and/or air conditioning evaporator coils and;
 - b. The installation of new drywall between 2001-2008. A positive result for this step (with both criteria) is a pre-requisite to further consideration.

Because it is possible that corrosion of metal in homes can occur for other reasons, it is important to obtain additional corroborating evidence of problem drywall.

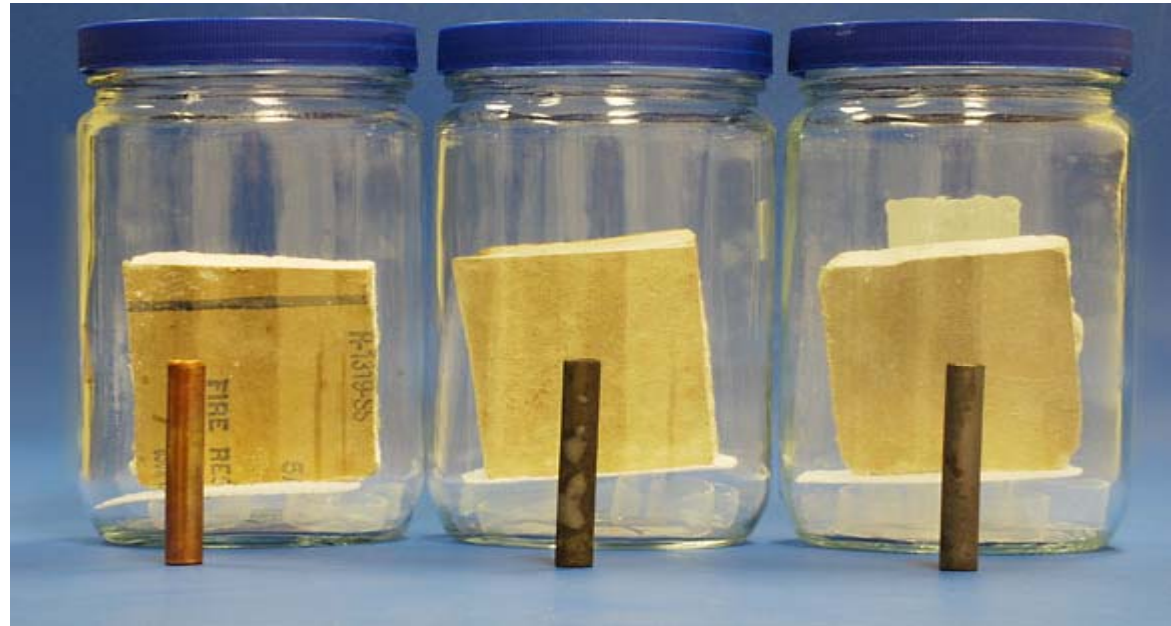
Step Two – Corroborating Evidence

- **Confirmed markings of Chinese origin for drywall in the home.**
- **Corrosion of copper metal to form copper sulfide when copper is placed in test chambers with drywall samples taken from the home.**
- **Elevated levels of hydrogen sulfide, carbonyl sulfide and/or carbon disulfide emitted from samples of drywall from the home when placed in test chambers and using ASTM Standard Test Method D5504-08 or similar chamber.**
- **Strontium levels in samples of drywall core found in the home exceeding 1200 parts per million**
- **Corrosive conditions in the home, demonstrated by the formation of copper sulfide on copper coupons (test strips of metal) placed in the home for 2 weeks to 30 days to confirm.**

FTC Consumer Alert, “Defective Imported Drywall: Don’t get nailed by bogus tests and treatments”

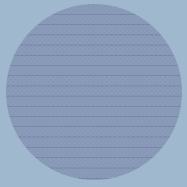
www.ftc.gov/bcp/edu/pubs/consumer/alerts/alt164.pdf

Testing
performed
by
Columbia
Analytical
Services,
Inc.



Example of sample jar test (middle), showing black copper corrosion. Sample results may be qualitatively compared to a negative control (unaffected domestic drywall—on left) and a positive control (known affected Chinese drywall in the middle and on the right).

COPPER CORROSION EXAMPLE REPORT



WHAT DO YOU DO IF CONFIRM PROBLEM DRYWALL?

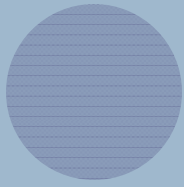
The most important issue is your health and safety. If you are suffering from the health symptoms described as common to the reports of exposure to problem drywall, please consult your physician as soon as possible.

If you experience any of the electrical or fire safety concerns described as common to the reports of exposure to problem drywall, please consult your local gas or electric supplier and a licensed electrician or building inspector as soon as possible.

You should contact your State and local authorities to report your concerns and get direction on any help or resources in your area.

You should also report your concerns to us using the form at <https://www.cpsc.gov/cgibin/drywall.aspx>

You may also consider contacting your insurance company and homebuilder to report your concerns.



HOMEOWNER RELIEF?

Chinese Drywall

Issued October 5, 2009

PRESS RELEASE

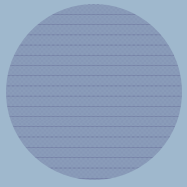
Brevard County Property Appraiser Jim Ford is attempting to locate homes that are adversely affected by the existence of Chinese drywall that was used in building and renovating homes commencing in 2005. Ford said, “Any property owner who has experienced this unfortunate circumstance should contact his office to obtain an adjustment in their property value.” He further said that the owner would need to provide documentation indicating the extent of the problem.

According to Ford, the countrywide magnitude of the problem is unknown and his office wants to make every effort to locate such properties and address this issue.

Ford said that the existence of Chinese drywall and the problems it creates within the dwelling constitutes a major measurable obsolescence to the structure and the cost to cure the problem could be substantial or possibly infeasible.

Jim Ford, CFA

Brevard County Property Appraiser



○ FHA-insured families experiencing problems associated with problem drywall may be eligible for assistance to help them rehabilitate their properties. Hud's Community Development Block Grant (CDBG) Program may also be a resource to help local communities combat the program.

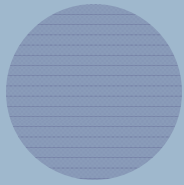
○ Homeowners who believe they may have problem drywall should also immediately report it to the Consumer Protection Safety Commission by calling 800-638-2772 or logging onto: www.cpsc.gov/cgi-bin/drywall.aspx.

○ To sign up for email alerts visit:
<http://www.cpsc.gov/info/drywall/signup.aspx>

INSURERS DROPPING CHINESE DRYWALL POLICIES

- Claims are denied and policies are non-renewed. – mortgages are then at risk of foreclosure
- At least 3 insurers have already canceled or refused to renew policies after homeowners sought their help replacing the bad drywall.
- An attorney for both the Citizens and Universal policy holders, David Durkee of Coral Gables, FL said that “if you go ahead and disclose and do the honest thing you are subject to possible cancellation or non-renewal. It is truly a cruel predicament.”

10/15/2009 by Brian Skoloff associated press writer



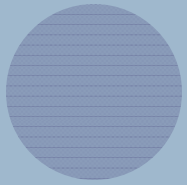
REMEDIATION?

**The Sabre
Company, LLC**



Chlorine Dioxide (ClO₂) as a Permanent, Nondestructive Solution to Problem Drywall

In recent months, Sabre has worked to adapt its chlorine dioxide decontamination process to an emerging problem in the southeastern U.S. – contaminated drywall. Chlorine dioxide permanently solves this problem because it is a highly penetrating gas that seeps into building materials and wall cavities, reacting instantaneously with reduced sulfur compounds converting them to safe, inert compounds, eliminating odors and stopping corrosion. Sabre's proprietary chlorine dioxide treatment process, which has been perfected through the successful decontamination of hundreds of structures, is a permanent, nondestructive solution to drywall challenges.



SOURCES

- © <http://www.sabretechservices.com/drywall/>
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