

# Property Screening Report

6570 Caicos Court, Vero Beach, FL 32967

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Screening Date:

7-12-10

Prepared for:

Roxanne Schulman

Report Number:

FL05-0208

CDS Inspector:

Tim Zorc

**CHINESE DRYWALL | SCREENING**  
LLC

A trustworthy advocate for the concerned homeowner

# CHINESE DRYWALL SCREENING LLC

A trustworthy advocate for the concerned homeowner

July 15, 2010

Roxanne Schulman  
37 Kenilworth Road  
Shavertown, PA 18078

RE: Chinese Drywall Screening Report Number FL05-0208  
Property Located at: 6570 Caicos Court, Vero Beach, FL 32967

Dear Mrs. Schulman,

At your request, an inspection of the subject property was performed on July 12, 2010. Chinese Drywall Screening, LLC is providing the information below for your use. This information is a professional opinion based on a visual inspection of the accessible materials and not an exhaustive technical evaluation.

Based on our visual observations coupled with known affects from reactive drywall, Chinese Drywall Screening, LLC is of the opinion that reactive drywall **is not** likely to be present in the above referenced property. Although there was some suspect blackening on the A/C coils, there was no corroborating evidence discovered throughout the inspection to indicate the presence of reactive drywall and other factors can contribute to coil blackening such as chlorides, sulfur water and the exterior environment. The suspect blackening of the A/C coils, along with the fact that homes in the same community by the same builder have confirmed amounts of reactive drywall, prevent a more definitive conclusion.

Pursuant to your agreement with Chinese Drywall Screening, LLC, we cannot guarantee the presence or absence of reactive drywall or the levels in which it may be present without extensive testing and/or laboratory analysis.

Please feel free to contact us should you have any questions or if we may be of further assistance to you.

Sincerely,



Howard Ehram, EI, CDP, LEED AP  
CGC 1509717  
on behalf of Chinese Drywall Screening, LLC

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## Overview of Subject Property

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**Client:** Roxanne Schulman

**Address:** 6570 Caicos Court  
Vero Beach, FL 32967

**Subdivision:** The Antilles

**Builder:** Ironwood

**Model:** Unknown

**Size:** Total 3,700 sf

**Exterior wall types:** CBS - Concrete Block exterior

**Completion date:** 2007

# Scope of Screening

## Scope of Screening Services Performed

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Chinese Drywall Screening, LLC (CDS) conducted a detailed visual inspection of the various elements within the home that typically react to the presence of reactive drywall. Some of the known affects are pitting and blackening copper, tarnishing silver, corroding and spotting chrome and brass, and delaminating mirrors.

Based on the experience, knowledge and ability to recognize these affects, CDS completed a thorough inspection of the various elements of the home containing these materials. These elements include, but are not limited to:

- Air conditioning components
- Gas lines (if applicable)
- Water lines
- Electrical wiring
- Coaxial cabling
- Refrigerator components
- Mirrors
- Plumbing fixtures and drains

Some of the above elements were photographed during the inspection and are attached as "Photo Narrative Exhibit". Refer to the photographs for specific observations.

Items that may be affected by reactive drywall but were not inspected by CDS include, but are not limited to:

- Large appliances
- Small appliances
- Televisions
- Audio/video equipment
- Personal possessions
- Smoke detectors
- Doorbells
- Security systems
- Control wiring
- Thermostats

The following engineering report is utilized as a reference in regards to the visual affects on copper: Unified Engineering Report File 4050 dated March 17, 2009. Unified Engineering, Inc; 3056 Weber Drive, Aurora, IL 60502

## Narrative of information and observations

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### Information summary obtained from client:

**Known issues include, but are not limited to:**

Neighborhood is known to have homes with reactive drywall.

**Primary complaints regarding related to the home include, but are not limited to:**

None noted.

**Primary complaints related to personal property within the home include, but are not limited to:**

None noted.

**Primary health complaints include, but are not limited to:**

Vacant.

### Information summary of inspector observations:

**Odor associated with reactive Chinese drywall:**

Familiar odor associated with reactive Chinese drywall was not noticed throughout inspection.

**Visual observations of the affects associated with reactive Chinese drywall:**

Soot or "black deposits" as defined by Unified Engineering File No. 4050 associated with reactive drywall were not observed on the AC evaporator coils except for some suspect areas. Soot was not observed on the external refrigerant line. Ground and primary wires of the electrical panel had no residue. The water heater is in the garage and the piping had no soot residue. Fixtures in the bathrooms had no corrosive spotting. Desilvering and halos were not observed on mirrors. Soot was not observed on ground wires of inspected receptacles and switches throughout the home. National Gypsum drywall label was observed in Garage and Interior Ceiling from Attic. The copper dishwasher water supply line was dark, however, the Client stated that there was an extended leak from the garbage disposal, which caused this darkening on the water supply line. The receptacle directly behind the water supply line had no soot residue.

## Conclusion Summary

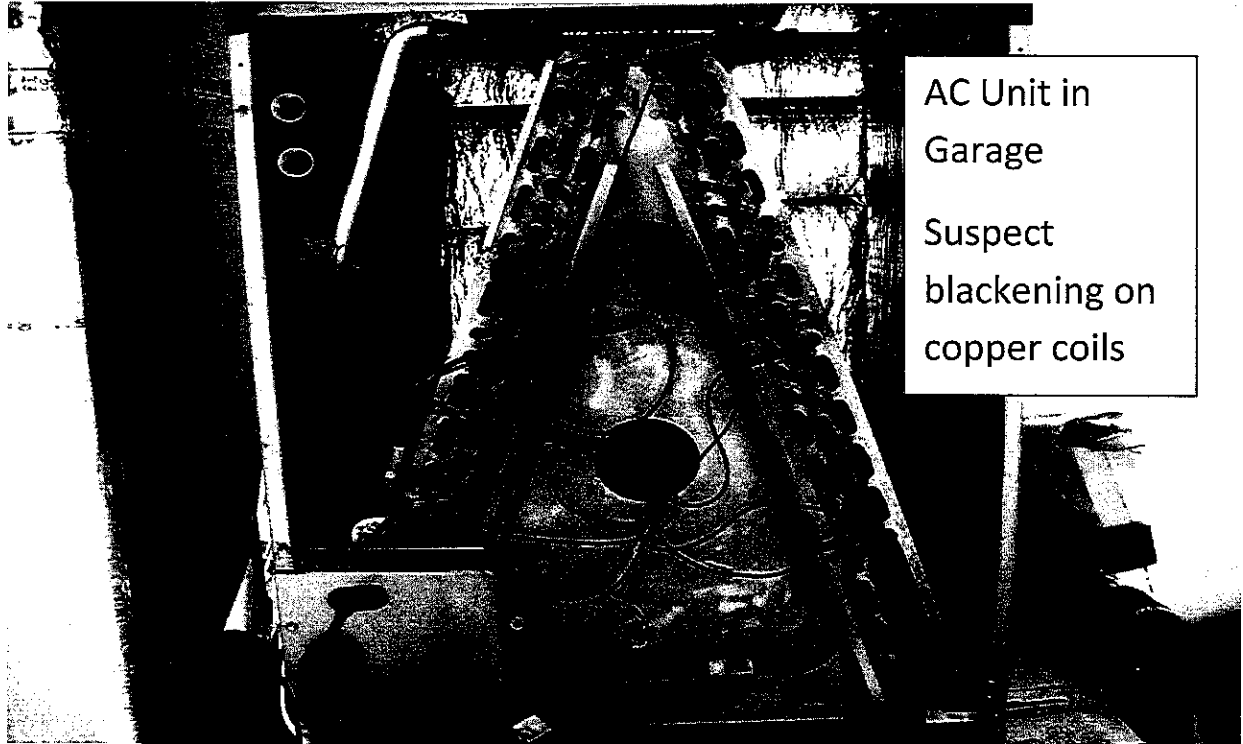
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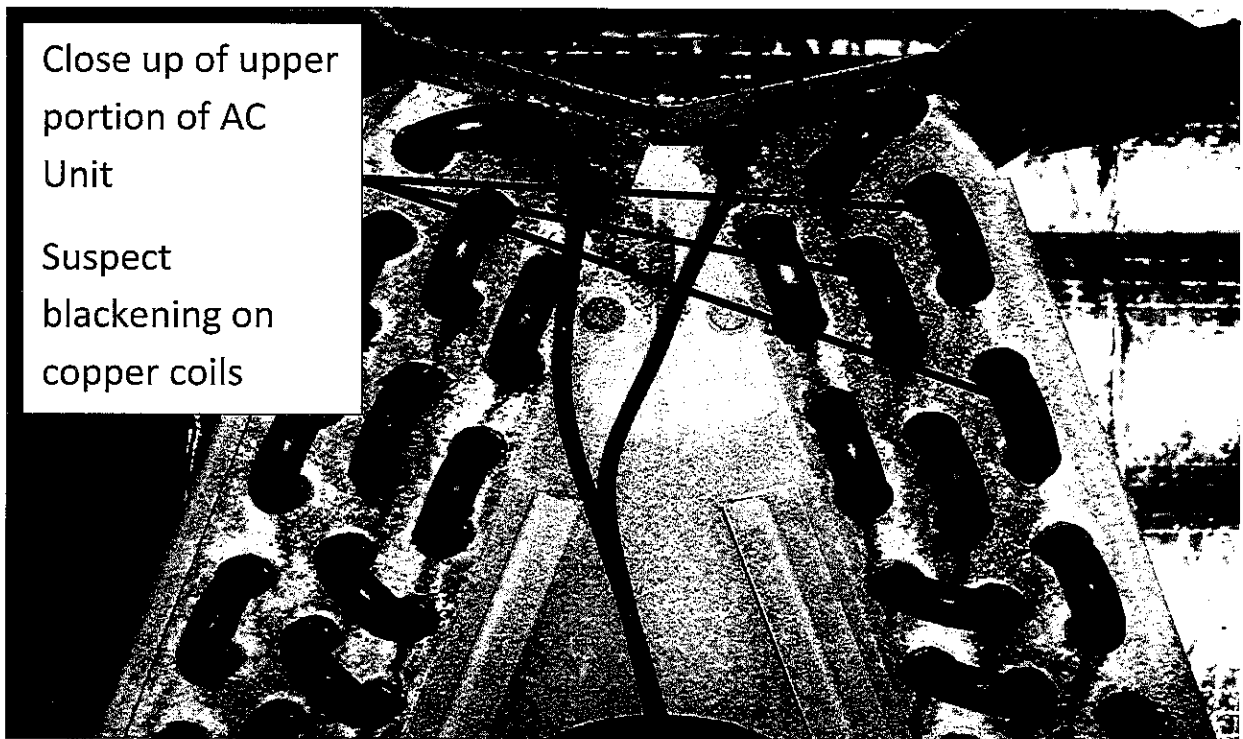
Based on our visual observations, experience and current state of knowledge in the industry, Chinese Drywall Screening, LLC is of the opinion that reactive drywall **is not likely to be present** in the subject property but the suspect conditions of the evaporator coil along with known issues with the neighborhood and builder prevent a more definitive conclusion. Below is an opinion summary of areas in regards to the evidence found throughout the home:

- Interior walls: No evidence of reactive drywall observed except suspect indications on A/C coil
- Interior ceiling: National Gypsum
- Garage walls: No evidence of reactive drywall observed
- Garage ceiling: National Gypsum

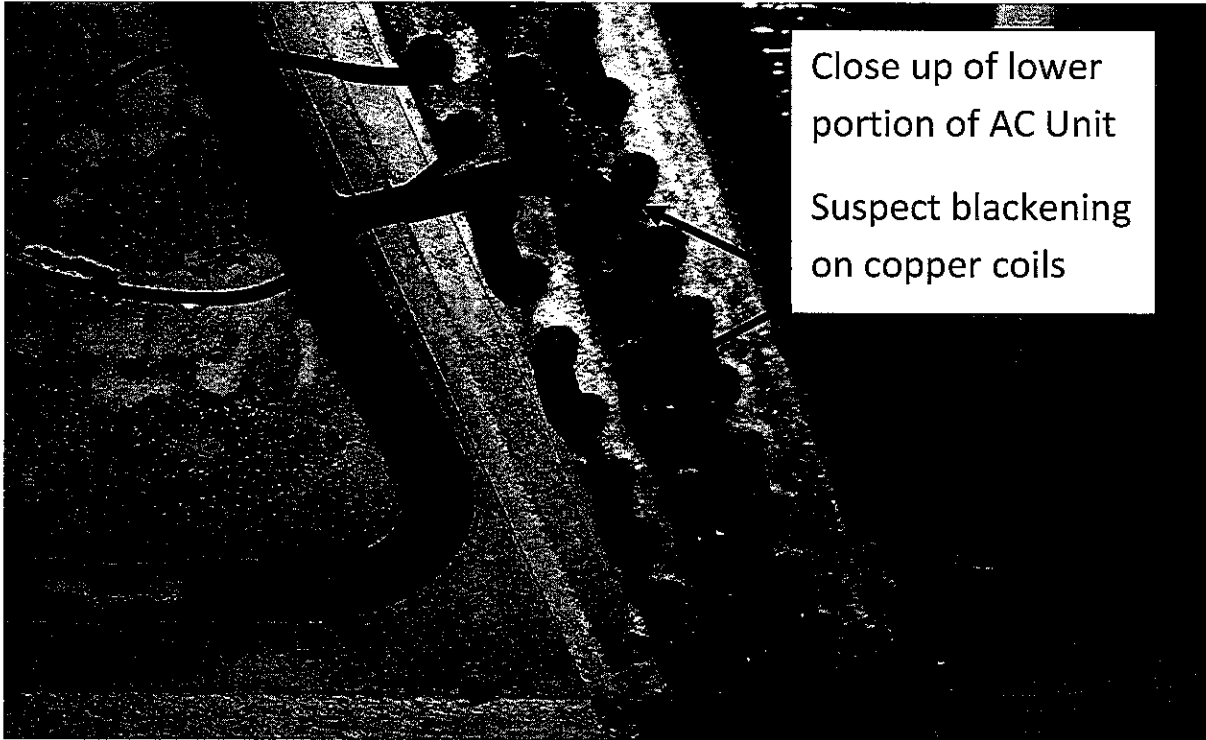
The above general summary is based on visual inspections plus various pieces of information gathered. Mixing of reactive and non-reactive drywall as well as cross contamination could create some inconsistencies in the findings or fluctuations in the conclusions. Although rare, there have been cases of improper installation and mixing of  $\frac{5}{8}$ " and  $\frac{1}{2}$ " on ceilings and walls which could affect some of the conclusions. Further invasive testing is recommended for positive identification of reactive areas prior to remediation.



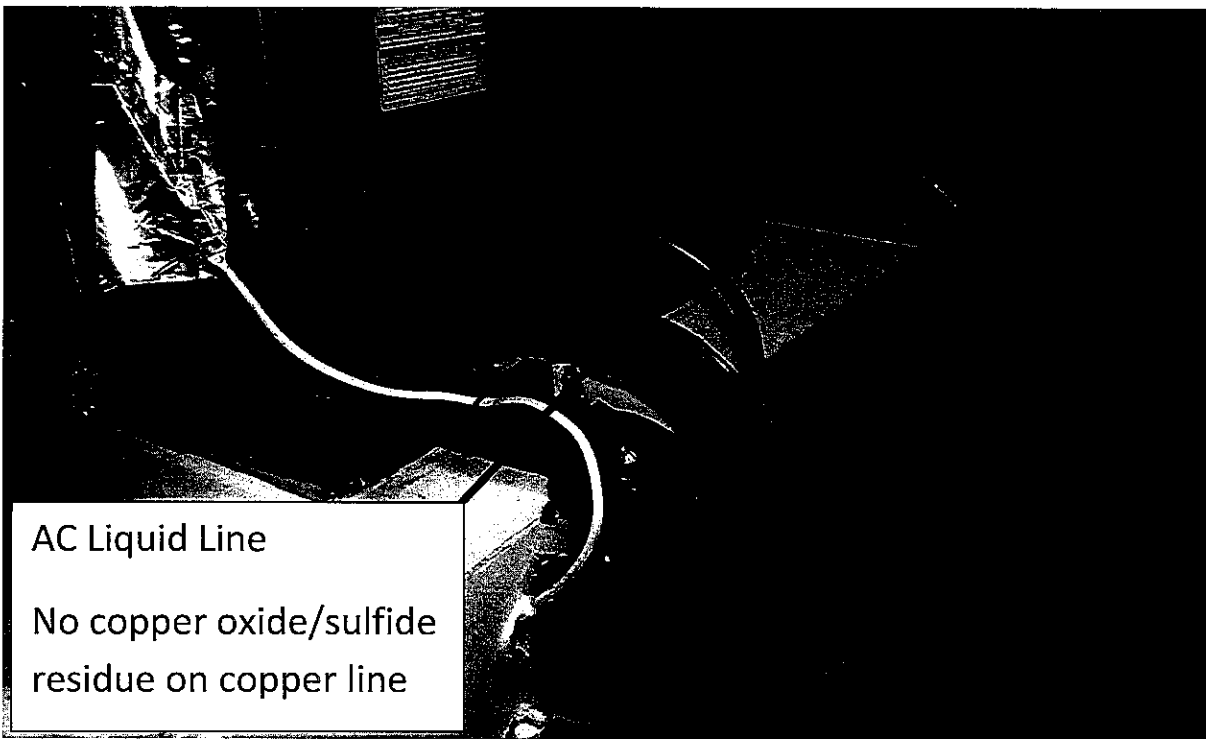
AC Unit in  
Garage  
  
Suspect  
blackening on  
copper coils



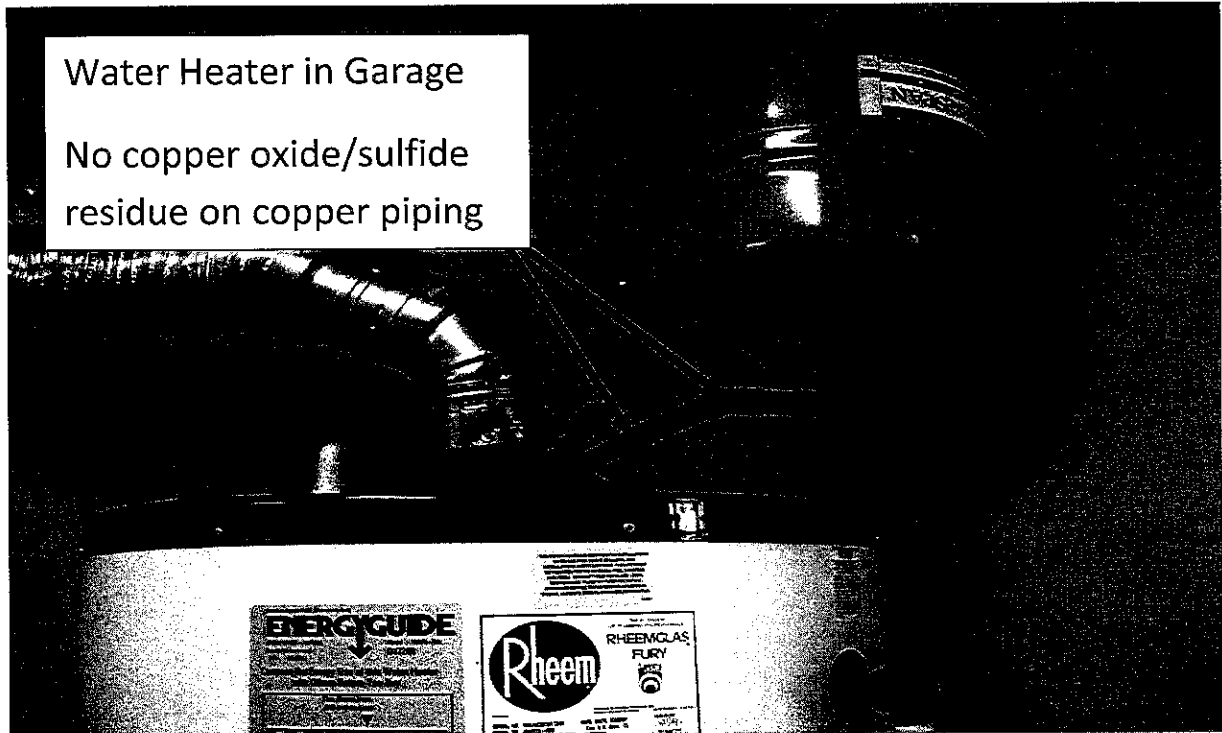
Close up of upper  
portion of AC  
Unit  
  
Suspect  
blackening on  
copper coils



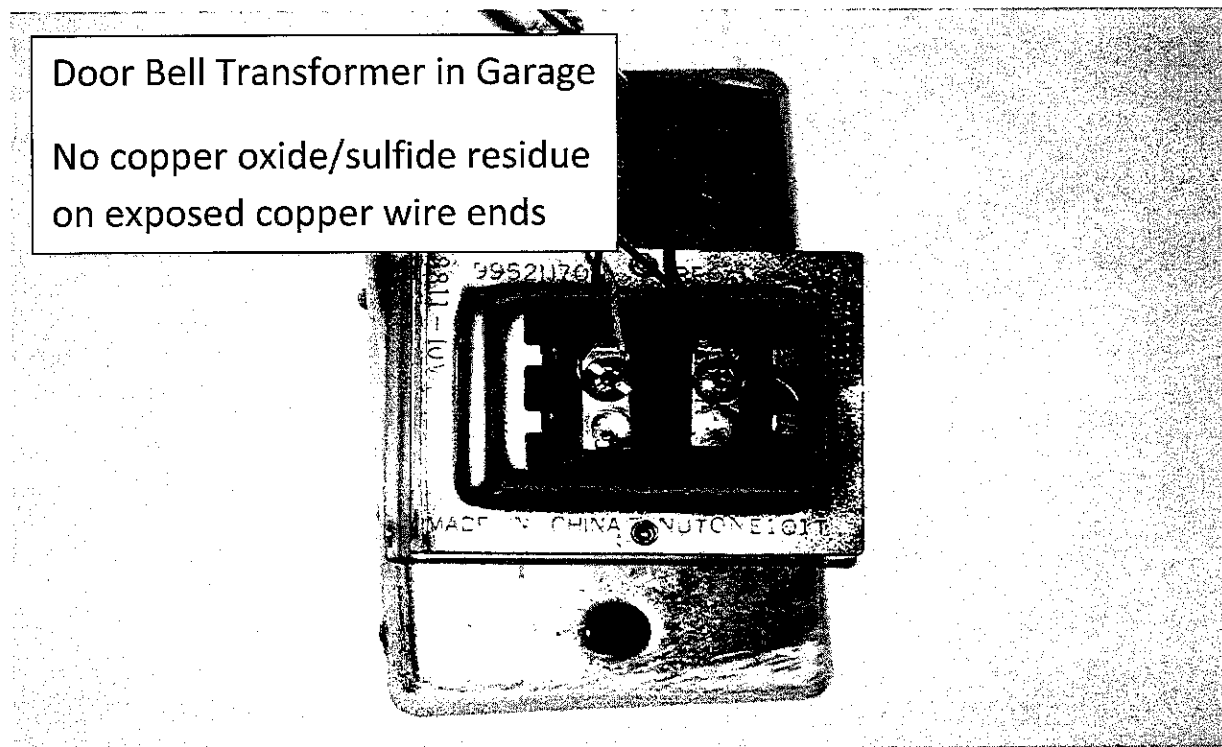
Close up of lower portion of AC Unit  
Suspect blackening on copper coils



AC Liquid Line  
No copper oxide/sulfide residue on copper line

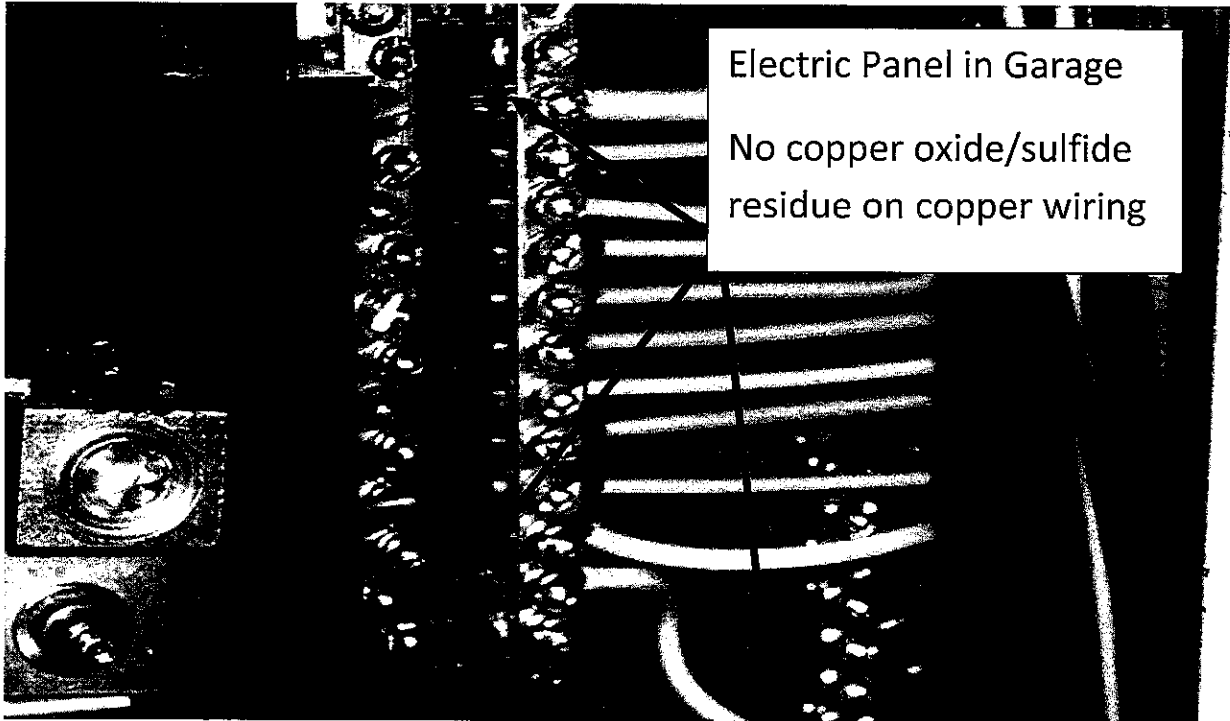


Water Heater in Garage  
No copper oxide/sulfide residue on copper piping

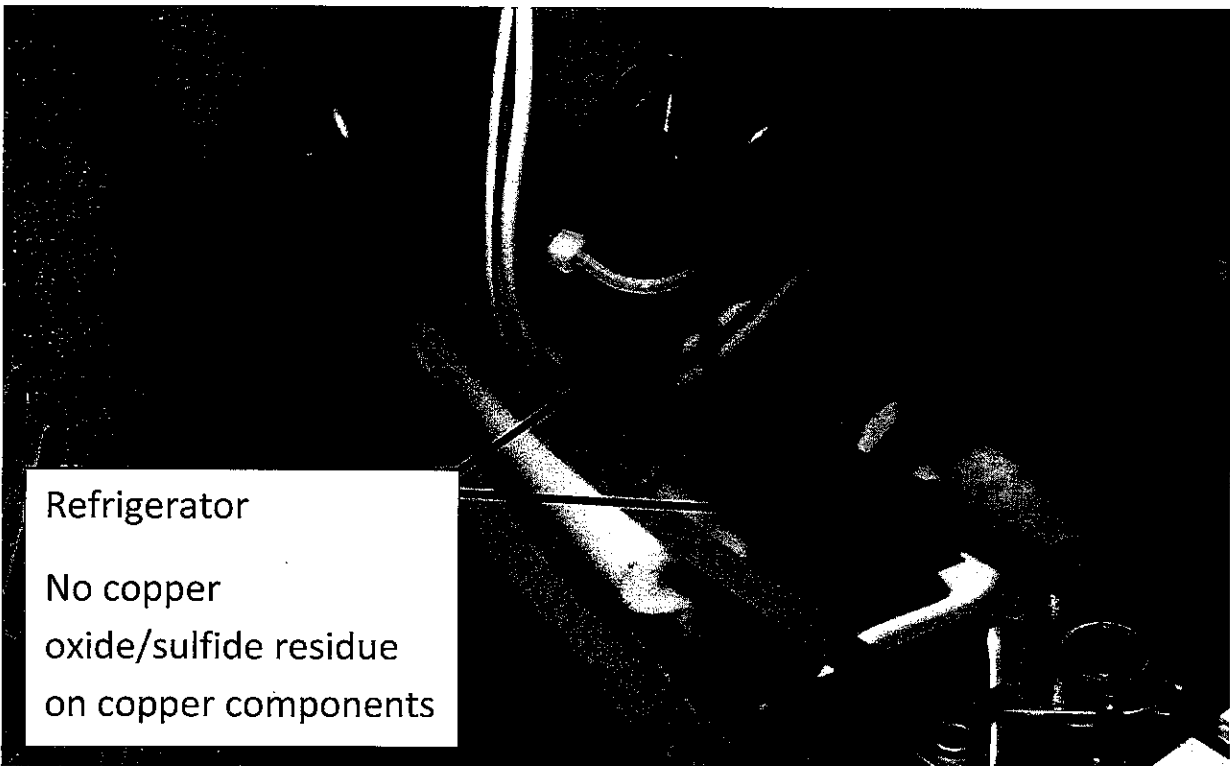


Door Bell Transformer in Garage  
No copper oxide/sulfide residue on exposed copper wire ends

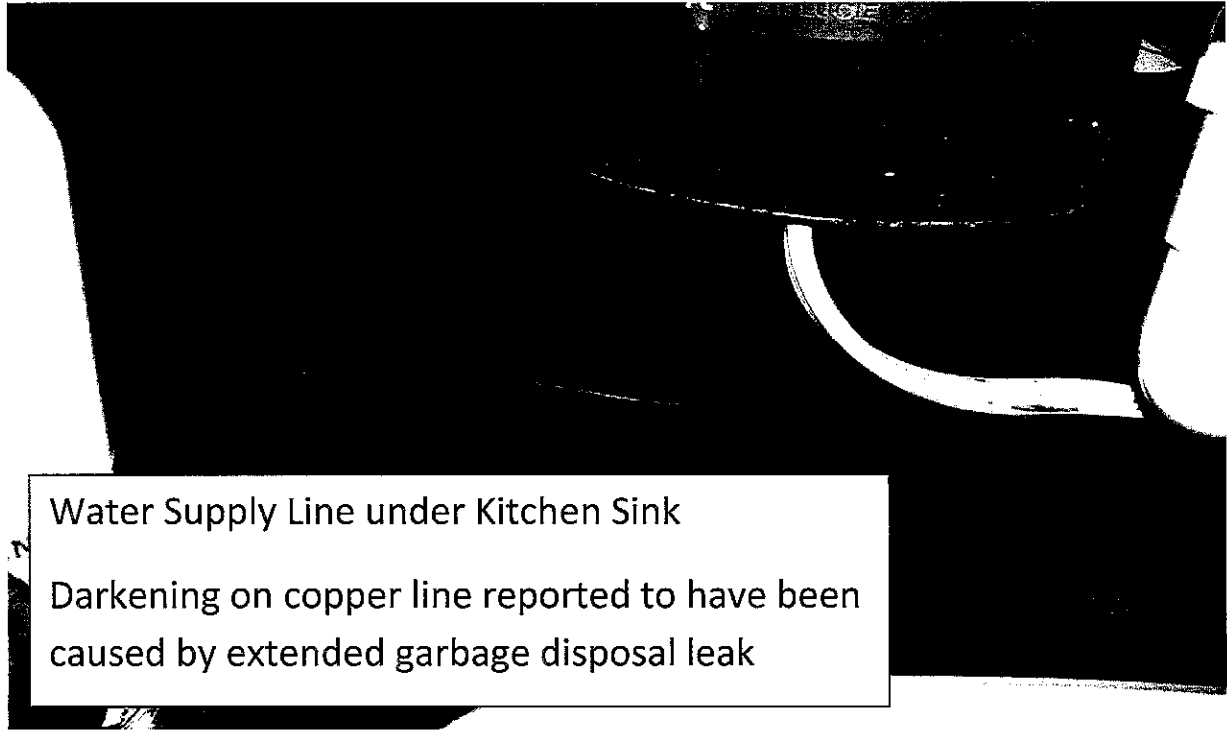
# Photo Exhibit



Electric Panel in Garage  
No copper oxide/sulfide residue on copper wiring

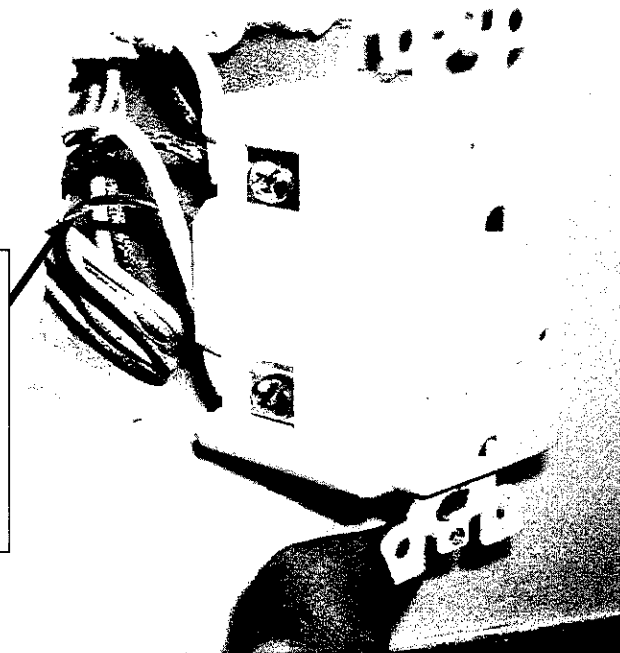


Refrigerator  
No copper oxide/sulfide residue on copper components



Water Supply Line under Kitchen Sink

Darkening on copper line reported to have been caused by extended garbage disposal leak

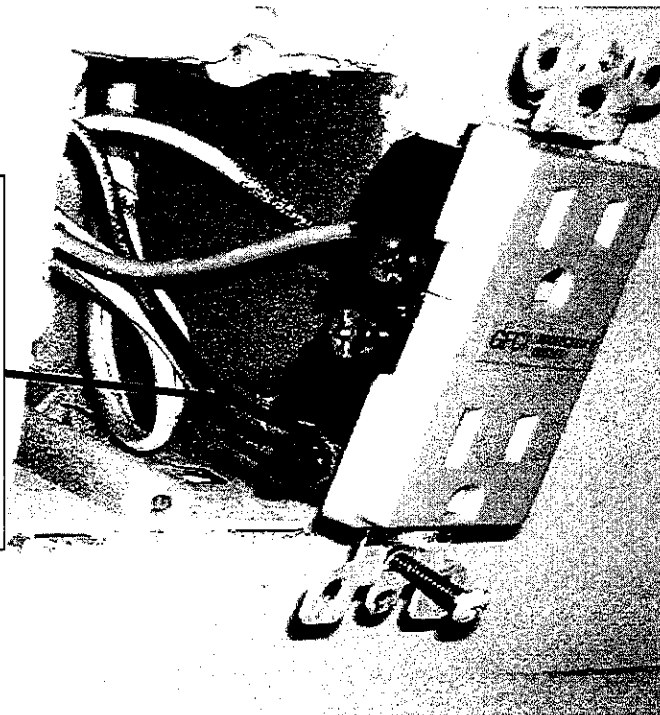


Kitchen Receptacle, West wall

No copper oxide/sulfide residue on copper ground wire

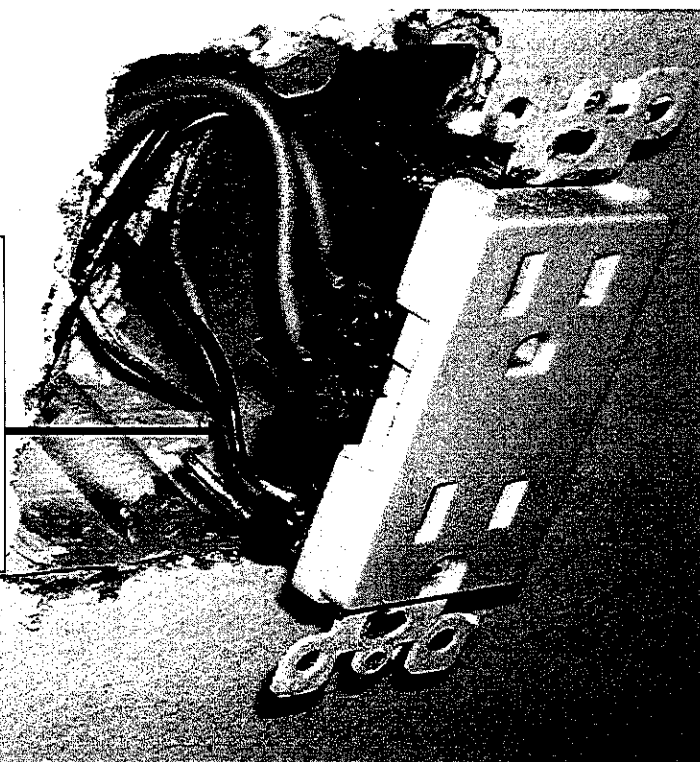
Second Kitchen Receptacle,  
West wall

No copper oxide/sulfide  
residue on copper ground  
wire



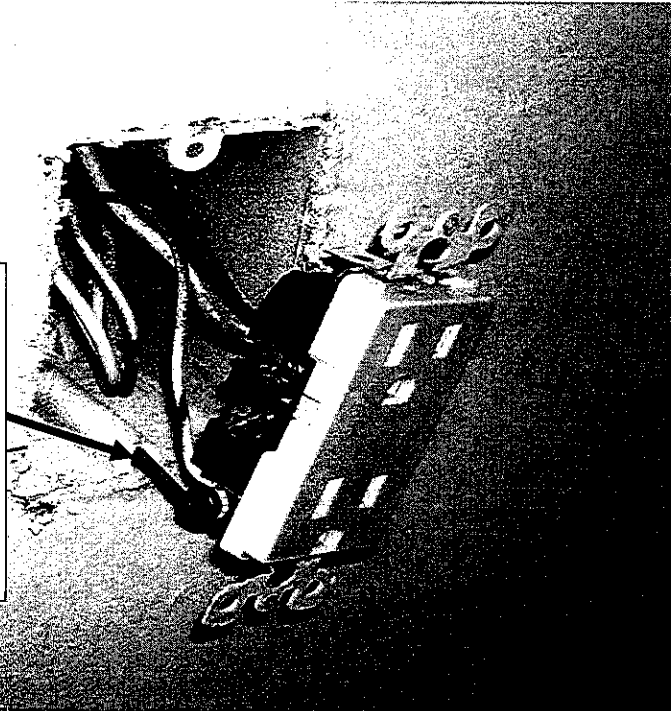
Dining Room Receptacle,  
East wall

No copper oxide/sulfide  
residue on copper ground  
wire



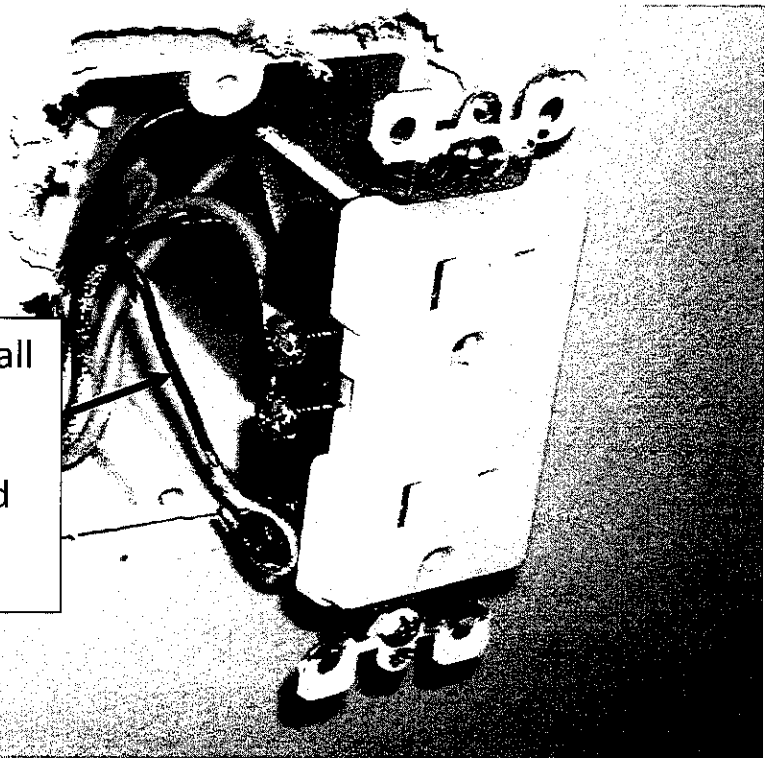
Dining Room Receptacle,  
West wall

No copper oxide/sulfide  
residue on copper ground  
wire



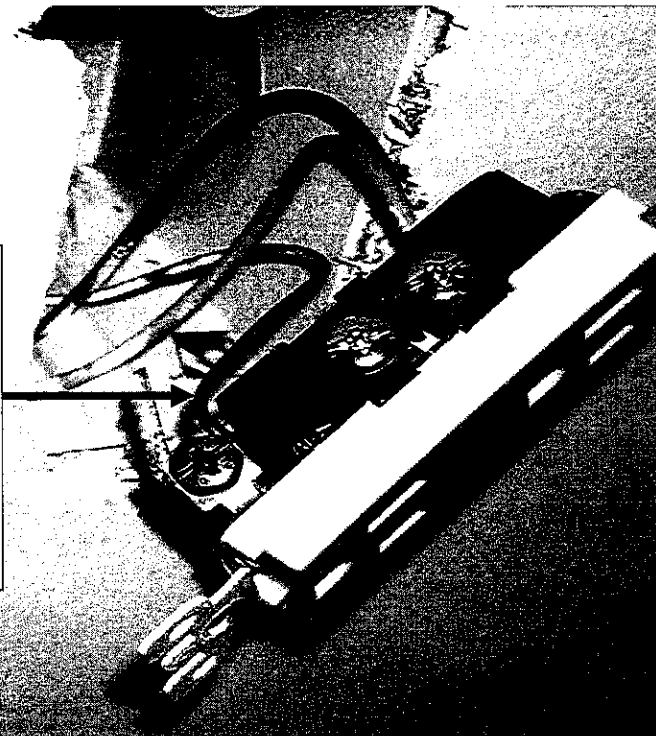
Den Receptacle, South wall

No copper oxide/sulfide  
residue on copper ground  
wire



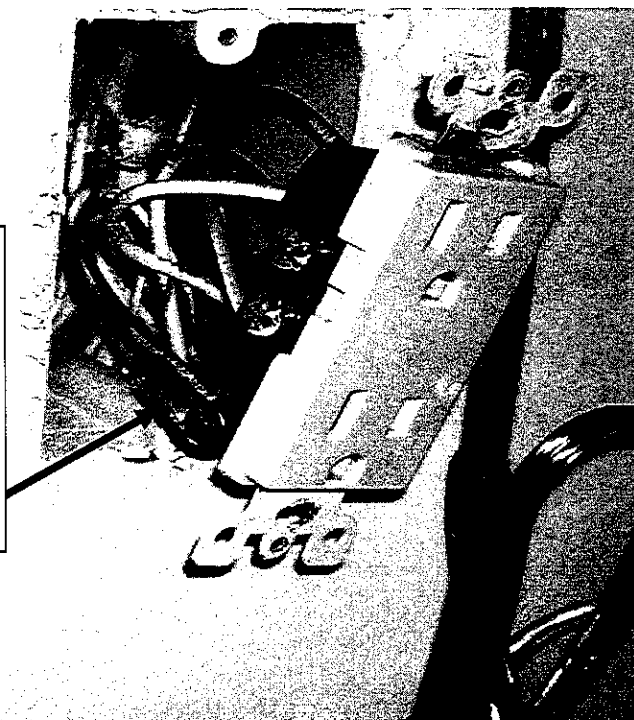
Foyer Receptacle, South wall

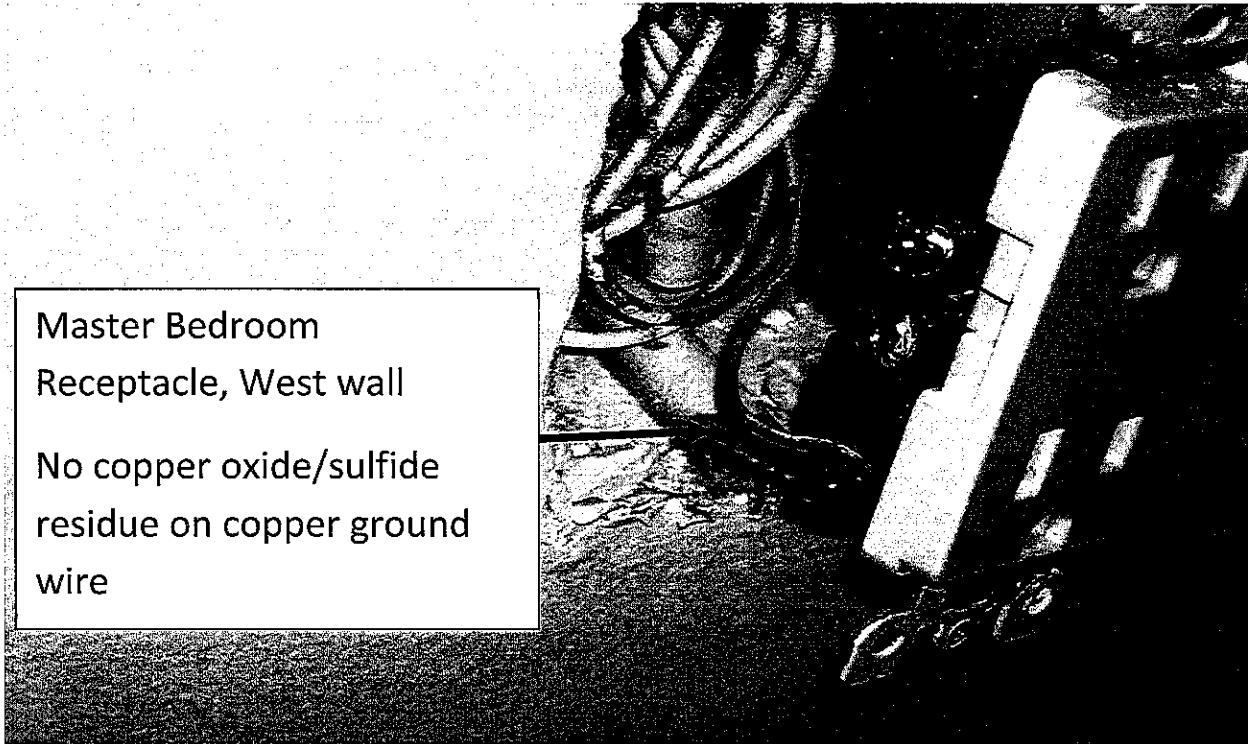
No copper oxide/sulfide residue on copper ground wire



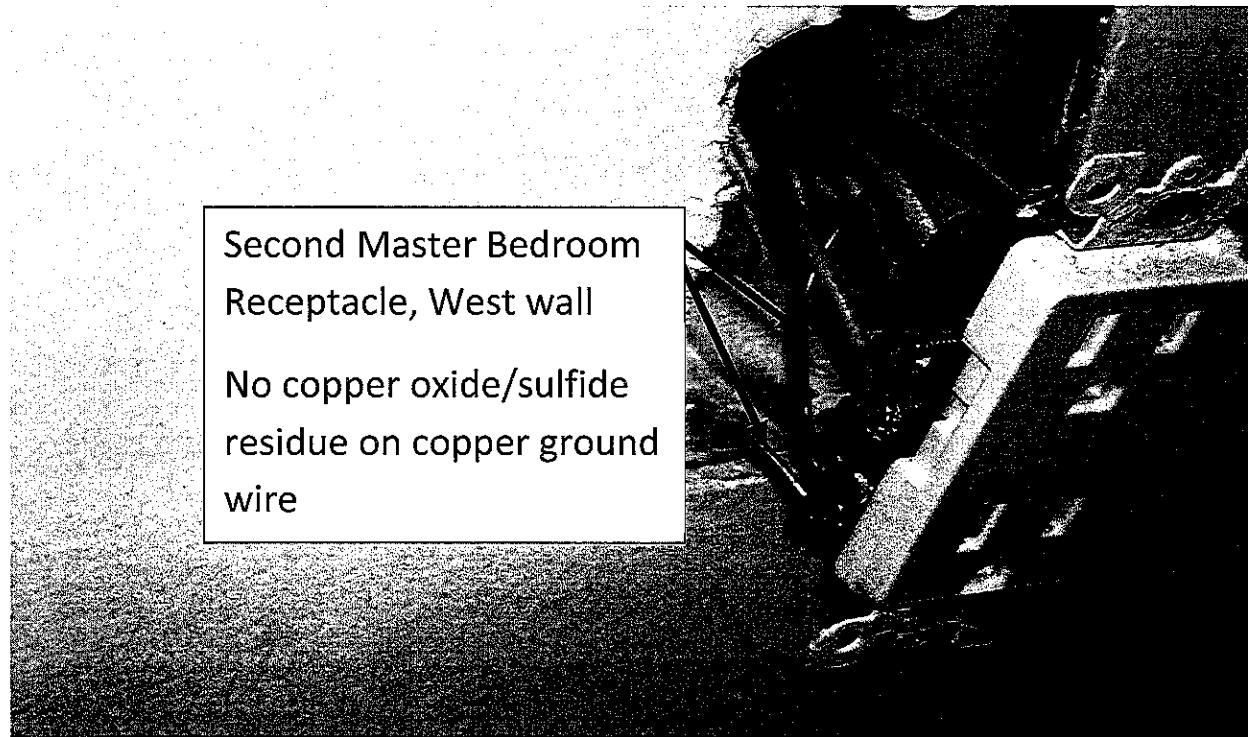
Great Room Receptacle, North wall

No copper oxide/sulfide residue on copper ground wire

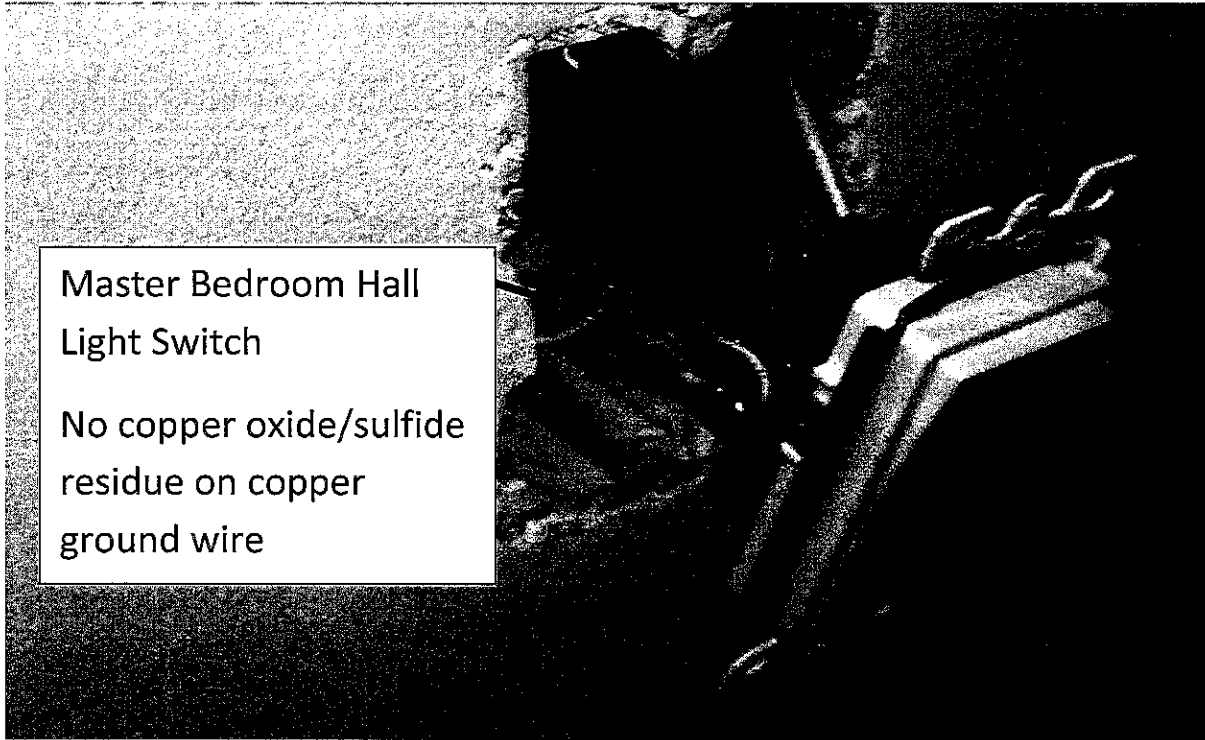




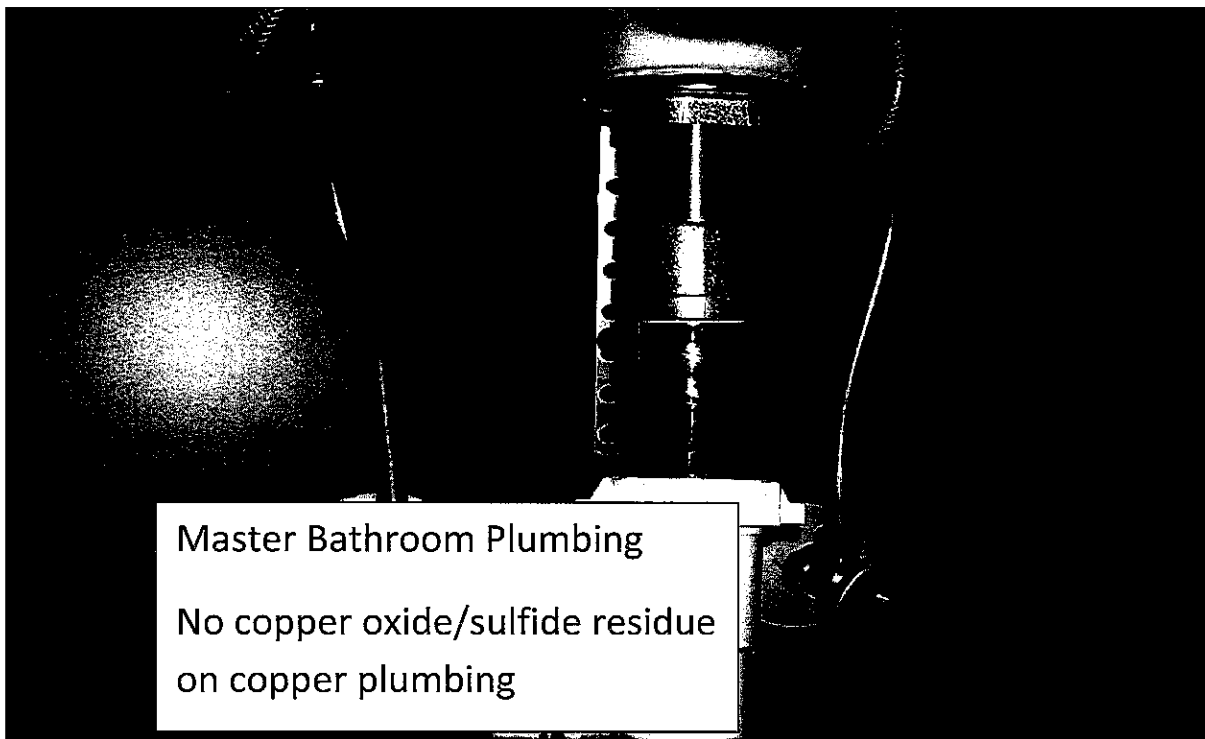
Master Bedroom  
Receptacle, West wall  
  
No copper oxide/sulfide  
residue on copper ground  
wire



Second Master Bedroom  
Receptacle, West wall  
  
No copper oxide/sulfide  
residue on copper ground  
wire

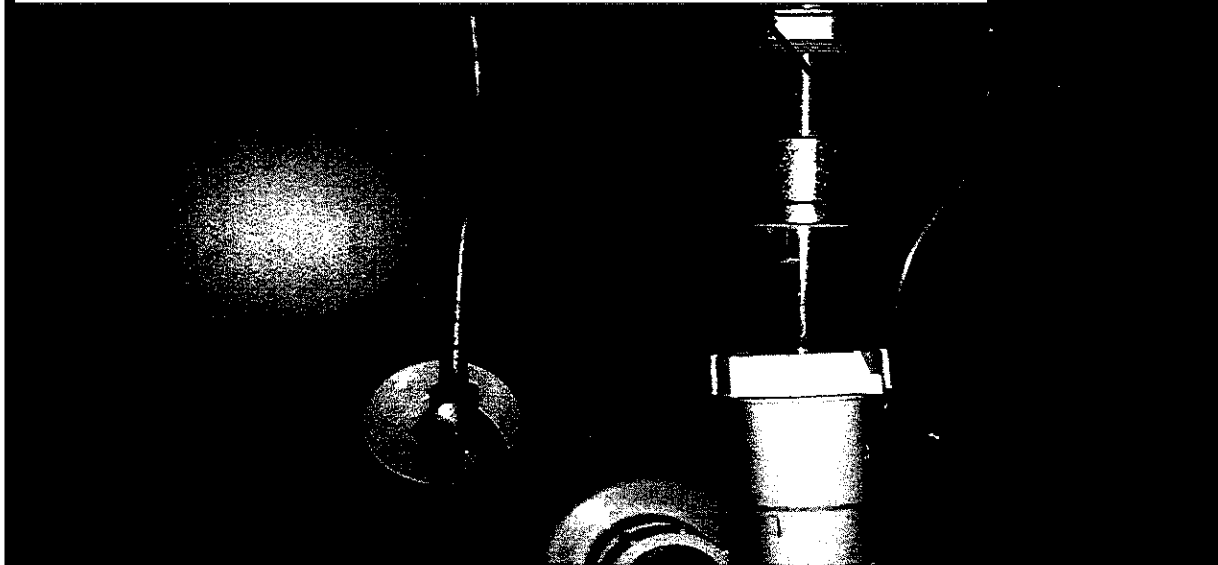


Master Bedroom Hall  
Light Switch  
No copper oxide/sulfide  
residue on copper  
ground wire

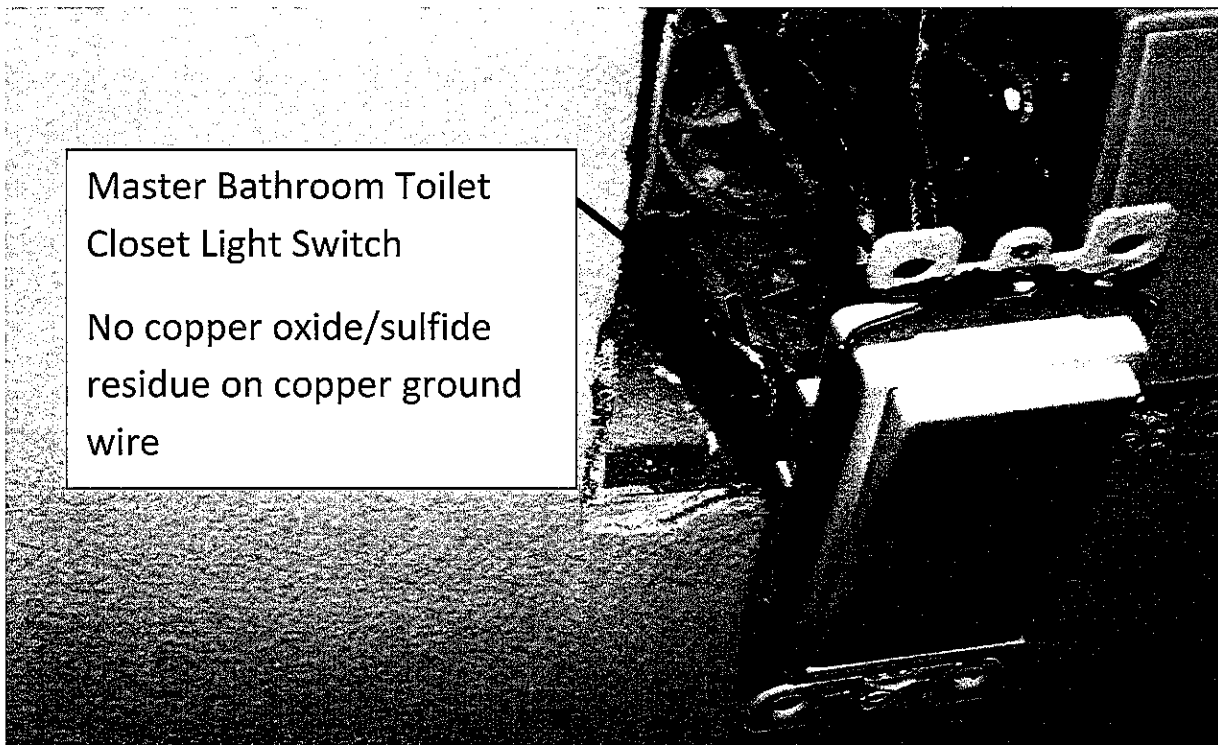


Master Bathroom Plumbing  
No copper oxide/sulfide residue  
on copper plumbing

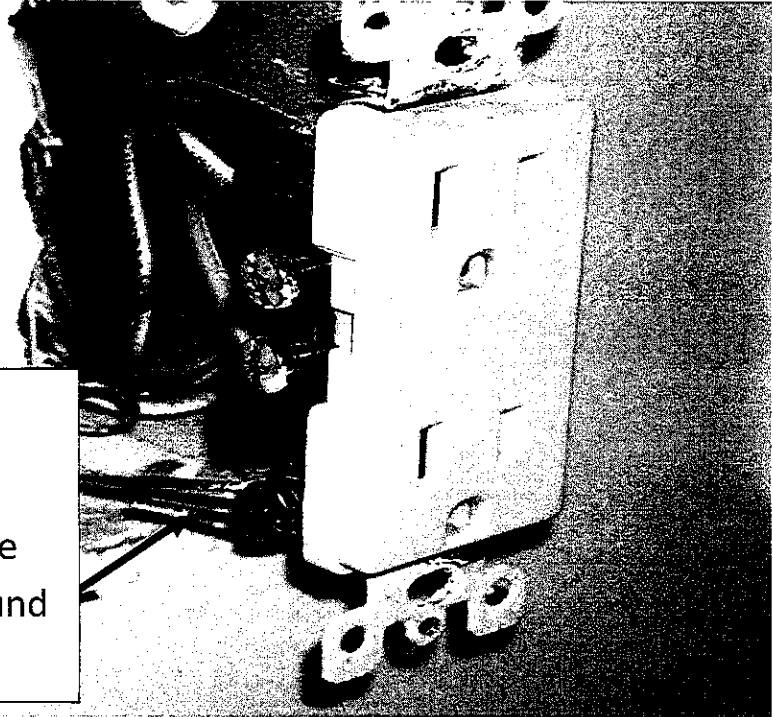
Second Master Bathroom Plumbing, under second sink  
No copper oxide/sulfide residue on copper plumbing



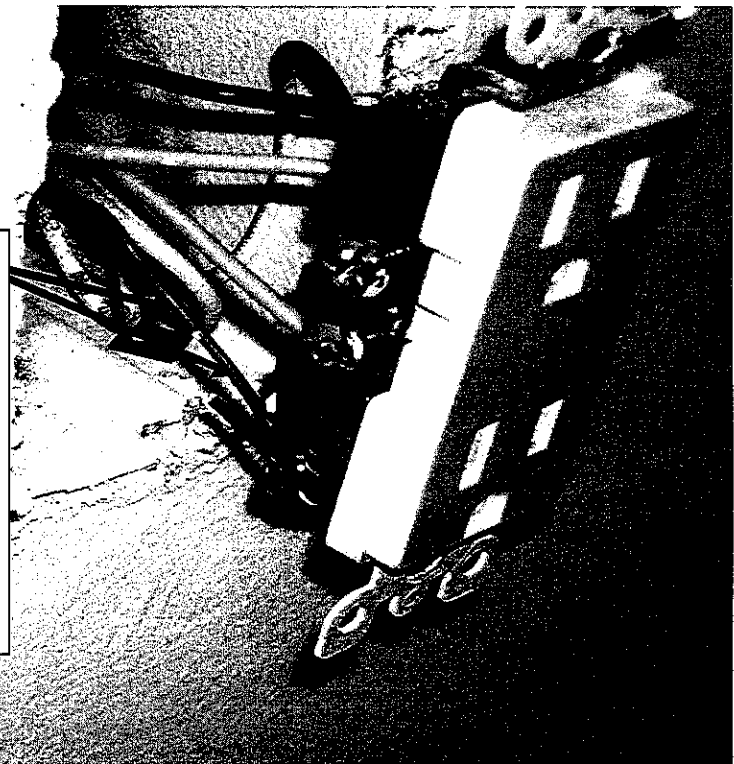
Master Bathroom Toilet  
Closet Light Switch  
No copper oxide/sulfide  
residue on copper ground  
wire

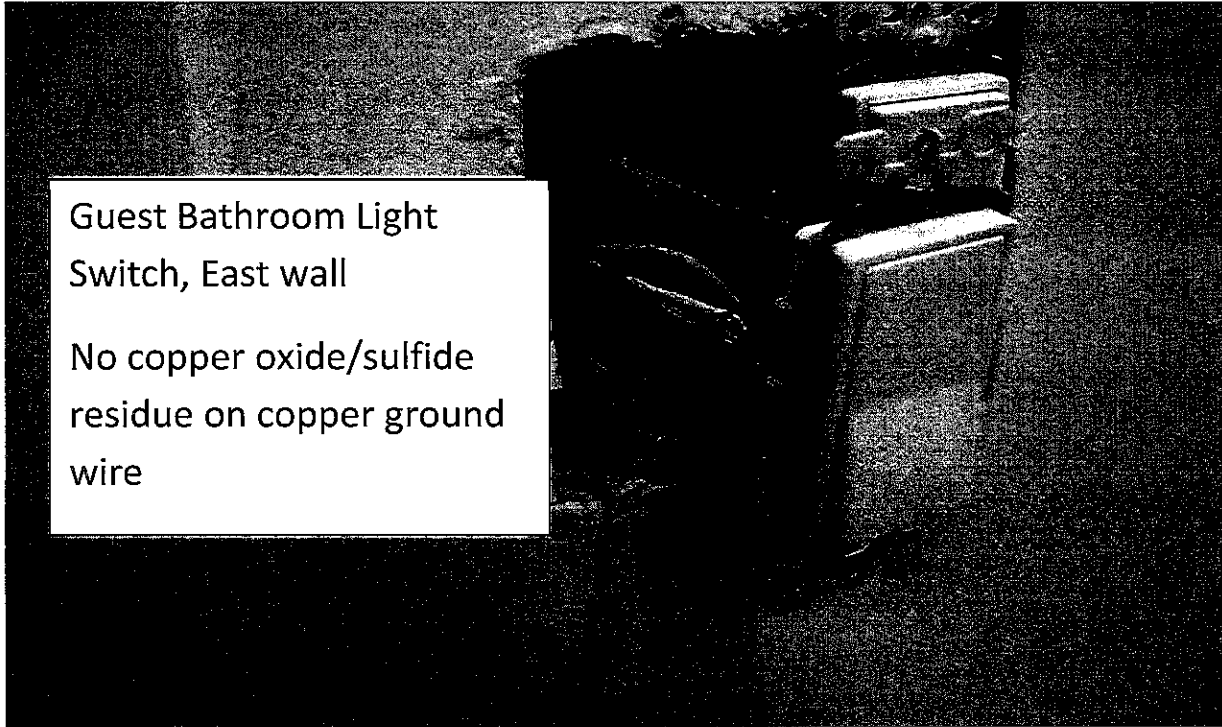


Guest Bedroom 2  
Receptacle, West wall  
No copper oxide/sulfide  
residue on copper ground  
wire

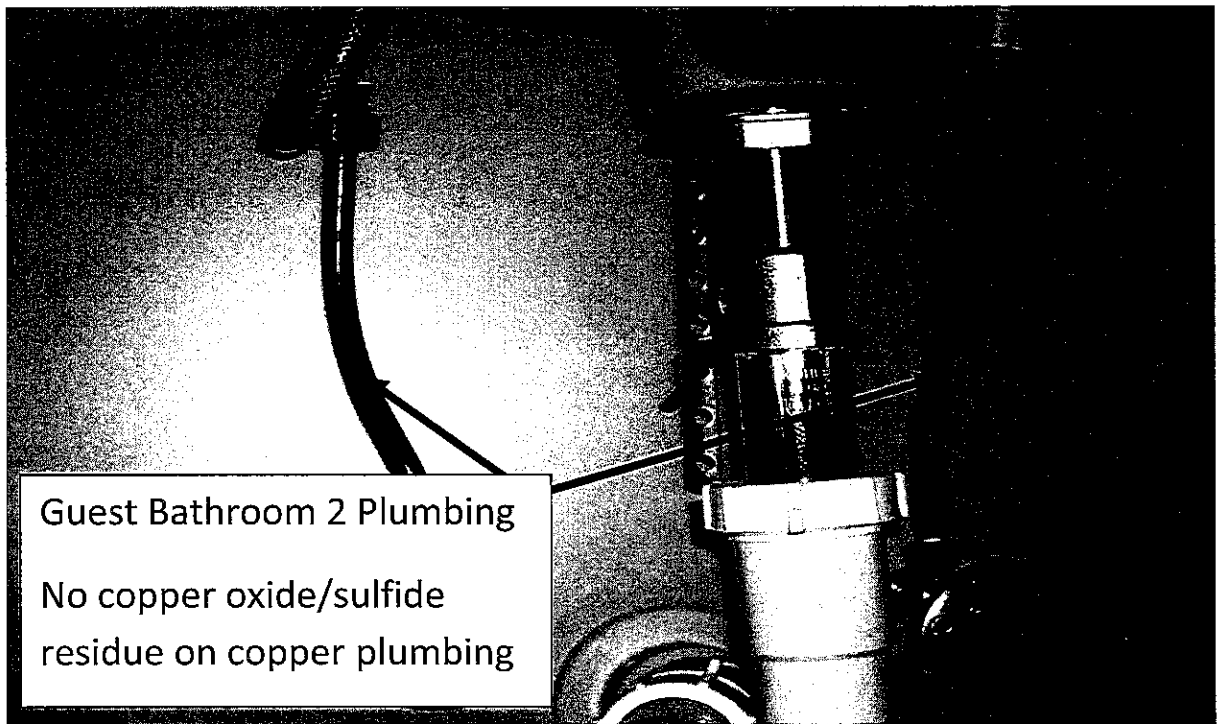


Guest Bedroom 3 Hall to  
Laundry Room Receptacle  
No copper oxide/sulfide  
residue on copper ground  
wire

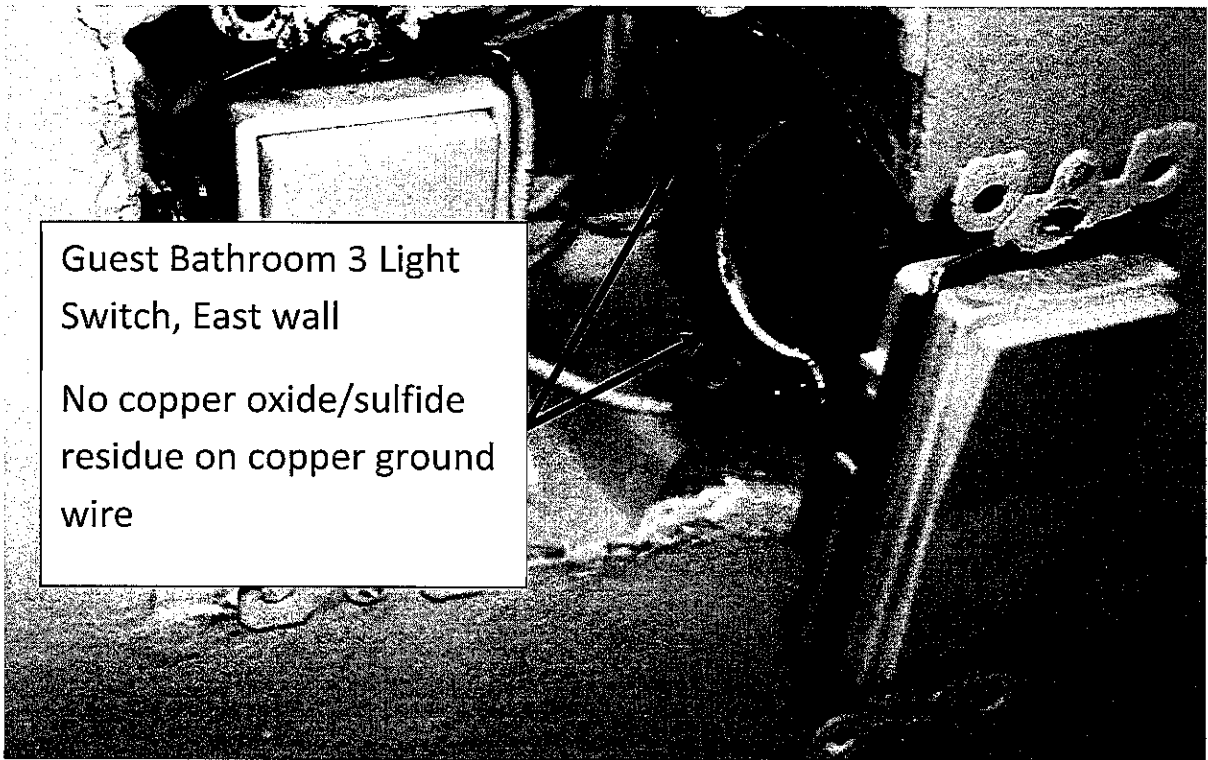
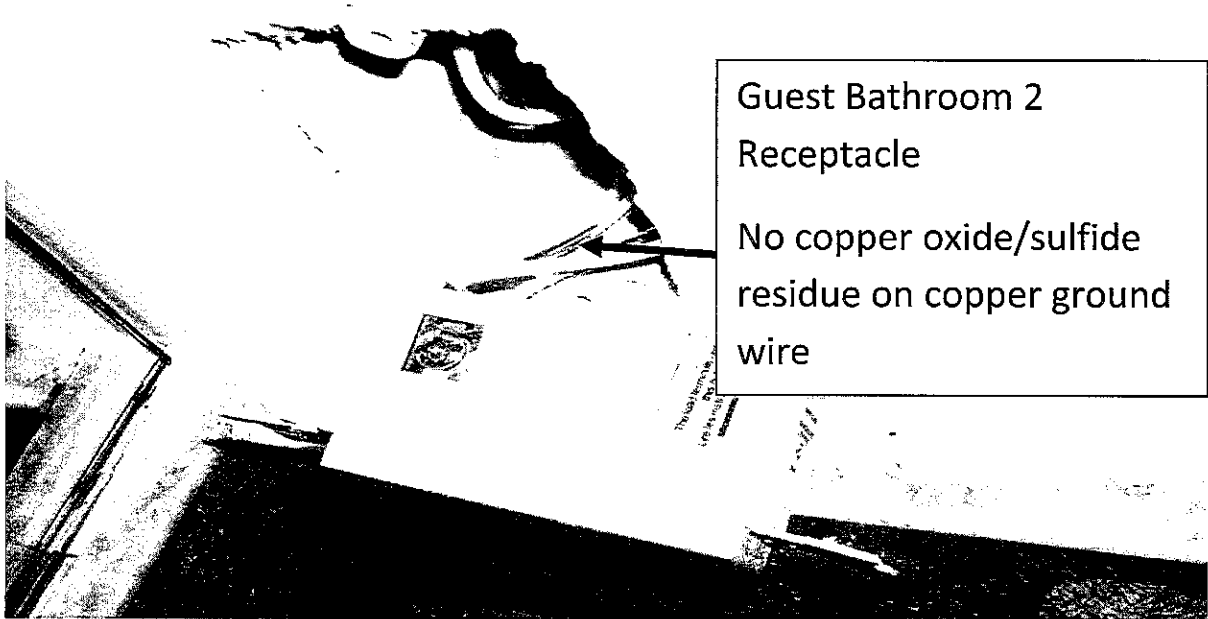


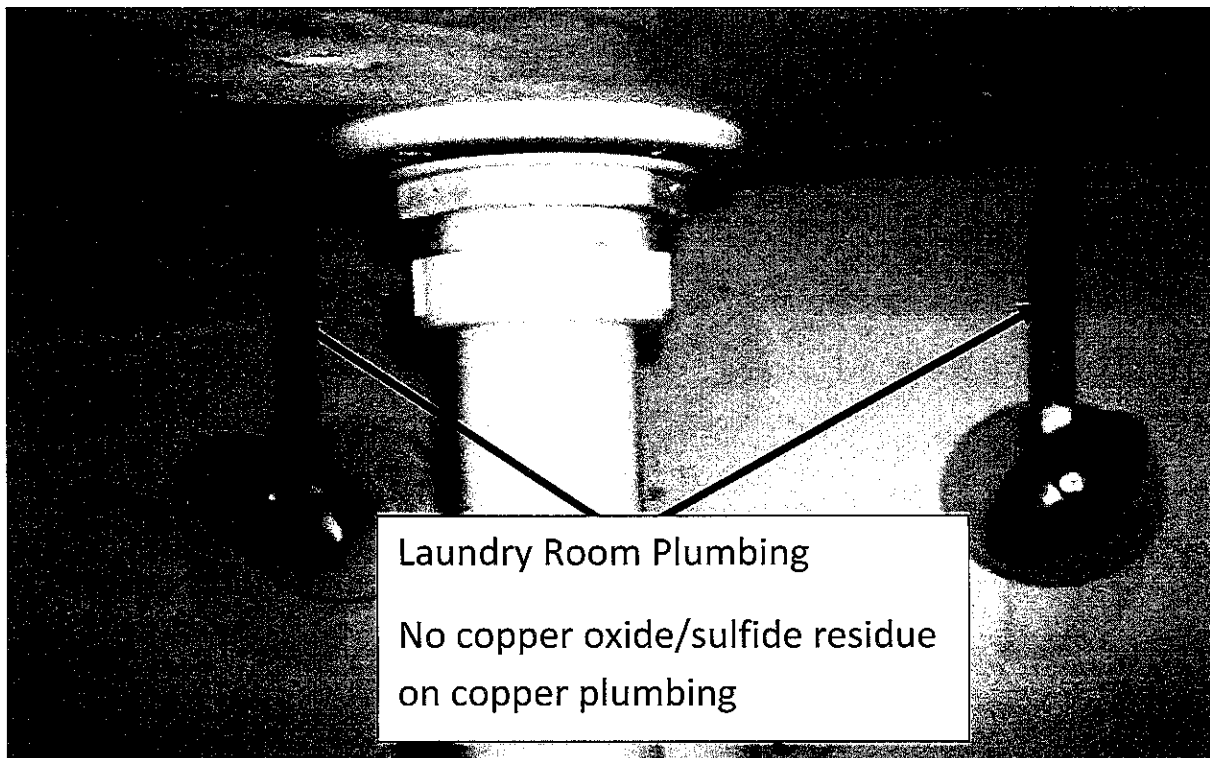
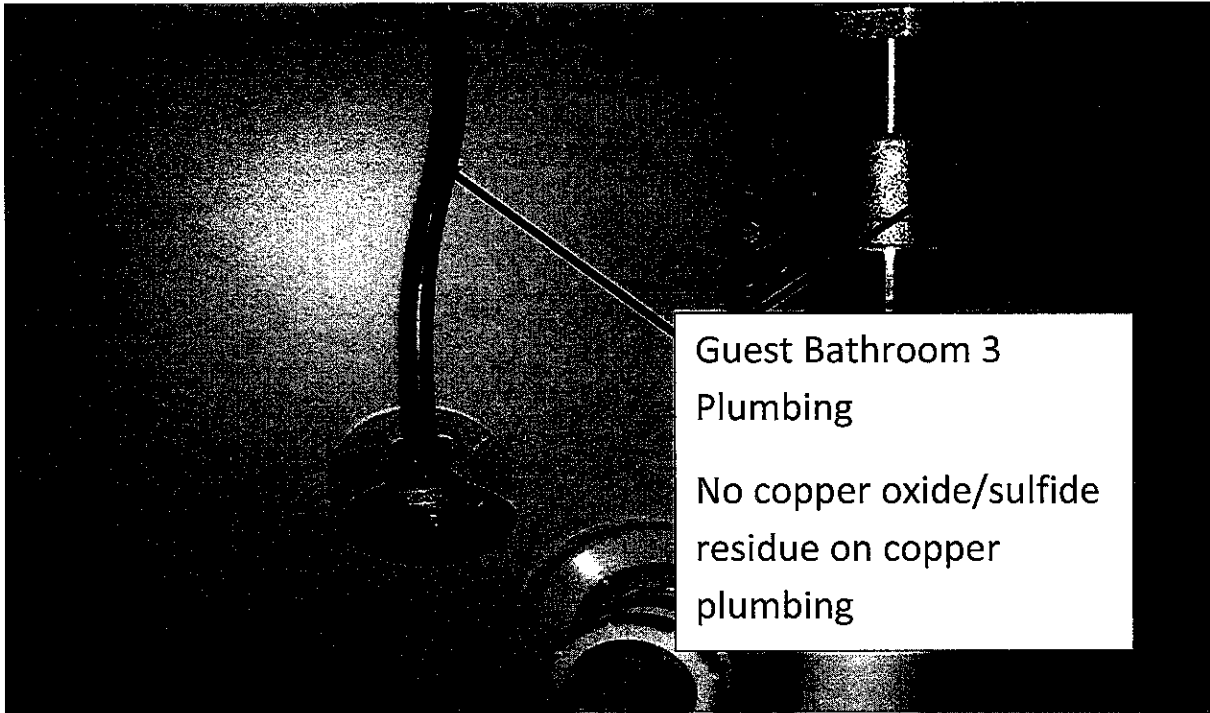


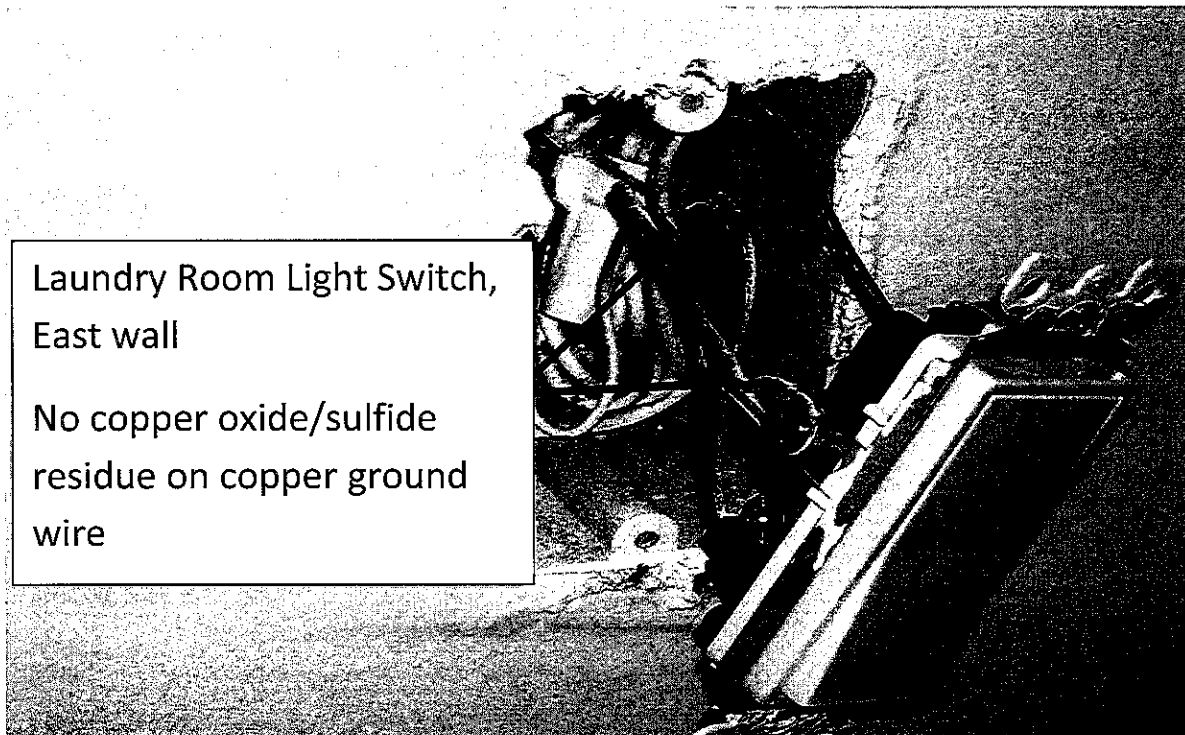
Guest Bathroom Light Switch, East wall  
No copper oxide/sulfide residue on copper ground wire



Guest Bathroom 2 Plumbing  
No copper oxide/sulfide residue on copper plumbing

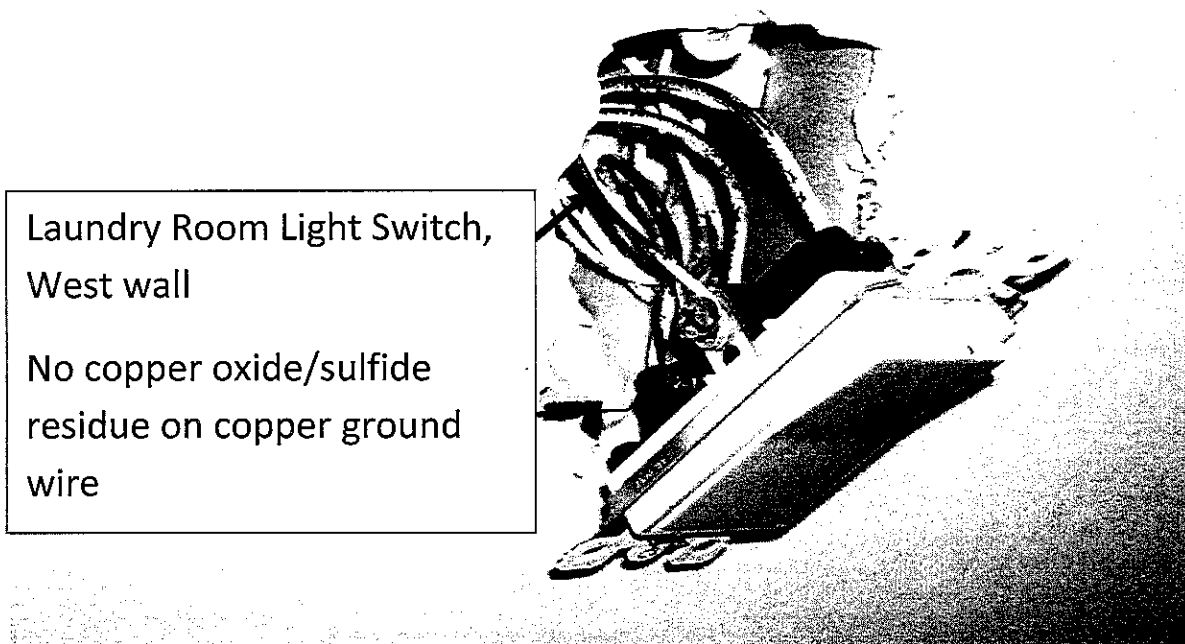






Laundry Room Light Switch,  
East wall

No copper oxide/sulfide  
residue on copper ground  
wire



Laundry Room Light Switch,  
West wall

No copper oxide/sulfide  
residue on copper ground  
wire

