

Property Screening Report

6595 Martinique Way, Vero Beach, FL 32967

Screening Date:

8-3-10

Prepared for:

Roxanne Schulman

Report Number:

FL01-0188

CDS Inspector:

Howard Ehrsam

CHINESE | **SCREENING**
DRYWALL | **LLC**

Inspections and documentation from leading experts

CHINESE DRYWALL SCREENING LLC

August 10, 2010

Roxanne Schulman
37 Kenilworth Road
Shavertown, PA 18078

RE: Chinese Drywall Screening Report Number FL07-0252
Property located at: 6595 Martinique Way, Vero Beach, FL 32967

Dear Mrs. Schulman,

At your request, an inspection of the above property was performed on August 3, 2010. Chinese Drywall Screening, LLC is pleased to submit the enclosed report which 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** present in the above referenced property.

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.

We trust that this report meets or exceeds your expectations. Please feel free to contact us should you have any questions regarding our report or if we may be of further assistance to you.

Sincerely,



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

Enclosures

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Overview of Subject Property



Client: Roxanne Schulman

Address: 6595 Martinique Way
Vero Beach, FL 32967

Subdivision: The Antilles

Builder: Ironwood Properties

Model: Dominica

Size: Total 3,253 sf

Exterior/Interior wall types: CBS - Concrete Block exterior/Metal frame interior

Completion date: 2007

Scope of Screening

Scope of Screening Services Performed

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

Information summary obtained from client:

Known issues include, but are not limited to:

Neighborhood known to have homes with reactive drywall.

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

None known.

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

None known.

Primary health complaints include, but are not limited to:

None known.

Information summary of inspector's observations:

Odor associated with reactive Chinese drywall:

Familiar odor associated with reactive Chinese drywall was not noticed upon entry of home nor throughout the inspection.

Visual observations of the affects associated with reactive Chinese drywall:

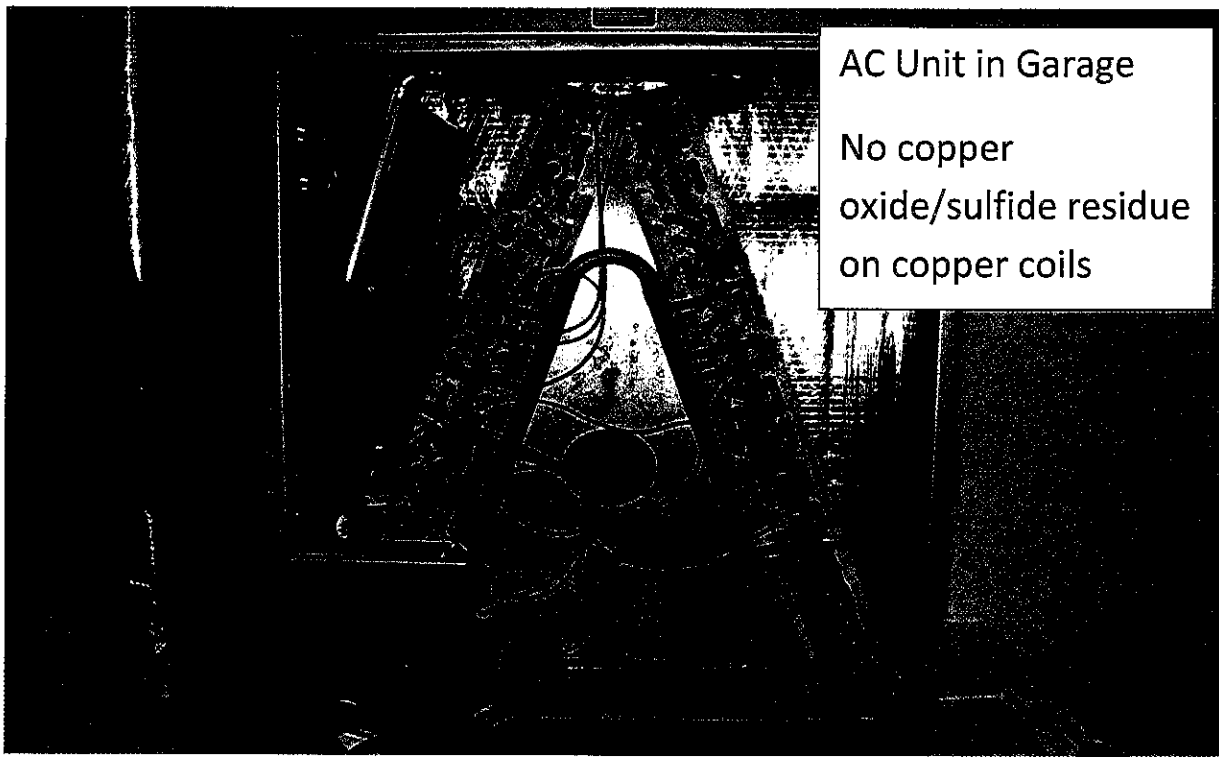
Soot or "black deposits" as defined by Unified Engineering File No. 4050 associated with reactive drywall were not observed on the AC evaporator coils. Soot was not observed on the external refrigerant line. Ground and primary wires of the electrical panel had no residue. The water heater is in the garage and the piping had no soot residue. Desilvering and halos were not observed on mirrors. Soot was not observed on ground wires of inspected receptacles and switches throughout the home. There were no signs of any cleaning or tampering throughout the inspection. Some suspect blackening on coils determined to be unrelated to reactive drywall after no corroborative evidence was found. The average factor for XRF readings is 1.24. Most of Sr readings through the finish of the walls were b/n 500 + 900. The maximum reading with the factor applied was around 1,200 ppm. There were no "hot spots" or anomalies throughout the inspection.

Conclusion with Recommendations

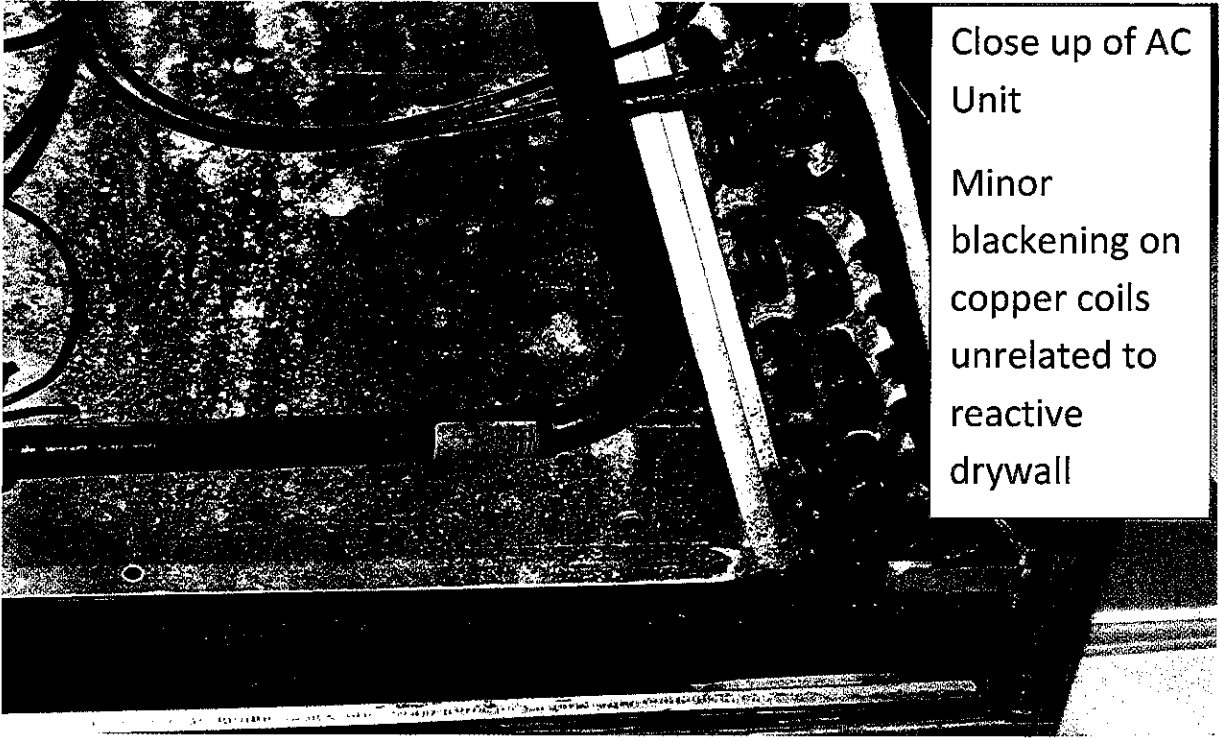
Based on our visual observations, experience and current state of knowledge in the industry, Chinese Drywall Screening, LLC is of the opinion that reactive drywall is **not** present in the subject property.

It is the intent of CDS to inform and empower the Client with enough knowledge to make the best, well informed decision that is in the best interests of the Client. Due to the negative results of this screening, CDS recommends that you file this report with your important homeowner documents for future reference regarding home additions, equity lines of credit, refinancing, re-sale, rental listings or tenant relations.

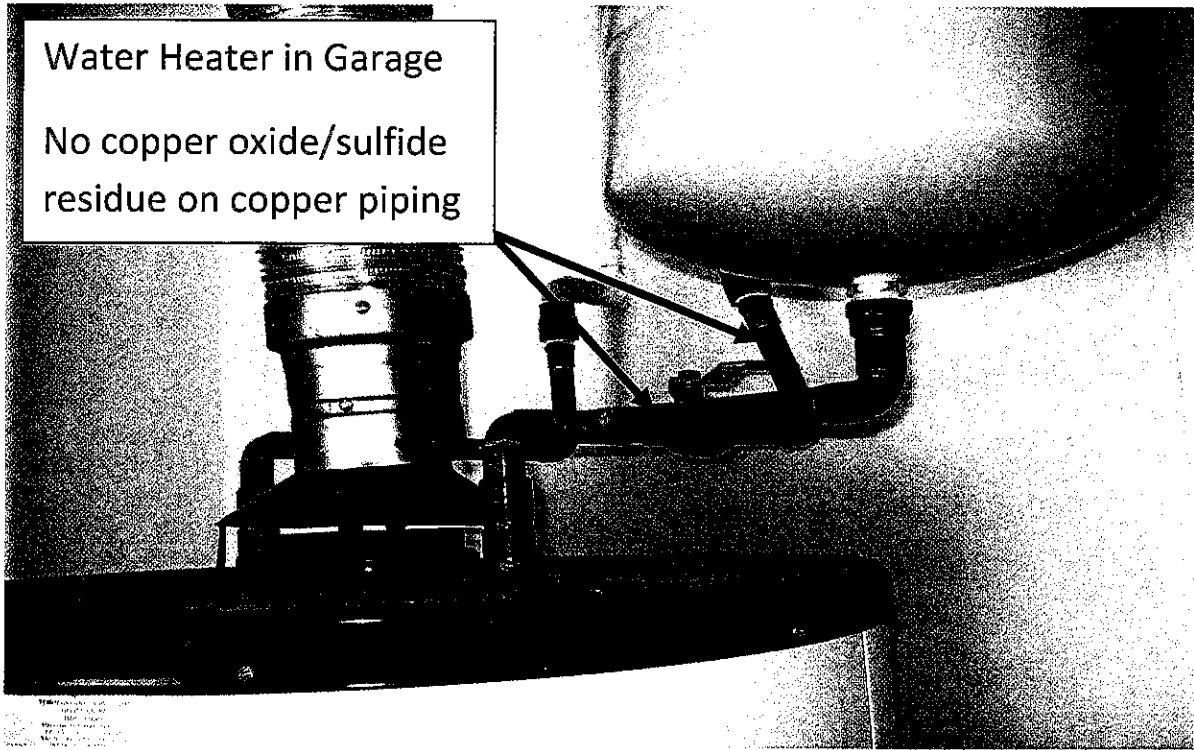
Photo Exhibit



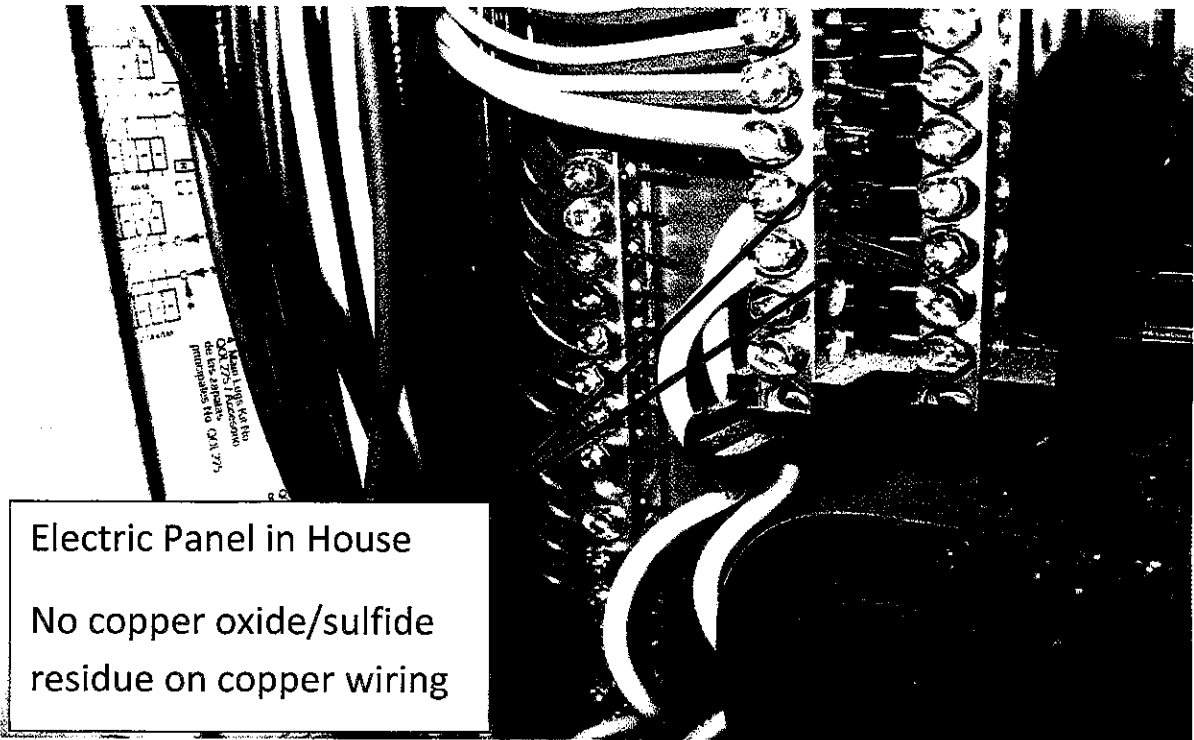
AC Unit in Garage
No copper
oxide/sulfide residue
on copper coils



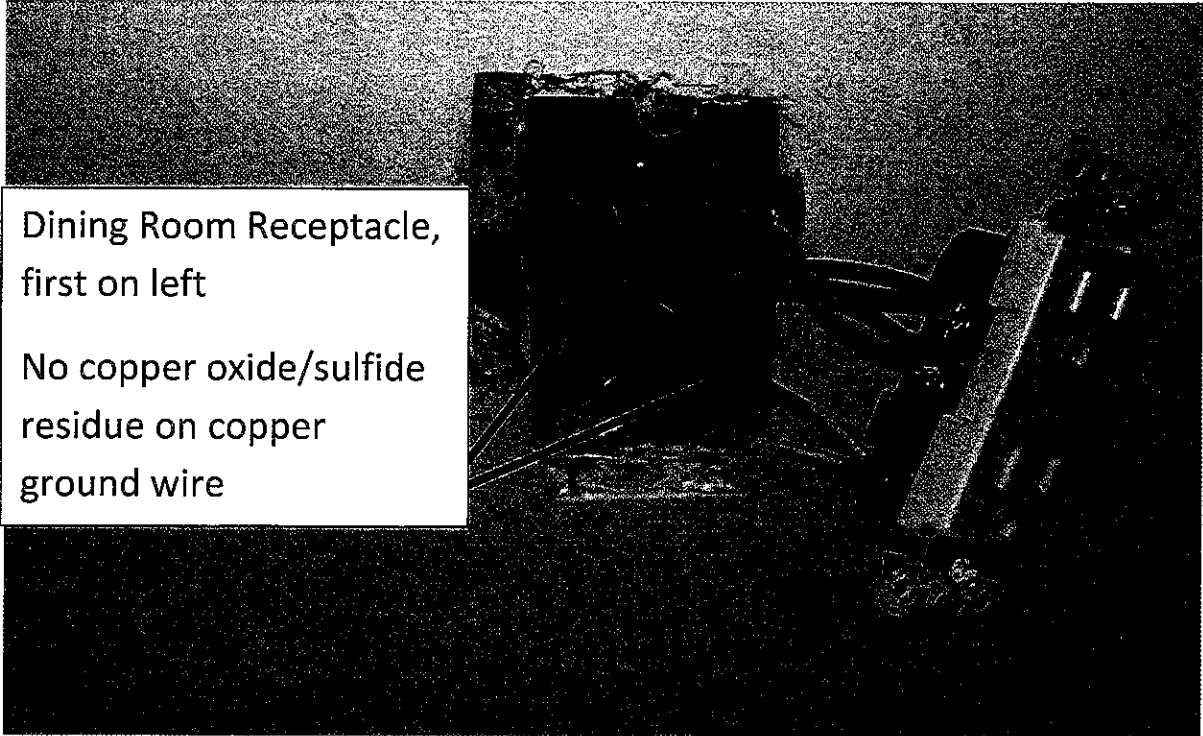
Close up of AC
Unit
Minor
blackening on
copper coils
unrelated to
reactive
drywall



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

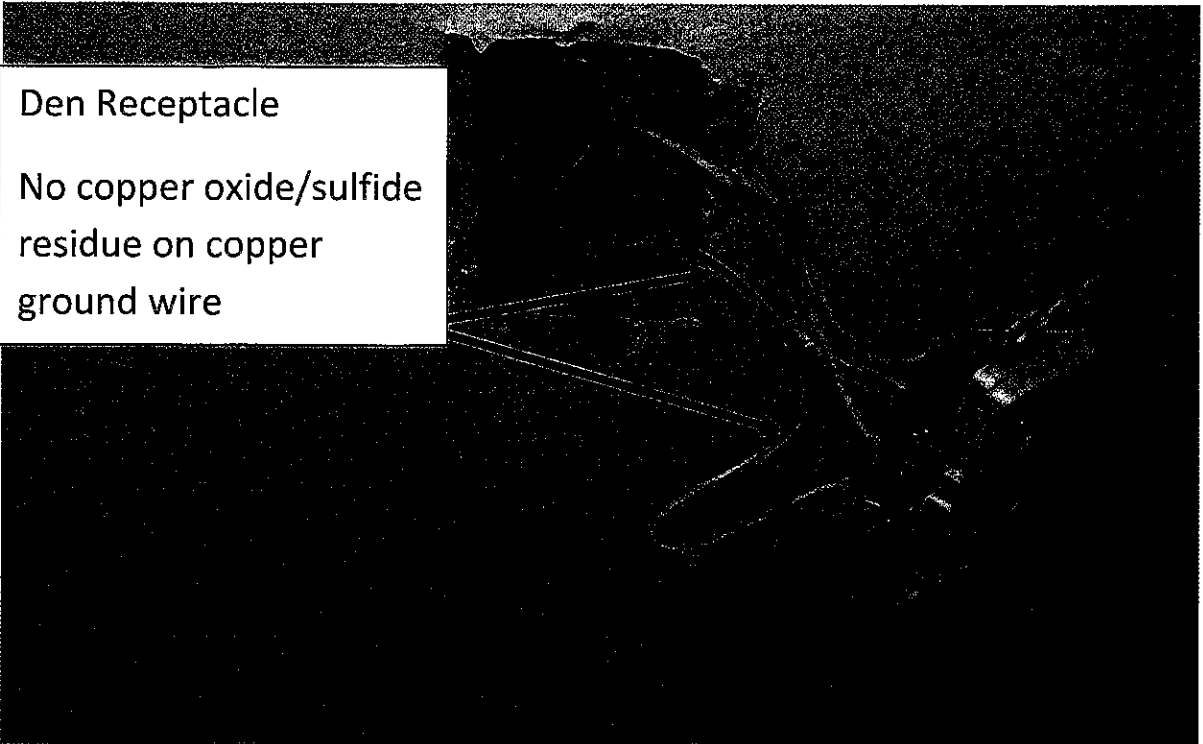


Electric Panel in House
No copper oxide/sulfide
residue on copper wiring



Dining Room Receptacle,
first on left

No copper oxide/sulfide
residue on copper
ground wire



Den Receptacle

No copper oxide/sulfide
residue on copper
ground wire

