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Reference Photo's Pages 7-14, Figures A-O

At the request of the home buyers I evaluated a home for suspected contaminated drywall. I have included options for repairs as of the evidence available today. The following systems or components were sampled and evaluated: attic, electric, plumbing, HVAC, and interior.

The (verbal) evaluation and this (written) report are performed and prepared for the sole, confidential use and distribution of the Client. The report contents are the property of the inspector. The inspector assumes *no* responsibility or liability to any third parties in connection with the evaluation or report. This report is non-transferable.

The client agrees to indemnify and hold harmless the inspector for all costs; expenses and legal fees incurred and arising out of any legal proceedings brought by *any* third party who claims he/she relied on representations made in this report and was damaged thereby.

This evaluation is visual only. Representative samples of components are viewed in areas that are accessible at the time of the evaluation. No destructive testing or dismantling of components is performed.

It is the goal of the evaluation to put the buyer in a better position to make a buying decision. The evaluations should not be considered a guarantee or warranty of any kind.

Finally, this is not a technically exhaustive evaluation. A technically exhaustive evaluation is one that involves the extensive use of measurements, instruments, testing, calculations and other means to develop scientific or engineering findings, conclusions, and recommendations.

SYNOPSIS

This is a summary page to the evaluation report. Comprehensive insight into this report can be had by reading the report; do not rely on the synopsis exclusively. The synopsis is for quick reference only.

The items below are a list of the areas where suspected defected drywall (AKA Chinese Drywall) may show evidence of damage.

In the case where there is no evidence of defective drywall in the form of corroded, pitted, or otherwise suspect damage, nothing will be listed below.

Items that appear to be damaged by suspected defective drywall: (Must meet two or more of the conditions described in the box below:

None

For Homes Built After 2003

1. Is there presence of sulfur-like or other unusual odors?
2. Is there confirmed presence of Chinese manufactured drywall in the home?
3. Is there copper corrosion, indicated by black, sooty coating of Un-insulated copper pipe leading to the air handler unit present in the garage or mechanical room of a home?
4. Is there documented failure of the air conditioner evaporator coil? (located inside air handling unit)
5. Is there 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? (located inside air handling unit)

The above list of items may not be inclusive; please review the report for all points.

If there are any questions pertaining to this report, please feel free to contact me at the telephone number on the cover of this report. Good luck with your purchase!

NOTE: Evaluation is based on current understanding of Defective Chinese Drywall manufacturing and the off gassing of chemicals. Please be aware the discovery of new facts occurs regularly and that may change your and my understanding of the affects of drywall manufactured in China or elsewhere in the world.

Disclaimer & Options

The sampling of components within a building cannot completely prove or disprove that defective drywall was used during construction.

It is possible only a few or more drywall sheets were installed and those sheets may have eluded the sampling process. The only way to know with certainty is to remove all sheets of drywall and redo the interior of the house.

I recommend this only if symptoms arise and currently acknowledged evidence shows itself.

Please keep in mind there is **no official protocol** for the existence of defective drywall or why it causes some of the symptoms described by homeowners.

Symptoms in the form of corroded metal, wiring, A/C coils, plumbing pipes, etc. usually shows up within a year or two after construction is completed.

INSPECTION SITE

- Jurisdiction: County of Manatee, Florida
- approximately 3 years old
- occupancy: single family
- building faces south
- single story
- sub-division: Harbour Walk
- non-elevated building

The building is a non-elevated, single story, single family structure. A non-elevated building is one that has its first occupied floor sitting directly on the ground.

It is in the jurisdiction of the County of Manatee, Florida, and is approximately three years old.

ATTIC

I had very limited access into the attic. Ceiling drywall in the garage, with access from the attic is usually the type that was not affected by Chinese Drywall. I did look for labeling and concluded it did not fit the parameters of Chinese Drywall. (Page 9, Figure E)

INTERIOR

The interior of the building had no residual odor or indication of rotten egg or burnt firecracker smells. This is usually typical but not constant with building that have Chinese Drywall installed.

Please keep in mind that odors usually appear within houses that have a significant amount of defective drywall.

ELECTRICAL

The main panel is located in the garage. As the garage does not typically harbor drywall and is well ventilated, I did not sample those areas.

I did sample various electrical receptacles throughout the house. All installed in interior walls. I found no indication the copper wires or receptacle connectors were damaged in any way. All had the typical “patina” of copper that has been exposed to air. (See Pages 7,11, 12, 13, &14, Figures B, I &J, K & L, M &N, O)

I also checked the TV connections in the master bath as they are exposed and could show signs of corrosion. I did not find any. (See Page 8, Figure C)

PLUMBING

The plumbing supply pipes for the kitchen, baths are copper and exposed under their respective cabinets. There are no indications of corrosion or pitting on the exposed pipes. (See Pages 7-10 Figures A, D, F-H)

HVAC

(Heating, Ventilation , & Air Conditioning)

The condenser is outside and is not an issue or affected. The air handler is located in the garage. The coils were checked and no indications of corrosion or pitting was observed. (See Pages 7-10 Figures A, D, F-H)

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