

DRYWALL INSPECTION REPORT

Report Number

84

Subject Property



12155 Metro Pkwy
Fort Myers, FL
33966

Client Information

Client Name: **Client Test 05232011**

Inspected on

Inspection Date: **Test Date**

Inspection Time: **Test Time**

Inspection Conducted By



Kross Inspectors

12155 Metro Parkway, 4
Fort Myers, Florida, 33966
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Inspected by:

Jim-Kreider

Inspector's

Signature:

Signature Date

6/28/2011

INTRODUCTION

Kross Inspectors Kross Inspectors has been engaged by the Client named within the report to perform a comprehensive inspection to determine if the subject property is affected by installed drywall that emits gases which produce corrosion of non ferrous metal components, commonly described by media and public agencies as “Chinese Drywall”, “Problem Drywall”, “Toxic Drywall”, and “Problem Drywall”. For the purposes of this assignment, the Inspector will reference the deficiency as “Problem Drywall”. The intended user of this report is the Client only, unless otherwise amended or noted within.

This inspection is a specialized inspection and is not to be considered a substitution for a Complete Home or Building Inspection. The methods utilized by the Inspector are incorporated only to identify if drywall installed within the interior of the building is defective and affecting certain elements of the building (electrical, HVAC, and plumbing). The Inspector is not liable for reporting any defects other than those known to be caused by Problem Drywall installed in the building.

Kross Inspectors has developed competency in Problem Drywall inspections through extensive exposure to buildings suspected and later confirmed to contain Problem Drywall. A comprehensive and invasive, yet nondestructive inspection protocol was developed through controlled experiments between homes confirmed to contain Problem Drywall and homes confirmed to be built with non Problem Drywall. Databases maintained by Kross Inspectors, including these experimental inspections and ongoing inspections performed by Kross Inspectors, has confirmed that this protocol produces reliable and credible results. However, this report itself is not to be considered a warranty or guarantee.

As of the inspection date, state, local, and federal agencies have not issued or endorsed an official inspection protocol to determine if a building is affected by Problem Drywall. However, on August 27, 2010, the Consumer Product Safety Commission (CPSC) and the U.S. Department of Housing and Urban Development (HUD) issued “Interim Guidance- Identification of Homes with Corrosion from Problem Drywall-Revision 1”. The inspection process described within exceeds the guidance issued by these agencies for the Threshold Inspection described within the communication and has always implemented an update to this guidance issued on March 18, 2011.

Within the interim guidance for identification issued by the CPSC and HUD is guidance for corroborating evidence. The inspection process described within includes one condition of corroborating evidence (identification of confirmed markings of Chinese origin). The inspection process utilized for this inspection includes a visual search to identify markings on unfinished surfaces of the building’s installed drywall. These markings are then compared to photographs cataloged by the United States District Court Eastern District of Louisiana.

The interim guidance for identification issued by the CPSC and HUD includes additional corroborating evidence guidelines via laboratory analysis of drywall samples from the subject property. This additional corroborating evidence is only recommended should other positive indicators from the "Threshold Inspection" exist. The user should consider the intended use of the inspection report prior to proceeding with these often destructive methods. Consideration should also include that the database maintained by Kross Inspectors estimates that over 80% of homes built during the time period suspected are comprised of drywall from at least two different manufacturers. Caution is warranted in selecting the section of installed drywall to be tested when performing these additional corroborating evidence techniques. Should the Client request to perform additional destructive testing in order to obtain corroborating evidence, a separate Inspection Agreement shall be executed. Authorization from the property owner to perform destructive testing is also required.

Although ASTM Standard C 36 may be identified in this report, this in itself does not identify Problem Drywall. As of December 1, 2004, a single ASTM international reference, ASTM C 1396/C 1396M, has replaced nine standards previously used to designate specific gypsum boards (drywall) employed in commercial and residential construction. ASTM Standard C 36 was the withdrawn standard specification for Gypsum Wallboard. The new standard combined all nine wallboard applications under one standard (C 1396/C 1396M). Home builder and drywall manufacturers may be identified within this report, at the request of the consumer. Home builder information is obtained from public record and drywall manufacturer identification(s) are obtained onsite during the inspection process. Should the subject property of the inspection report be a condominium or single family attached unit, the intended user of the report should use caution as to not make an assumption that the inspection report is representative of other units located within the same building. Research and data performed by Kross Inspectors has proven that often separate units within the same building do contain different manufacturer brands of drywall. Therefore a single inspection report cannot be used to determine if other units within the subject's building are or are not affected by Problem Drywall.

Kross Inspectors does not perform mitigation and/or remediation services for buildings found to have Problem Drywall installed. Although Kross Inspectors does provide third party objective inspections for mitigation/remediation services, Kross Inspectors does not accept any referral fees from companies that do perform these services.

Kross Inspectors and the Inspector do not have any financial interest in the property being inspected and compensation for this assignment is not based on a predetermined outcome.

PROCEDURE

This inspection was completed through the efforts of the Inspector exhausting all possible means of identifying the manufacturer or country of origin of a representative amount of your home's installed drywall. Special attention was made to observe the common symptoms produced by the suspected Problem Drywall found in this area such as excessive corrosion

of copper fixtures, excessive corrosion of copper electrical wiring, excessive corrosion of copper cooling system components, and excessive levels of hydrogen sulfide gas in confined spaces. A limitation of this process is that it is physically impossible to positively identify the manufacturer or origin of your entire home's installed drywall without a full destructive and invasive inspection.

This inspection was completed through the efforts of the Inspector exhausting all possible means of identifying the manufacturer or country of origin of a representative amount of your home's installed drywall. Special attention was made to observe the common symptoms produced by the suspected Problem Drywall found in this area such as excessive corrosion of copper fixtures, excessive corrosion of copper electrical wiring, excessive corrosion of copper cooling system components, and excessive levels of hydrogen sulfide gas in confined spaces. A limitation of this process is that it is physically impossible to positively identify the manufacturer or origin of your entire home's installed drywall without a full destructive and invasive inspection.

The standard procedure for conducting this inspection is as follows: A walk through examination is performed visiting finished rooms and areas of the home in an attempt to detect the distinctive odor emitted by Problem Drywall.

A representative number of electrical switches and outlets are inspected by removing covers to permit a visual examination of wire termination and device terminals. The user should note that at times outlets and switches have been removed by others prior to our arrival. We will make reasonable attempts to secure these outlets and/or switches for safety. However, as the Home Inspector does not carry typical hardware and/or parts to perform some repairs, we will note in the report which outlets and/or switches were not corrected. It is recommended that any unsecured outlets and/or switches be corrected immediately to prevent injury to others. The intent of the visual examination is to determine the presence or absence of non-typical oxides or corrosion on nonferrous metals.

A representative number of plumbing fixtures, components, and piping containing nonferrous metals are inspected, with the objective of identifying non-typical oxidation or corrosion.

If present and accessible, the evaporator coils of the air conditioner is examined for presence or absence of non-typical oxidation or corrosion. As presented by opportunity, the inspector will note and report other occurrences of oxidation or corrosion on visible oxidation or corrosion of nonferrous components or items. As permitted by noninvasive examination, the inspector will use a micro inspection camera to examine the back side of the drywall as an to attempt to identify the manufacturer and/or source of the drywall.

EQUIPMENT

Specialized Equipment used during this inspection include:

Micro Inspection Camera

LOCATIONS INSPECTED

Items and primary components inspected within this home included:

All accessible principle rooms, areas, and hallways containing drywall finishes

- Attic
- Interior components of the air conditioning unit
- Storage cabinets where nonferrous metallic items could potentially be stored

COMPONENTS INSPECTED

Installed components and devices that were inspected include:

Main electrical panel

- Representative number of electrical outlets and switches
- Air conditioner evaporator coil(s)
- Plumbing fixtures and components
- Cable/telephone/security panels where accessible
- Cabinets and storage areas where nonferrous metals may typically be observed.



DETERMINATIONS AND OBSERVATIONS

1) Drywall Manufacturer: As permitted by opportunity and where efforts do not require intrusive or destructive action drywall was observed to be sourced from:

National Gypsum

2) Drywall Specification/Standard Applied [if determined] :

ASTM C-1396 Standard Specification for Gypsum Board

3) Builder [if identified]:4) Plumbing Defects Observed: Typical Oxidation; Soot Not Observed

5) Electrical Wiring Defects Observed:Typical Oxidation; Soot Not Observed

6) Air Conditioning Component Defects Observed: Typical Oxidation; Soot Not Observed

7) Odor Observed: No unusual odor noted

8) Personal Property Affected:

Note: this listing of personal property items is intended to be neither exhaustive nor complete. The listed items are intended to be supplementary to all other indicators used in the determination for the conclusion of either the presence or absence of Problem Drywall.

COMMENTS AND RECOMMENDATIONS

Results of this inspection for problem drywall are negative. Symptoms of problem drywall were not found.

Inspected copper and brass plumbing components were observed to display typical oxidation for the subject's age and climate location.

Distinctive odor emitted by problem drywall was not detected.

Inspected exposed copper wiring was observed to be normal.

The evaporator coils installed within the subject's air conditioning system revealed oxidation typical of the subject's age and climate location.

Due to the lack of typical symptoms displayed and based on the Inspector's extensive exposure to homes with problem drywall, it is the Inspector's opinion that the subject property does not contain problem drywall.

It is recommended that the client for this Report obtain a copy of the original list of building materials or bills of lading for materials delivered to this property during the original construction or remodeling.

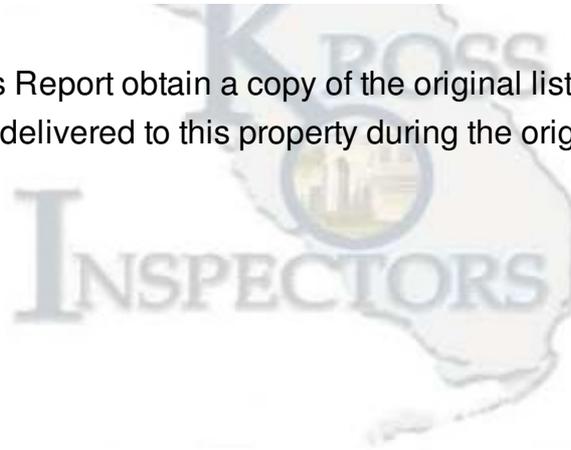


PHOTO REPORT

1.



Location: Throughout **System:** Drywall **Condition:** Ground Wire; Typical Oxidation; Soot Not Observed

Explanation: Soot Not Observed

Impact Consequences: Distinctive soot of problem drywall not found on inspected component.

Recommended Action: No Further Action Required

[Click here to find out more about this item](#)

2.



Location: Throughout **System:** Drywall **Condition:** Copper Distribution Line; Typical Oxidation; Soot Not Observed

Explanation: Soot Not Observed

Impact Consequences: Distinctive soot of problem drywall not found on inspected component.

Recommended Action: No Further Action Required

[Click here to find out more about this item](#)

3.



Location: Hall **System:** Drywall **Condition:** Evaporator Coils; Typical Oxidation; Soot Not Observed

Explanation: Soot Not Observed

Impact Consequences: Distinctive soot of problem drywall not found on inspected component.

Recommended Action: No Further Action Required

[Click here to find out more about this item](#)

4.



Location: Hall **System:** Drywall **Condition:** AC Copper Tubing; Typical Oxidation; Soot Not Observed

Explanation: Soot Not Observed

Impact Consequences: Distinctive soot of problem drywall not found on inspected component.

Recommended Action: No Further Action Required

[Click here to find out more about this item](#)

5.



Location: Living Room **System:** Drywall **Condition:** Stamp is from Non Suspect Company

Explanation: Not Applicable

Impact Consequences: Not Applicable

Recommended Action: Not Applicable

[Click here to find out more about this item](#)



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Professional Services Certification and Disclosure

I have personally made an inspection of the property that is the subject of this Report.

I do not have any undisclosed conflict of interest with the client, nor any undisclosed commissions, rebates, profits or other benefits resulting from the completion of this assignment.

I have not accepted any disclosed or undisclosed commissions, rebates, profits, or other benefit from Real Estate Brokers, Agents, or any other parties having financial interest in the subject property.

This Inspection Firm, and the designated inspector for this assignment, have not been offered or provided any disclosed or undisclosed financial compensation directly or indirectly to any Real Estate Broker, Agent, or Real Estate Company for inclusion on lists of preferred and/or affiliated inspectors or inspection companies.

I have not and shall not communicate any information about this inspection to anyone except the named client without prior consent of the client, except where it may affect the safety of others or violate a law or statute.

I have not offered to perform any repairs to the subject property nor shall I accept or induce a referral fee from any contractor of which I refer a client to for repairs.



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Web: www.krossinspectors.com

Inspected by:

Jim-Kreider

Inspector's

Signature:

A handwritten signature in black ink, appearing to read 'J. Kreider', is written over a faint background watermark of the Kross Inspectors logo.

Signature Date

6/28/2011