

WHAT AGENTS NEED TO KNOW



CALL AMERIPRO FOR YOUR CHINESE DRYWALL INSPECTION (800) 991-0142

WHAT IF I HAVE CHINESE DRYWALL?

If our inspection report finds that you have conditions associated with Chinese drywall, you should first notify your builder, especially if your home is still under warranty. Your lender, insurer and an attorney should also be contacted.

If Chinese drywall is found, it must be removed according to the latest reports from the DOH. The problem is that the scope of how it is to be removed must be agreed first. At present, there are no standard remediation requirements or protocols in the industry so there is still a lot of confusion. Many experts believe that all affected or exposed components need to be removed, from piping and wiring to other components such as furnishings. However, there are very few saying that entire homes should be demolished and re-built.

As more investigation and testing is completed by CPSC and the DOH it is probable that we will see standards for the remediation of Chinese drywall in the near future, similar to that of the mold remediation industry.

Before you allow anyone to start the remediation process it is advisable to consult an attorney. Make sure all documentation is cataloged and proper remediation protocols are agreed before starting. You should hire a third party quality assurance inspector to ensure these protocols are being followed so when the works are complete your home has been completely eliminated of the problem. It may also be wise to conduct special material and/or air quality testing on your home at the end of the project.

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DO YOUR SELLERS HAVE CHINESE DRYWALL?

Class action lawsuits have been filed in Florida, Louisiana and Alabama.

History:

Chinese Drywall was reportedly used in the construction of many new homes and buildings built between 2000 and 2007. It has been found to release sulfur compounds/odors into the home that have been linked to corrosion of air conditioning units, electrical wiring and jewelry as well as several health problems.

It is estimated that almost 550 million pounds of Chinese drywall was brought into the US during the peak of the housing boom when material shortages were common, particularly after the 2004 hurricanes.

The facts about this product are still being determined and many homes are already having drywall removed. This means that your decisions on listings are even more critical and your choice of a qualified inspector is more important than ever.

What Can My Sellers Do?

In an already difficult market, the last thing you need is another major concern to scare your buyer. But, the presence of Chinese drywall is a major issue and one that FAR and the entire real estate industry is taking seriously.

Sellers must therefore remove these concerns up front by having a drywall screening assessment at the listing stage. A professional inspection will provide a thorough report outlining the findings and backing those findings up with photographs to help with the peace of mind buyers are looking for.

If the presence of Chinese drywall conditions are noted, the home will need considerable remediation in order to sell.

In all, it is in the best interest of every agent and seller to have the home pre-inspected to ensure it is marketable and therefore, sellable.



You could be at risk if:

- Your home was built between 2000-2007
- Your home has a slight or strong sulfur, rotten egg or acid type smell
- Your stove top, oven element, air conditioning unit, and/or refrigerator is failing and only a few years old
- Your silver jewelry or flatware tarnish within months or even weeks of polishing
- Your mirrors are turning black
- You or a family member are experiencing symptoms of severe allergies, nose bleeds or upper respiratory problems since moving into the home

FOR BUYERS:

If you are buying a home, a full disclosure from the seller relating to this subject is advised. In addition, you should request disclosures of past electrical or mechanical repairs conducted on the home.



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