



Inspection Report

John Smith

Property Address:
100 SE 1st Ct
Cape Nowhere FL 33333



Home Check USA Inc.

Hank Free CBC 018705 State Certified Building Contractor
6556 Garland St.
Fort Myers, FL 33966
239-936-2436

A handwritten signature in black ink, appearing to read 'Hank Free', is positioned below the contractor's contact information.



Table of Contents

[Cover Page](#)

[Table of Contents](#)

[Intro Page](#)

[1 Three Part Drywall Abatement - Initial Inspection](#)

[2 Three Part Drywall Abatement - Verification of Removal Inspection](#)

[3 Three Part Drywall Abatement - Final Inspection](#)

Date: 7/23/2010	Time:	Report ID:
Property: 100 SE 1st Ct Cape Nowhere FL 33333	Customer: John Smith	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Year Built:
2006

Client Is Present:
No

Weather:
Clear

**Chinese Drywall : Sample Sent To Lab
For Tests:**
No

1. Three Part Drywall Abatement - Initial Inspection

Due to shortages in drywall products between 2004 and 2006 numerous American building companies in south Florida utilized drywall imported from China in construction of homes and apartments. This drywall, in many cases, is now believed to be defective, resulting in the stench of rotting eggs that homeowners have been unable to eliminate. Others have reported problems with their air conditioning and other systems that is also believed to be related to drywall imported from China. Symptoms also include corroded copper refrigerant lines at the air handler, corroded cooling coils in the air handler, corroded copper wiring in the outlets and in the breaker box.

Inspection Items

1.0 STRONG SULFUR ODOR

Comments: YES

Strong sulfur odor typical of defective drywall was noted throughout home.

1.1 EXPOSED PLUMBING VALVES APPEAR CORRODED

Comments: YES

1.2 COOLING COILS IN AIR HANDLER ARE BLACKENED

Comments: YES

View of copper at air handler.



1.2 Picture 1



1.2 Picture 2

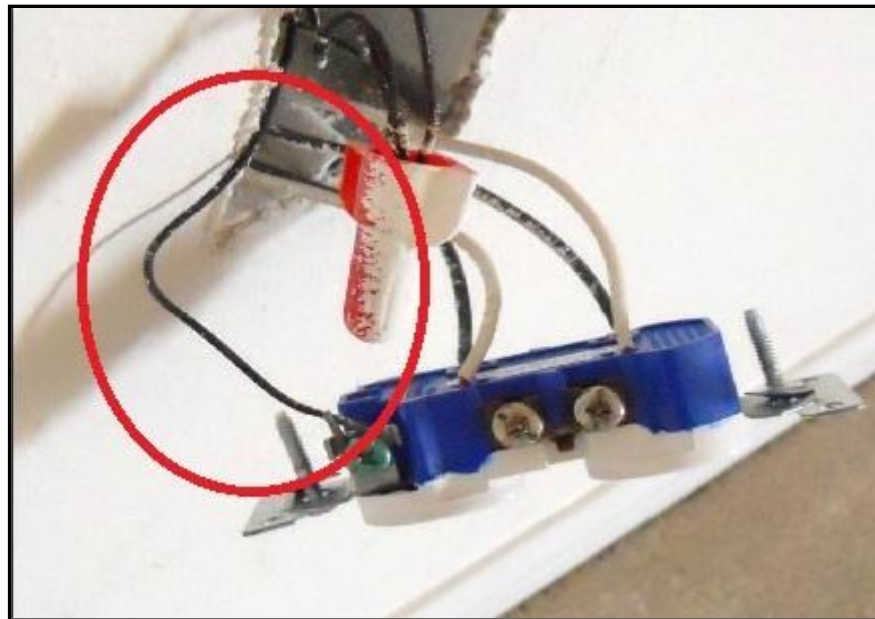
1.3 CHROME PLATED FAUCETS AND DRAINS ARE PITTED / CORRODED

Comments: YES

1.4 BLACKENING OF COPPER ELECTRICAL WIRING

Comments: YES

View of copper electrical wiring.



1.4 Picture 1

1.5 INSTALLATION OF DRYWALL BETWEEN 2001 & 2008

Comments: YES

1.6 SYMPTOMS OF CHINESE DRYWALL

Comments: YES

Home Check USA, Inc. does NOT offer a Warranty, Certification and/or Guarantee with your Chinese Drywall Inspection. We agree with government findings and industry standards that offering these types of guarantees are misleading and possibly fraudulent. It is physically impossible to identify the manufacturer and composition of ALL of a structure's drywall without removing each piece of installed drywall to visually inspect for labels/stamps and taking a sample for lab analysis. We warn consumers to beware of Inspectors that offer these types of guarantees. However, we do agree with government findings that it is much more important to inspect for the typical symptoms displayed in homes with defective drywall, therefore that is the main focus of our inspection methods and has proven to be very reliable

2. Three Part Drywall Abatement - Verification of Removal Inspection

Inspection Items

2.0 ALL DRYWALL IN HOME HAS BEEN REMOVED

Comments: YES

(1) View of garage.



2.0 Picture 1

(2) View of interior.



2.0 Picture 2

2.1 STRONG SULFUR ODOR

Comments: NO

2.2 MOST OF THE COPPER PLUMBING HAS BEEN REMOVED

Comments: YES

2.3 EXPOSED WIRING APPEARS TO BE NO LONGER BLACKENED

Comments: YES

2.4 AIR HANDLER COILS HAVE BEEN REPLACED

Comments: YES

View of copper coils in air handler.



2.4 Picture 1

3. Three Part Drywall Abatement - Final Inspection

Inspection Items

3.0 NEW DRYWALL HAS BEEN REINSTALLED THROUGHOUT HOUSE

Comments: YES

View of Interior.



3.0 Picture 1

3.1 STRONG SULFER ODOR

Comments: NO

3.2 BLACKENING OF COPPER ELECTRICAL WIRE

Comments: NO

3.3 COOLING COILS IN AIR HANDLER ARE BLACKENED

Comments: NO

View of copper coils in air handler.



3.3 Picture 1

3.4 EXPOSED PLUMBING VALVES APPEAR CORRODED

Comments: NO

3.5 CHROME PLATED FAUCETS AND DRAINS ARE PITTED / CORRODED

Comments: NO

This document was created with Win2PDF available at <http://www.win2pdf.com>.
The unregistered version of Win2PDF is for evaluation or non-commercial use only.
This page will not be added after purchasing Win2PDF.