

BURDMAN & WARD

ATTORNEYS AT LAW

Construction Defect Attorneys
Tel. 888-350-9080
www.burdmanlaw.com

Law in Hand

DO YOU HAVE CHINESE DRYWALL IN YOUR HOME?

By: Pieter M. O'Leary, Esq.

A Preliminary Exam to Determine If Your Home was Built with Toxic Chinese Drywall

Step One: Was your home, condominium, or office constructed or remodeled between 2001 and 2008?

Step Two: Does your home, condominium, or office have a persistent rotten egg, ammonia, or acidic smell?

- Some owners even describe the smell as sweet or a “new home smell.”
- Homeowners often find themselves leaving windows open in an attempt to vent the smell or use air fresheners to mask the smell, but are unable to locate the source.

Step Three: Have you inspected your drywall to identify the manufacturer? This is best done by examining the drywall in the attic. Remove insulation and look for markings indicating “Made in China,” “Manufactured in P.R.C.,” or the like.

- A more thorough exam may be done later using a borescope, fiberscope, or videoscope to check behind walls.

Step Four: Have you noticed corrosion, pitting, and/or rusting of metallic objects in your home, condominium, or office? Check the copper piping behind the refrigerator or leading to the air conditioner for evidence of a black sooty / dusty deposit. Other places to look include the copper wiring in electrical outlets.

- Chinese drywall affects various types of metallic objects in various locations of the home. Because your home may contain both Chinese drywall as well as non-Chinese drywall, be sure to inspect various rooms and various metals for the corrosive impact.
- Homeowners note appliances and electronics such as stereos, televisions, air conditioners, microwaves, stoves, lights, hairdryers, etc. breakdown or stop working within 8-16 months of purchase or installation.

Things to Remember

- Unlike the more wet and humid southeastern parts of the country impacted by Chinese drywall, western states like California, Arizona, and Nevada are dryer and the effects of Chinese drywall harder to detect. Unfortunately, the discovery of Chinese drywall often coincides with leaking windows or doors, roof leaks, damaged plumbing, or other water intrusion which may trigger or intensify the smell and/or corrosive impact.
- In some cases, health problems such as a persistent cough, bloody nose, recurrent headaches, sore throats, sinus infections, or asthma attacks may be caused by Chinese drywall. Consult your physician.

If you think you have Chinese drywall in your home or condo, contact Burdman & Ward for a free, no obligation inspection with a licensed contractor.

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