

Martin County Property Appraiser
Laurel Kelly, CFA

Main Office
1111 SE Federal Highway
Suite 330
Stuart, Florida 34994
Phone: (772) 288-5608
Fax: (772) 221-1346

Hobe Sound Annex
11726 SE Federal Hwy
Island Crossings Center
Hobe Sound, Florida 33455
Phone: (772) 546-1309
Fax: (772) 546-3287

Defective Chinese Drywall Claim Form

Please complete this page along with the attached Florida Division of Environmental Health Step-by-Step Assessment Guide. Please return this completed information along with your documentation to the following address:

Martin County Property Appraiser
Attention: Chinese Drywall
1111 SE Federal Highway, Suite 330
Stuart, FL 34994

Please attach any documentation you have to support your claim. Documentation may include, but is not limited to the following items: Martin County Environmental Health Department reports, toxicology reports, indoor air quality reports, contractor repair estimates, home inspection reports, insurance reports, and photographs.

Documentation is required in order for the Martin County Property Appraiser's office to adjust the value of your property due to damage from defective Chinese drywall.

Please answer the following questions:

- What is the address of the property? Please print.

- The house was built or remodeled using defective Chinese drywall in the year 20__.
- Defective Chinese drywall is present in approximately _____% of the house.
- In addition to replacement of the defective drywall, remediation also includes the repair/replacement of:

____ air conditioning, ____ electrical wiring, ____ electrical fixtures, ____ plumbing,
____ other (specify) _____

- Have you moved from the property as a result of the defective Chinese drywall? ____
If yes, when? _____

- Please print the following contact information:

Your name: _____

Mailing address: _____

Telephone number(s): _____

Email address: _____

The Property Appraiser's Office is YOUR office. Feel free at all times to visit and look over our records.

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Self-Assessment Guide for signs that a home may be affected by drywall Associated Corrosion.

The Florida Department of Health developed this self-assessment guide to make it easier for homeowners to determine if their home meets the criteria for a possible case of drywall associated corrosion as specified in our [current case definition](#). These evaluation steps included here are designed to be taken by a homeowner or building trades professional without any special training in materials analysis or environmental sampling. These steps focus on the appearance of discoloration and corrosion of metals consistent with the presence of reduced sulfur gasses. You must be able answer yes to each indicator before you meet the possible case definition. To reach an increased level of confidence that a home suffers from drywall associated corrosion, we recommend materials analysis by trained professionals as described in the [case definition](#).

Indicator 1 – Age of Home

The problem of drywall associated corrosion is known to occur in homes built, renovated or repaired with drywall replacement since 2001.

Assessment of indicator 1 (Yes/No)

Was the house built, renovated or repaired with drywall replacement during the time period of concern?

Yes	No

Indicator 2 – Blackening corrosion of air conditioning evaporator coil or repeated A/C evaporator coil failure

This corrosion can result in refrigerant leakage making it impossible to cool the home requiring evaporator coil replacement. This type of corrosion is characterized by the blackening of copper in and around the air handler unit. Note that accessing the A/C coils may be dangerous, and should be performed by a licensed A/C contractor. There are three ways to determine if your home meets this indicator:

Option 1: Repeated A/C evaporator coil failure

Coil failures indicative of this corrosion problem typically occur every 6-14 months, instead of the normal 10 to 20 years. If the A/C evaporator coil has been replaced, contact the repair company to see if they have any notes that indicate the condition of the coil during replacement. Ask the repair company if copper in the evaporator coil had turned black or were there signs of a different coil failure mechanism.

Option 2: For air handling units located in an inside a mechanical closet or in the garage.

Look to see if the compressed refrigerant line going into the air handler has a black appearance, typical of sulfur corrosion. This copper line is approximately ¼ inch in diameter and can be easily viewed without opening the air handling unit (AHU) or removing any panels. If the air handler is in an interior closet or in the garage, go to it and

look at the un-insulated copper line going into the air handler. Compare it to the images below. The image on the left shows the normal copper color which changes with age and normal exposure to the environment. The image on the right shows the blackening copper corrosion that is typically caused by exposure to corrosive sulfide gasses.

All images below open in a new window and display a larger version



Normal Copper Color



Sulfide Corroded



Option 3: For air handlers in any location

It is less likely to find the blackened copper corrosion on the un-insulated refrigerant line in homes with corrosive drywall when the air handler is located in the attic or crawlspace. We recommend you have a state licensed air conditioning contractor evaluate copper corrosion on the coils inside these units. You may also have a contractor evaluate the coils for copper corrosion when the air handler is in a closet or garage.

All images below open in a new window and display a larger version



Normal



Normal copper in a rusty steel frame

Sulfide Corroded



Sulfide corroded coil



Normal copper tubing



Normal copper tubing

Assessment of indicator 2 (Yes/No)

Was blackening corrosion found on copper components of the air handler or have there been multiple A/C evaporator replacements?

Yes	No

Indicator 3 – Observed metal corrosion

Electrical wiring as well as other copper, silver and metal fixtures may exhibit sulfide corrosion when exposed to the reduced sulfur gases. Most of the following items may be examined by the homeowner. Due to the electrical shock hazard presented by live wires, we recommend you hire a licensed electrician to inspect electrical system components.

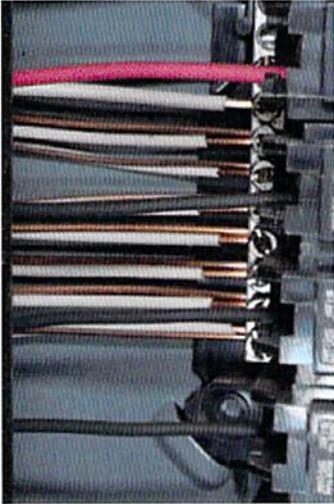
- copper wires, ground wires, and electrical connectors
- un-insulated and un-coated copper pipes and fittings
- chrome-plated bathroom fixtures
- silver and copper jewelry
- mirror backing in bathrooms

Examples of Electrical wiring/system corrosion indicators

All images below open in a new window and display a larger version



Normal



Normal wiring

Corroded



Black corrosion on wiring



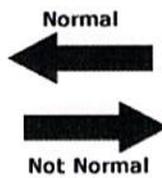
Normal outlet



Black corrosion on wiring

Examples of Copper Tubing and Fixtures

All images below open in a new window and display a larger version



Normal

Corroded



Normal copper plumbing



Corroded copper plumbing



Normal shut off valve



Corroded shut off valve

For additional examples of metal corrosion, see the photos in the [case definition](#).

Assessment of indicator 3 (Yes/No)

Did you find blackening or signs of sulfur like corrosion on one or more of the listed items?

Yes	No

Final Analysis:

If you answered 'Yes' to all three of the previous questions, the home meets our criteria for a possible case of drywall associated corrosion. Before proceeding to remediate your home, we recommend you have your home evaluated by a trained professional to see if your home meets case definition criteria 3 for a confirmed case.

CONTACT THE BUREAU OF EPIDEMIOLOGY

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

[E-mail DCBE](#)

Bureau Contact Information:

Mary Hilton, Acting Chief

Kendra F. Goff, Ph.D.

State Toxicologist

Public Health Toxicology Section Lead

(850) 245 4288

Mailing Address:

4052 Bald Cypress Way

Bin A-08

Tallahassee, FL 32399

Street Address:

4042 Bald Cypress Way

Tallahassee, FL 32399