

TOXIC CHINESE DRYWALL

**Any Property Can Have It And The
Consequences Can Be Devastating.**



Introducing A Warranty Solution You Can Trust.



Backed by 25 Years of Superior Home Warranty Expertise

- National Warranty-Backed Inspections for High-Risk Homes
- National Warranty-Backed Repairs of Homes With Chinese Drywall

National Preserves The Value of Your Home, Backed by 25 Years of Warranty Experience



For Homes At Risk For Having Chinese Drywall

If You Are Selling, Buying, or Just Want Peace of Mind

Selling Your Home: Take concerns about Chinese drywall off the table and add value to your property before you list. A Chinese Drywall Warranty from National will set your buyer's mind at ease. If your neighborhood has even one CDW home, it could dramatically affect your ability to make the sale. A National Warranty takes Chinese drywall off the bargaining table.

Buying A New Home: Insist on a National Warranty on the home you are buying! It's simply a risk that no buyer should ever take regardless of the assurances of the seller, inspector, or builder. The best inspection can miss a few bad boards located throughout the home and it can turn your new home into a disaster. No Warranty? No Deal.

Owning A Home: Having your own home tested and warranted means you can relax knowing that you are well protected. If a problem arises, National's got you covered.

A National Warranty-Backed Inspection Is Critical!

A Chinese Drywall Inspection is only as good as who stands behind it. At National, you have it in writing, backed by real financial muscle. If there is one bad board or many, we'll pay to resolve the problem. No inspector or inspection company can protect you like National can!

Chinese Drywall: A Problem Like No Other

Homeowners across the country have been financially ruined by the presence of Chinese drywall in their homes. Many have reported electrical and mechanical failures as well as damage to personal electronics and even health problems. It takes only a few bad boards to cause damage. Repairing a home containing Chinese Drywall can cost hundreds of thousands of dollars. Get a National Warranty-backed inspection and be covered!

HIGH RISK AREAS: Florida, Louisiana, Alabama, Texas, Mississippi, Georgia, and High Concentrations Along The Atlantic Seaboard

It has been estimated that as many as 325,000 homes may contain some Chinese Drywall. Over 550 million pounds of drywall were imported from China since 2001, most of it since 2006. The bulk of it was distributed throughout the Southeast and Gulf Coast. If you are selling or buying a home in these regions, Chinese drywall is definitely going to be a major concern, unless you have a National Warranty to neutralize that concern.

Any Home: New Construction, Storm Damage, Addition or Remodel

Chinese Drywall could be anywhere. CDW was used anywhere drywall was needed. Over 350,000 homes suffered flood or water damage during the 2005 hurricanes alone. Any home that has had an addition or has been remodeled since 2001 could contain it. That's a lot of drywall. Can you afford to take the chance? Call National and get protected...call today!



"Any inspection for Chinese drywall without National Warranty backing is a huge risk. If the inspector is wrong, you could lose half the value of your home in an instant."

Protect Your Most Valuable Asset For 10 Years And Up To \$500,000

All National Warranties offer these valuable benefits:

- Covers all costs to remove and replace any defective drywall.
- All repairs are completed based on the guidelines set by the Consumer Products Safety Commission and the National Home Builders Association.
- Stabilizes value and eliminates the fear and devaluation associated with the risk of Chinese drywall.
- Backed by an A.M. Best rated "Excellent" insurer with 25 years of home warranty experience.
- Experienced warranty administrator with over one million home warranties nationwide.
- Protects all parties, including the seller, buyer, agent, or broker. Reduces the risk of costly litigation.
- Assistance through the warranty process, including consulting services to protect the homeowner.
- Fully transferable with no fees! Renewable to a full 10-year term!
- Coverage starts at \$100,000 for 10 Years, with options to increase coverage up to \$500,000!
- Basic coverage for just 29¢ to 60¢ per day! No deductibles or hidden fees.
- Independent Certified Contractors who provide a National Warranty as part of their contract with you.

NOTE: See all terms and conditions of this limited warranty at www.NationalCDW.com or call 800.400.8679 for a copy and for more information. All warranty dispute resolution requires Binding Arbitration.

For Homes With Chinese Drywall

Now What?

Though overwhelming at first, finding Chinese drywall in your home is not the end of the world. It can be fixed and National is here to help. National can help restore the home's value by making sure that your home is properly repaired and then protecting it with a Nationally-recognized warranty program.

Certified Consultants and Contractors

National protects homes, we don't repair them. To that end, National can provide you with a list of Qualified Professionals who can guide you through the repair and warranty process. From air stabilization to turnkey remediation operations, National works with experienced professionals backed by our nationally-recognized warranty.

Financing

The number one concern for most homeowners is "How do I afford this?" National works with lenders to assist homeowners seeking financing for repairs. When lenders know that the home's value will be restored and that repairs are backed by National, repair financing or loan modifications can be much easier.

Relocation and Logistics Assistance

National wants to help! As a service to our clients we can help you through the process of relocating while repairs are completed, including temporary housing, storage, and decontamination. Our partners are experienced and knowledgeable and recognize the unique circumstances involved with a Chinese drywall remediation.

Air Stabilization with NanoScale

NanoScale OdorKlenz cartridges are designed to reduce sulfur gases using your existing HVAC system. This is a first step designed to protect your home until repairs can begin, which saves you the cost of leasing another place to live during that time.

Restoring Your Home...and Life

National is as concerned as you are about reclaiming the value of your home. We provide significant marketing assistance in the event that you wish to sell. This includes providing documentation of the remediation, fully transferable warranty papers with no transfer fees, and access to our advisors to ensure that your home is safe and valuable. When National is protecting the sale, Chinese drywall is no longer a concern.



"I cried," says one homeowner upon hearing the news that Chinese drywall had been found. "But when it came time to fix the problem, National helped us make it through the process. Now we are done, back in our home, and protected by National."



800.400.8679

www.NationalCDW.com

CHINESE DRYWALL FACTS YOU SHOULD KNOW



X-ray Fluorescence
Testing Required

What is Chinese Drywall: Often called Defective, Tainted, Toxic, Reactive or Bad drywall, that has been shown to produce toxic gasses that deteriorate copper and silver in the electronics, wiring, plumbing, and appliances of a home and may also cause short or long term illness or health concerns.

Recognizing CDW in your home: Repeated AC coil failures, significant darkening of copper and silver, pitting in plumbing and electrical fixtures, strong sulfur odor often compared to striking a match. A professional inspection is the best way to confirm the presence of CDW. National requires XRF (X-ray fluorescence) testing to sample drywall in the home.

Amount In Homes: Some homes have mostly Chinese drywall while others have a only a few boards. Most, but not all, ceiling drywall is 5/8" thick. Chinese drywall is commonly 1/2" thick and is primarily used on walls. It has been suggested that as few as four bad boards in a home are enough to create off-gassing problems, but even one board can stigmatize a home's marketability.

Homes Affected: Any home, condo, apartment, office building, hotel, or any structure built at any time, may potentially contain Chinese drywall. It was used for new construction, remodeling, additions, storm damage, and all types of repairs. So it can be in literally any structure that contains drywall.

Location: From 2000 to 2008, over seven million bad drywall boards were shipped from China and are now located throughout the U.S. The CPSC (Consumer Products Safety Council) has received reports from residents in 37 states, the District of Columbia, American Samoa, and Puerto Rico. Moderate to high concentrations are found throughout the Eastern seaboard, with heavy concentrations in Florida, Louisiana, Georgia, Alabama, Mississippi, and Texas.

Damage: A Federal Interagency Task Force has performed extensive testing of drywall and homes, and found a strong association between the problem drywall, the hydrogen sulfide levels in homes with that drywall, and corrosion in those homes. Hydrogen Sulfide (H₂S) is the primary gas emitted by defective drywall. H₂S damages copper wiring, plumbing, electrical components, air-conditioning systems, appliances, and other items containing copper or silver.

Health Effects: Respiratory stress, nosebleeds, irritated eyes, headaches, and skin rashes are among the most common health concerns reported. Many also report a lessening of symptoms when away from the drywall.

Remediation Procedures: Current government recommendations include the complete removal of all drywall, electrical wiring, smoke detectors, gas lines, and sprinkler systems. Many protocols also include HVAC components and copper plumbing.

Repair Costs: Estimates range from \$40 to \$75 per square foot of living space. For an average 2,200 sq. ft. home, this equals \$88,000 to \$165,000.

Inspecting: There is currently no 100% accurate inspection for locating all of the Chinese drywall in a home. Copper corrosion of wiring and HVAC components is an indicator of Chinese drywall. However, some homes show no signs of copper corrosion due to temperature and humidity variations, or the limited amount of bad drywall. X-ray fluorescence testing is the most accurate on-site testing method, but can easily miss some of the bad board and MUST be conducted by a well-trained inspector familiar with all of the anomalies that can occur when testing for CDW.

WARNING:

- A "warranty" directly from a contractor or inspector typically has no third-party backing and often violates state insurance law. Ask National about any warranty or insurance you are offered by a contractor or inspector to determine its validity.
- Chemical treatment of CDW, without removal, is not an accepted repair method by any of the leading government agencies or Federal Courts dealing with Chinese drywall.
- Chemical or limited remediation that does not follow a court or government protocol is likely not to qualify for reimbursement from any class-action settlement, insurance coverage, or court ruling and does not qualify for a National Warranty at this time.
- A CDW disclosure is standard during the sale of a home, which often necessitates an inspection.
- Homes with bad drywall do not always show signs of corrosion on copper surfaces and may not have a foul odor.
- Copper can easily tarnish and darken from sources other than Chinese drywall. Testing should never be solely based on visual observations or by a smell in the home.
- Many homes that passed clearance tests for Chinese drywall since 2008 were later found to contain Chinese drywall.
- No inspection can determine definitively that a home does not have Chinese drywall, including inspections accepted and endorsed by National.

Other Interesting Facts:

- Most, but not all, CDW off-gasses hydrogen sulfide gas.
- Not all CDW has a label or stamp to identify it.
- High humidity and temperature increases off-gassing in CDW.
- Some homes won't show signs of having CDW for years.
- Chinese drywall typically looks "grayer." U.S. board is white.
- Bad drywall typically contains much higher concentrations of organic elements, including elemental sulfur.
- The vast majority of the known CDW was shipped to the U.S. in 2006 during the building boom and following the disastrous 2005 hurricane season that included Hurricane Katrina.
- Homes damaged during Hurricanes Katrina, Wilma, and Rita were repaired while the majority of the bad drywall was being widely distributed into these damaged areas of the country.
- U.S. drywall manufacturers claim that their products do not contain the high levels of elemental sulfur or other impurities common to Chinese drywall. Isolated problems with U.S. drywall have been found, but are not believed to be widespread.
- A National Warranty can substantially improve the resale value of a home. Similar warranties have been successfully used in national class-action settlements related to construction defects.

