



**TO: CHINESE DRYWALL COLLEAGUES**  
**FR: GARY ROSEN, PH.D.**  
**RE: UPDATED FLORIDA DOH SELF-ASSESSMENT GUIDE**

**JAN 27, 2010**

FLA DOH has just updated their home owner guide for determining if a home has problem Chinese drywall. I have inspected almost 100 homes in Florida for Chinese drywall and find that this updated definition is excellent.

The only tweaks I would make are the following:

**Indicator #2, Option #2: For air handling units ~~located in an inside a mechanical closet or in the garage located within the home.~~**

Why this change? When the air handler is in the garage, the exterior copper does not get exposed to Chinese drywall gases because the fire wall between the garage and the home is 5/8" and not problem Chinese drywall which is all 1/2". Garages in Florida usually have no 1/2" Chinese drywall in them.

Indicator #2 Option #3 should have a caveat. Since the self assessment guide has now been expanded to homes almost 10 years old, AC coils in homes, depending on the age of the home and the sulfur content of the water may have dark coloration and NOT always be a good indicator of problem Chinese drywall. This indicator can often be a false positive indicator. It can also be a false negative indicator as the AC coils may be new either because of CD corrosive gases or simply from wear and tear in Florida's hot and humid environment.

#### **WHY IS THIS GUIDE SO IMPORTANT?**

Currently we DO NOT KNOW the element or compound that is causing the problem gas release. Therefore measuring sulfur, or carbonate or strontium contaminants while these contaminants may be useful in some situations for helping to identify problem Chinese drywall, finding them is not in any way proof of problem Chinese drywall.

The FLA DOH guide is the **ONLY PROOF WE HAVE AT THIS TIME OF PROBLEM CHINESE DRYWALL.**

In Florida at least, this guide is the definition of problem Chinese drywall.

IMO, attorneys making claims based on any other definition, at least in FLA, will have not only a very hard time but also will be open to claims of a frivolous lawsuit.

Sincerely,

A handwritten signature in black ink that reads "Gary Rosen".

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