



Clark Seif Clark is pleased to bring environmental, health & safety and information about building sciences to thousands of professionals each month. We hope you enjoy the newsletter.

Mold a Common Fixture in Foreclosed & Abandoned Properties

Last month a number of leading financial institutions across the United States declared moratoriums on foreclosures. Many homes are caught in limbo as banks review past foreclosure documentation to ensure proper procedures were followed.

Scores of these deserted properties sit unmaintained and become dilapidated while awaiting the outcome of the complicated foreclosure process.

As these abandoned properties sit vacant they are subject to water incursions from broken pipes, floods, leaks and acts of vandalism. Within minutes of a water event, excessive moisture begins to cause damage to structural components and building finishes. Left unchecked, this moisture quickly results in the growth of visible mold and consequently a degradation of the indoor environmental quality.

Problems due to water damage and mold can be expensive problems to remedy for single-family residences, multi-family housing, and the variety of commercial structures. Proper mold remediation costs money that is generally unbudgeted for. Disclosure of flood events and mold growth during a property sale is a requirement in many U.S. states. The potential for legal liability can lead to stigmatized property.

Clark Seif Clark, a leading provider of air testing services, has extensive experience working with lenders, banks, insurance companies, real-estate professionals, and property owners to identify mold and to determine appropriate response actions to return the property to a balanced or habitable condition. "It is important to inspect and maintain properties in foreclosure on a regular schedule," reported Derrick A. Denis, V.P. Indoor Environmental Quality at CSC. "Simple and cheap maintenance issues left in disrepair will quickly result in costly structural damage and environmental hazards. These problems can rapidly escalate into remediation projects costing tens of thousands of dollars and can adversely impact the property value."

To learn more about how CSC can help with indoor air quality (IAQ), mold or other environmental issues please visit www.csceng.com, email csc@csceng.com or call (800) 807-1118.

Federal Authorities Recommend Removing Corrosive Chinese Drywall

Since mid 2008 there have been countless media reports about imported Chinese drywall causing unpleasant odors, damaging building materials and making people sick across the country.

The U.S. Consumer Product Safety Commission (CPSC) has received thousands of reports to date from residents in over 39 states and several U.S. territories regarding imported Chinese drywall. Many people believe the health problems they are suffering, and corrosion of metal objects in their homes, are related to the Chinese drywall.

Most of these homes were constructed or renovated during the last construction boom and after the record 2005 hurricane season. The CPSC, along with the U.S. Department of Housing and Urban Development (HUD), released a statement earlier this year recommending removal of problem drywall from homes. They specifically stated, "Based on scientific study of the problem to date, HUD and CPSC recommend consumers remove all possible problem drywall from their homes, and replace electrical components and wiring, gas service piping, fire suppression sprinkler systems, smoke alarms and carbon monoxide alarms. Taking these steps should help eliminate both the source of the problem drywall and corrosion-damaged components that might cause a safety problem in the home."

Clark Seif Clark, a leading provider of IAQ and corrosive Chinese drywall testing services, has been busy helping clients test for and deal with the problematic drywall. "The problems contributable to corrosive Chinese drywall include noxious odors, potential health effects, and damage to a property's metal contents and building components. The relationship of reported health effects and problem drywall is still under investigation. Building systems failure from hyper-corrosion is of particular concern due to the potential for failures of fire, life and safety systems, water lines, and refrigerant lines," reported Derrick A. Denis, V.P. Indoor Environmental Quality at CSC. "Corrosive Chinese drywall is still a fledgling issue. As such, the science is rapidly improving and the state-of the-art is frequently changing. To determine if your home or business meets the various case definitions such as Possible, Probable or Confirmed, we recommend you retain an insured, trained and experienced environmental professional to conduct a thorough investigation."

To learn more about how CSC can help with Chinese drywall issues and indoor air quality (IAQ) services please visit www.csceng.com, email info@csceng.com or call (800) 807-1118.

About Clark Seif Clark: CSC was established in 1989 to help clients in both the public and private sectors address environmental issues. CSC is a leading provider of these services with multiple offices along the western seaboard and southwest. The company believes in science-based protocols and has a strong background in engineering making them the preferred environmental consultants to healthcare facilities, architects, schools, builders, contractors, developers and real estate professionals.

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