



1930 Del Prado Blvd. S | Cape Coral Fl, 33990 | 800.481.1961

Do You Have Corrosive Drywall?

Allow JJ Staten Homes LLC. To Remediate Your Home

JJ Staten Homes is **Certified** in the use of "SNiPER®", **The Ideal Biocide!**

www.jjstatenhomes.com

About Us

Possessing over 20 years of experience and over 500 completed private homes in New York, Southwest Florida and Mississippi, JJ Staten Homes is proud to continue the same quality of service and construction each and every year.

JJ Staten Homes differentiates itself from its competition by emphasizing personalized service, quality and affordability. We at JJ Staten Homes are dedicated to building superior homes at an affordable price. The importance of quality has been instilled into all of our employees through years of building experience. Furthermore, we at JJ Staten Homes believe in the legacy of quality and reliability inherited from generations of building experience.

We understand the immense decisions facing our customers when buying a home. We design and build our homes with this understanding in mind. At JJ Staten Homes, we pride ourselves in the quality of homes we produce. Years of experience has yielded exceptional designs, and outstanding service. We demand excellence at every stage of the home building process. We aim for perfection in our construction and for affordability in our prices; we will settle for nothing less.

We have geared up to remodeling existing homes remaining loyal to the same principles of excellence in workmanship and affordability in prices. In the past 18 months, we have completed renovations and remodels of over 150 homes for investors and homeowners.

Now, as our times demand, we have moved into the sphere of Corrosive Drywall Remediation adhering to the same high standards of commitment to service, excellence and affordability. JJ Staten Homes has done the research, acquired the knowledge and gained the specialized training necessary to address the indoor environmental needs of today's homeowners and investors.

Remediated Properly the First Time!

Always willing to take the extra step; prior to beginning the rebuilding phase, the home will be misted throughout the interior with "SNI[®]PER"; an industrial strength green cleaner, disinfectant and deodorizer. It is a biocide; non-corrosive, non-flammable and non-toxic to people, pets and the environment yet powerful enough to wipe out the many sources causing indoor pollution including the pollutants associated with the off-gassing of Corrosive Drywall. JJ Staten Homes is one of the few companies certified in the use of "SNI[®]PER".

Unfortunately, it has been discovered that the standard home builder's Liability Insurance and the homeowner's insurance both exclude pollutants as insurable defects. Therefore the costs associated with the Remediation of Corrosive Drywall are not covered leaving the burden of remediation cost on the Homeowner creating further stress; adding to the stigma and the resulting rapid devaluation of your home.

JJ Staten Homes recognizes that most Contractors lack the proper insurance coverage to do remediation work of this kind; we have made certain we are fully and properly insured to remediate the home. For the protection of our clients and their homes, JJ Staten Homes is counted among the few companies who have added Pollution Liability Insurance and Professional Liability Insurance along with Commercial General Liability Insurance.

Recognizing the stigma attached to owning a home with Corrosive Drywall, JJ Staten Homes is one of the few companies offering Homeowners and Investors a fully transferrable insurance policy certifying the home is free of corrosive contaminants and insured against possible future re-contamination. Relieving the stigma and ending the devaluation cycle and beginning the revaluation process of the home.

We at JJ Staten Homes strive to impart every confidence into our clients and take every precaution to insure that your home will be remediated properly the **First** time.

www.ecocleanseenterprises.com

Thanks to a breakthrough in environmental science technology, we are able to offer a solution to the challenging problem of toxic drywall off gassing. SNI^{PER}® is a revolutionary environmental restoration product that consists of a unique application of nano-technology designed to address the most challenging indoor environmental issues.

SNI^{PER}® is a powerful new tool in the fight to eliminate product off-gassing of volatile organic compounds which, unaddressed, can cause a number of health and safety problems. SNI^{PER}® is the certified green solution to VOC and toxic drywall remediation. SNI^{PER}® is next generation chemistry, a new era of remediation quality. With SNI^{PER}® we can eliminate hydrogen sulfide, sulfur compounds and more odors without the use of harsh chemicals that create additional health risks. SNI^{PER}® is powerful, safe, eco friendly and easy to use and best of all it is not harmful to you, your home, your pets and your environment. SNI^{PER}® is named **The Ideal Biocide** by Herman Sabath, Ph.D. MPH CMC/CMI, Global Leader in Microbial Infections and Indoor Environments.

Safe Removal of Reactive Sulfur: Sulfur gases have a noxious odor and may cause adverse health effects.

SNI^{PER}® destroys these noxious odors by mechanical action. It physically disassembles vital structural components of the compound at the molecular level. SNI^{PER}® actively mitigates volatile organic compounds, which come in many forms such as formaldehyde, methane, ammonia, glutaraldehyde, hydrogen sulfide, sulfur and long-chain complex hydrocarbons such as gasoline or diesel. All of these and more are targets actively sought out by SNI^{PER}®. VOCs are mitigated by molecular dissolution. The volatile nature of these compounds makes them especially vulnerable to SNI^{PER}®'s jack-hammer style micro-oxidative action which breaks the molecule so completely that secondary toxic by-products are never created and residues are not left behind as a result of the SNI^{PER}® action. SNI^{PER}® can be relied upon to deliver consistent results in the field, whether the target is virus, bacteria, fungus, yeast, VOC or odor. SNI^{PER}® will kill its target every time. SNI^{PER}® is used in the most rigorous and demanding applications. Finally, SNI^{PER}® is extremely effective in bio odor mitigation. SNI^{PER}®'s ability to physically disassemble vital structural components of odor causing organisms allows SNI^{PER}® to eliminate odors at the molecular level, as opposed to other products that mask odors with perfumes and fragrances. SNI^{PER}® is able to break down and remove odors from skunk, cat urine, decay and much more.

Remediation in Florida

SNI^{PER}® is being used in Florida at this time to treat and recover homes that have been plagued with toxic drywall gas emissions. Nearly 40 homes have been treated in the state of Florida. Since being treated with SNI^{PER}®, all homes are free of toxic chemical residue, residual contamination, and toxic gas emissions, confirmed through independent analytical testing.



JJ Staten Homes
QUALITY | COMMITMENT | EXCELLENCE

Managing Member: Jimmy Pascale
www.jjstatenhomes.com

NAMED INSURED: JJ STATEN HOMES, LLC

MAILING ADDRESS: 1930 DEL PRADO BOULEVARD CAPE CORAL, FL 33990

POLICY FORM: MULTILINE POLICY (GENERAL LIABILITY, CONTRACTORS POLLUTION AND MOLD LIABILITY)

LIMITS OF LIABILITY:

COMMERCIAL GENERAL LIABILITY, SECTION I DEDUCTIBLE EACH OCCURRENCE \$5,000.

<i>EACH OCCURRENCE LIMIT:</i>	\$1,000,000
<i>DAMAGE TO PREMISES RENTED TO YOU:</i>	\$50,000
<i>MEDICAL EXPENSE LIMIT</i>	\$5,000
<i>PERSONAL & ADVERTISING INJURY LIMIT</i>	\$1,000,000
<i>GENERAL AGGREGATE</i>	\$2,000,000
<i>PRODUCTS & COMPLETED OPERATIONS AGGREGATE</i>	\$2,000,000

POLLUTION LIABILITY, SECTION II OCCURRENCE FORM DEDUCTIBLE EACH INCIDENT \$5,000.

<i>EACH POLLUTION INCIDENT LIMIT</i>	\$1,000,000
<i>POLLUTION INCIDENT AGGREGATE LIMIT</i>	\$2,000,000

**FUNGI AND BACTERIA LIABILITY, SECTION III CLAIMS MADE, RETRO DATE 3/1/2011
DEDUCTIBLE EACH INCIDENT \$5,000.**

<i>EACH FUNGI OR BACTERIA INCIDENT LIMIT</i>	\$1,000,000
<i>FUNGI OR BACTERIA INCIDENT AGGREGATE LIMIT</i>	\$2,000,000

ENDORSEMENTS: INCLUDING COVERAGE FOR CONTAMINATED DRYWALL REMEDIATION

Residential Impairment Insurance Policy For **Contaminated Drywall**

January 2012

Benefits:

This insurance is designed to facilitate the purchase and sale of property that may have environmental stigma associated with it from Contaminated Drywall, and a wide range of other indoor and outdoor pollutants. All stakeholders in a property sale including the buyer, seller and the lenders benefit from this insurance coverage. Without an environmental insurance policy in place, universal pollution exclusions and limitations, including specific exclusions for contaminated drywall leave all the stakeholders in a property transfer uninsured for the unanticipated costs of environmental contamination. The environmental insurance specialists offer a complete line of insurance products to facilitate property transfers.

Features:

Environmental insurance coverage for single family homes, condos, apartment buildings, and commercial properties Insurance helps eliminate the stigma associated with contaminated drywall on individual properties and entire sub divisions Banks can lend knowing there is insurance coverage for unexpected environmental remediation costs Properties that have been remediated and pass an inspection are insurable in case the remediation fails Sellers and buyers are protected for the entire policy term Once in place the insurance can be transferred to a new buyer at minimal cost for the remainder of the policy term The insurance backed property inspection protocols aid all parties in the transaction.

Environmental Insurance Coverage For:

The Clean-up of broad range contaminants including contaminated drywall in or under the insured property Restoring the property back to its pre-loss state.

Liability insurance for Bodily Injury, Property Damage and Defense Costs Extra Living Expenses and Business Interruption coverage is available Sellers, Buyers and their Lenders can all be insured under the same policy Lenders can be named as loss payees on secured loans Full coverage for preexisting conditions is usually provided Coverage cannot be cancelled once the premium is paid Insurance is provided through insurance companies rated by AM Best's "A", Excellent.

Premiums and Limits of Liabilities Options:

Homeowners* Commercial

Property Minimum premium	\$3,000 single pay \$7,500 first year **
Limit of liability @ minimum premium	\$500,000 \$1,000,000
Policy term 3 years Up to 10 years	
Minimum Cost of \$1,000,000 of Additional limits	
\$1,000 per year of policy term	
\$2,000 per year of policy term	
Self insured retention	\$5,000 \$10,000
Maximum limits available	\$5,000,000 \$50,000,000

*** Single family homes and properties that have been remediated for contaminated drywall will need to be independently inspected by preapproved vendors before insurance coverage can be put into place.**

**** On commercial properties premiums per year are reduced for multi-year policies and substantial discounts per location are available on portfolios of properties.**

Scope of Work

General:

Expediting & Permit Fees
Schedule & Pass All Building & 3rd Party Inspections
Dumpsters
Port-O-Lets
Protect Tile Flooring, Driveways, Entrancesways
Daily Job Site Clean-up
Interior Repaint – Choice of 3 Colors

Remove, Treat and Reset

On Site Pod storage container / and or Storage Facility for items listed below (included in contract price):

All Appliances
All Window Treatments
Window Sills
Kitchen Cabinets & Counter Tops
Bath Vanities & Counter Tops
Sinks
Toilets, Tubs/ Glass Shower Doors

Demo, Remove and Replace

Drywall (Tape & Knockdown Texture Applied)
Water Resistant Board & Bath Wall Tile
Insulation
HVAC Air Handler, Condenser, Lineset & Duct Work, Programmable Thermostat
Electrical Copper Wiring
Electric Switches & Outlets
Cable & Phone Outlets
Recessed Lighting
All Electrical Fixtures(or FULLY rewire)
Phone & Cable Outlets
Smoke Alarms
Alarm System
All Copper Plumbing/Hose Bibs
Faucets & Shower Fixtures
Guts & Handle for Toilets
Trash Compactor
Medicine Cabinets, Mirrors
Towel Bars, Toilet Paper Holders, Soap Dishes
All Hollow Interior Doors
Interior Door Casings, Baseboards
Trim Hardware
Wire Shelving

Carpet & Padding

Copper Wiring in Elevator Shafts(If Applicable)

Fire Sprinkler Heads(If Applicable)

Photo Documented Reports, Sampling and Evidence Preservation

MODIFIED (Evidence Preservation as per Judge Fallon for law firm)

Evidence Preservation Storage for **12 months (A/C & Video Protected Storage)**

Micro Cleaning Inspection

Core Sampling & Analytical Evaluation (3rd Party Lab Chamber Testing)

Cleansing / Deodorizing Process

Hepa-Vac & Wipe Down Full Interior with SNI^{PER}®

Air Out Property – 14 to 28 Days

Misting Treatment of Home & any & all other hard surfaces with SNI^{PER}® - An Eco Friendly Biocide Cleaner, Disinfectant & Deodorizer

All furnishings throughout home will be treated with SNI^{PER}® where client has chosen to store – 15 mile maximum radius from home site.

Final Touches

Rough & Final Clean

Punch Out

Price: \$

** All Window Treatments, Glass Shower Enclosures & Doors, Faux Finishes, Wallpaper Material & any & all other items that are not included in this Scope of Work shall be negotiated with a fair price between the Contractor, JJ Staten Homes LLC, & the Site Specific Property Owner BEFORE Remediation Commences.

**THIS SCOPE OF WORK SHALL BE INCLUDED WITH JJ STATEN HOMES LLC
CORROSIVE DRYWALL REMEDIATION CONTRACT**

Homeowner / Date:

Homeowner / Date:

Contractor / Date:

Intuitive Environmental Solutions

www.intuitiveenvsol.com

Tainted and Corrosive, Chinese Drywall Remediation Quality Assurance (QA) Inspections and Documentation

Evidence Preservation Order (EPO)

Intuitive Environmental Solutions, LLC (IES), working in conjunction with the tainted and corrosive, Chinese drywall remediation contractor, will provide a third party series of investigations at the subject residence, while the drywall is being removed, to sample and preserve evidence for potential future litigation purposes as required per the “United States District Court, Eastern District of Louisiana, Chinese-Manufactured Drywall Products Court issued *Pre-trial Order #1(I)*, instituting a protocol for preservation of physical evidence. In addition to photo documenting, numbering and labeling all of the identifiable pieces of Chinese drywall, the *Pretrial Sample Preservation Order* requires specific sized quantities of samples of all encountered varieties of Chinese drywall and drywall paper end labels (end tape), along with the photo documentation of various electrical components, (i.e. outlets, wall switches, smoke detectors, alarm boxes, thermostats and others), copper plumbing, Heating Ventilation and Air Conditioning (HVAC) components and other plumbing components that are required to be documented. All of the samples that will be obtained for the investigation by IES will be double zip-lock bagged, labeled, placed into a plastic tote box, documented on chain of custody papers and turned over to JJ Staten Homes for storage in a climate controlled storage unit after the conclusion of the investigation. The container will be sealed with custody tape, and marked by IES to prevent tampering. All of the sample information is collected and documented on sample chain of custody paperwork along with the photographic documentation of these items. In addition, numerous other photographs will be taken during the remediation process showing everything from pitted and corroded building components and documenting other domestic and foreign drywall that may be encountered. A drawing of the layout of the residence will be created showing the various types of drywall that were removed from the ceilings and wall of the residence and their specific locations. All of this documentation and findings will be compiled into a comprehensive report for the homeowner and their legal representation.

Micro-Cleaning Inspection:

IES will return to the site after the completion of the removal of all of the gross and fine particulate matter from the residence by the remediation contractor. Removal and cleaning techniques include sweeping up all of the building material remnants that were left after the removal of the drywall, insulation and other building materials that were removed as part of the overall remediation. After the gross removal, *all* of the interior surfaces, both lower and upper, are to be HEPA vacuumed, mopped and/or damp wiped down. IES will then photo document that all of the required building components (drywall, insulation, air handler and associated ductwork, electrical components and wiring, copper plumbing, etc.) have been removed from the home as part of the remediation and evaluate/document the thoroughness, effectiveness and efficiency of the remediation contractor’s, micro-cleaning techniques.

Quality Inspection Sampling Inspection

After the misting and treatment of the residence with the non-toxic, biodegradable, SNI^{PER}® product, followed by an “air out” period, IES will return to the home to perform the tainted and corrosive drywall, post-remediation clearance and verification quality assurance investigation. The post remediation clearance and verification investigation will include the inspector’s personal sniffing of various wall cavities, wood framing members, and other items remaining inside of the home to try and detect any residual, telltale, burnt match like odor of the tainted and corrosive, Chinese drywall that may remain in the home. Any residual sulfur odor detected inside of the home will cause a failed inspection. Additionally, the post remediation clearance QA investigation will include obtaining random chip samples from remaining wood framing members and the concrete block exterior walls to send off for laboratory analytical evaluation. The wood and concrete block chip samples will be bagged separately in zip lock sample bags, labeled, bagged again in a second zip lock bag and sent to the chosen analytical laboratory. The laboratory will make a single composite sample from two varieties of submitted sample material and perform the analysis for “hydrogen sulfide (H₂S), carbonyl sulfide (COS) and carbon disulfide (CS₂)” using an emission chamber (chamber test) in conjunction with GC/SCD (gas chromatography / sulfur chemiluminescence detection) analysis, as per a modified ASTM D-5504-08 method. Another report will be generated to include both the micro-cleaning and quality assurance inspections.



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Protocol For Remediation of Corrosive Drywall

- Hire an evidence preservation & inspection company to provide Through Documentation (digital photo, & or digital video copies) for Evidence Preservation according to MODIFIED Pretrial Order#1(I), 1-24-2012, & inspections of step by step remediation process which have to be passed by contractor before continuing to next step.
- Determine a storage facility, either onsite or offsite, for all items that have been in all contaminated areas of the structure.
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- Obtain all permits needed from Building Department, post onsite & pass ALL County & Corrosive Drywall Inspector's inspections.
- Call for dumpsters & port o let.
- Cover tile/wood floors throughout home with protective materials. Remove after hard demo, clean & treat all protective covering with SNI^{PER} & reinstall during construction.
- Remove & save shower/bath doors, if applicable & capable of saving. Treat with SNI^{PER}® & re-install, if applicable & capable of saving.
- Remove & label all cabinets, countertops, toilets, tubs, sinks, windowsills & any & all other construction hard good surfaces throughout interior of home where remediation will be done. Treat with SNI^{PER}® & re-install. A POD IS INCLUDED & must be approved by HOA, if applicable, to store in driveway of home.
- Coordinate/contract with Licensed Electrician to replace all wiring, outlets, switches, GFI's & any & all wiring, including all cable & phone lines pertaining to putting the electrical system that was removed during remediation back to the original status.

- Coordinate/contract with Licensed Plumber to replace all copper plumbing parts & faucets & any & all pertaining to putting the plumbing system that was removed during remediation back to the original status.
- Coordinate/contract with Licensed HVAC Company to replace full interior HVAC equal to or upgraded system & any & all pertaining to putting the Plumbing system that was removed during remediation back to the original status.
- Coordinate/contract with Alarm Company to replace any & all pertaining to putting the Alarm system that was removed during remediation back to the original status equal to or upgraded.
- Remove & dispose of all carpet, pad & tack strip.
- Remove & dispose all base trim, casing & crown molding.
- Remove & dispose of all drywall throughout remediated areas of home.
- Remove & dispose of all insulation stops between trusses.
- Remove & dispose of all insulation inside of wall cavities & ceilings
- Remove & dispose of all mirrors & all closet shelving.
- Ensure continuous jobsite cleanup during demo process.
- Blow out all insulation clinging to truss package, floor joists or other spaces & inspect to ensure complete removal.
- Hepa Vacuum full areas where remediation is taking place.
- Air out home by opening all doors & windows for approximately 15 to 30 days.
- After air out, close all windows & doors & treat any & all remediated areas with SNiPER® & keep doors & windows closed for 2-3 hours.
- Re-inspect property the following day to ensure no residual contamination exists.
- Schedule core sampling for final post clearance tests with inspection firm.
- Install all rough mechanicals while waiting for core sampling clearance tests.
- After passed results, schedule the rest of build back of all remediated areas of home to original status.

If you have any questions regarding Chinese Drywall Remediation, or to learn more on how JJ Staten Homes can help you, call us today and we will be happy to help you.



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