

CONSTRUCTION CLAIMS FROM AN ENGINEERING PERSPECTIVE
DECEMBER 2, 2005

I. AREAS OF CONCERN

A. Design Professional

1. Architectural style selected.
2. Building materials selected.
3. More insulation requirements.
4. No budget for significant site observations.
5. National plans developed for drier climates.

B. Owner/Developer

1. Generally not looking at long term ownership.
2. In our experience cost is "KING."
3. Single building LLC.

C. Contractor/Subcontractors

1. Inexperienced subcontractors and trades people.
2. Low bidder.
3. Multi-family construction is typically the poorest quality of commercial, single family, and multi-family.

D. Condominium Ownership

1. Group mentality.
2. Insufficient maintenance—condominium association.
3. Attorneys pursuing work.

II. SOLUTIONS

1. Employ waterproofing or envelope consultants who are experts in waterproofing and are paid to assist the architect in the design documents, including drawings and specifications.
2. Employ waterproofing consultants and architects to perform additional site visits.
3. Training of contractors, subcontractors, design professionals, and inspectors.