

Introduction

Common Construction Defects is for individuals working in the building, insurance or real estate industries who come into contact with claims or litigation based on problems related to the quality and durability of building construction.

This seminar is based on the *Journal of Light Construction* article of the same name. The full article will be distributed as a companion to the presentation. The instruction will focus on the problems, errors and omissions in construction that commonly lead to construction defect litigation.

Pete Fowler is active as a California General Contractor, Certified Professional Cost Estimator, Certified Inspector, Construction Consultant, author and speaker regarding construction topics. Focusing on construction projects and buildings suffering distress, Mr. Fowler has analyzed damage, performed testing, specified and overseen repairs, performed repairs as a contractor and testified on a wide variety of construction issues.

Outline

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Most Common Defects

Rank by # of Instances	Defect Description	Ave. % of Total Estimate to Repair
1	Structural / Rough Carpentry	14.7%
2	Roofing	8.4%
3	Windows	7.8%
4	Plumbing	5.4%
5	HVAC	2.9%
6	Lath & Plaster (Stucco)	3.5%
7	Fireplaces & Chimneys	0.9%
8	Waterproof Decks	3.4%
9	Fire-Resistive Assemblies	7.5%
10	Civil / Site Drainage / Fine Grading	5.6%

Specific Discussion – with photographs and diagrams

- Framing & Structural Issues
 - Diaphragms & Shear Walls
 - Connector Problems
- Roofing
 - Rake & Eave Details
- Windows
 - Painting Wood Windows
 - Poorly Flashed Penetrations in Stucco
- Buried Weep Screeds
- Stucco Cracks
- Waterproof Deck Problems
- Plumbing Defects
 - Chipped Sinks
 - Ponding in Bath Tubs
- HVAC Issues
 - Flues too close to combustibles
- Breaches in Firestops
 - Unsealed Gas Line Penetration in Firebox