



## Condominium Projects: If You Build It, They Will Sue

We hope you enjoyed reading the risk report and have learned much about the management of risk involved with condominium projects. The following 10 questions cover essential facts about the report. Please circle your answer to each question, scan the completed test and email it to [AIATrust@aia.org](mailto:AIATrust@aia.org) along with your name and AIA member number. After we receive your test we will add the Learning Unit to your online transcript and will email the answer sheet with the correct responses to you.

1. Cite the reason why condo projects have such poor claims history:
  - a. Developers often care about cutting costs rather than quality of projects
  - b. Condo buyers are often first-time homebuyers with limited resources
  - c. Condo projects are often built with shoddy construction
  - d. HOAs are reluctant to set dues high enough to cover required upkeep and maintenance
  - e. a&c
  - f. Any one of the above reasons
  
2. The Project Owner/HOA is the most common claimant in condo claims:
  - a. True
  - b. False
  
3. The Architect has a duty of care to the homeowners of condo projects even if the Architect has no contract with the homeowner:
  - a. True
  - b. False
  
4. Which area of the project are defects most common:
  - a. HVAC
  - b. Plumbing
  - c. Waterproofing
  - d. b&c
  - e. Any one of the above
  
5. Client selection is not important in evaluating condo risk:
  - a. True
  - b. False

6. One can mitigate risk through contracts by:
  - a. Clearly defining the scope of service
  - b. Having an insurable indemnity provision
  - c. Using a limitation of liability clause
  - d. Limiting third party beneficiaries
  - e. Any of the above
  - f. a, b and c
  
7. A certificate of merit is required in some form in most states:
  - a. True
  - b. False
  
8. A project specific policy generally insures the entire design team under contract with the Architect:
  - a. True
  - b. False
  
9. An OCIP or Wrap policy generally protects the Architect against claims in a condo project:
  - a. True
  - b. False
  
10. An Owner's Protective Professional Indemnity (OPPI) policy sits in excess of the Architect's practice policy:
  - a. True
  - b. False