 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 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:
2. Developers often care about cutting costs rather than quality of projects
3. Condo buyers are often first-time homebuyers with limited resources
4. Condo projects are often built with shoddy construction
5. HOAs are reluctant to set dues high enough to cover required upkeep and maintenance
6. a&c
7. Any one of the above reasons
8. The Project Owner/HOA is the most common claimant in condo claims:
9. True
10. False
11. The Architect has a duty of care to the homeowners of condo projects even if the Architect has no contract with the homeowner:
12. True
13. False
14. Which area of the project are defects most common:
15. HVAC
16. Plumbing
17. Waterproofing
18. b&c
19. Any one of the above
20. Client selection is not important in evaluating condo risk:
21. True
22. False
23. One can mitigate risk through contracts by:
24. Clearly defining the scope of service
25. Having an insurable indemnity provision
26. Using a limitation of liability clause
27. Limiting third party beneficiaries
28. Any of the above
29. a, b and c
30. A certificate of merit is required in some form in most states:
31. True
32. False
33. A project specific policy generally insures the entire design team under contract with the Architect:
34. True
35. False
36. An OCIP or Wrap policy generally protects the Architect against claims in a condo project:
37. True
38. False
39. An Owner’s Protective Professional Indemnity (OPPI) policy sits in excess of the Architect’s practice policy:
40. True
41. False