

# Construction Defect Experts

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Construction defect claims involve highly technical issues relating to design and construction. Determining the root cause and associated damages requires the assistance of skilled engineering and construction experts. GlassRatner's (formerly Interface Consulting) qualified experts are experienced in analyzing design documents, construction issues, industry standards, and building codes to fully assess issues related to potential defect claims.

For owners, construction projects represent a considerable investment of capital and their personnel's time. For contractors and designers, each project carries the challenge to uphold their reputations of quality work and satisfied clients. No project stakeholder wants to be attached to a project plagued by defects; unfortunately, though, defects can appear during the project execution or years after the project completion. These defects could be due to issues related to design, workmanship, or fabrication. Whatever the source of the defect, GlassRatner's experts are highly qualified to develop opinions related to the defect root cause and associated damages, as well as defend those opinions under cross-examination at deposition, trial, or arbitration.

## Common Design and Construction Defects

Many types of design and construction defects can occur on construction projects. Each unique project may encounter its own specific defects, but those defects typically are related to the following issues:

- Design fails to meet all local and national codes or discipline-specific standards
- Materials selected are not suited for the intended purpose
- Design components are not properly sized or spaced for loads
- Excessive or differential settling occurs due to improper subgrade preparation
- Construction of design components is out of tolerance
- Building envelope is not watertight
- Site grading is improper
- Construction is not in accordance with plans and specifications
- Workmanship fails to meet a reasonably satisfactory level



## Common Damage Categories

Damages are quantified based on the individual defects identified on each project. To determine the damages, GlassRatner's consultants perform a thorough evaluation of the project, including reviews of contemporaneous project records, site inspections, fact witness testimony, and interviews of project personnel. Damages often include a combination of the following categories:

- Testing fees to investigate the defects
- Professional fees to design the corrective work
- Permitting fees to support the corrective work
- Construction costs to perform the corrective work
- Diminution of the asset's value due to the defects
- Lost profits from loss of use of the asset, both before and during the performance of the corrective work

Quantifying damages is important, and GlassRatner's interdisciplinary staff of degreed engineers, including licensed Professional Engineers, are skilled in providing these assessments; however, being able to clearly and persuasively explain the damages is equally important to judges, juries, arbitrators, and mediators. GlassRatner's consultants recognize this fact and provide comprehensive analyses of damages while presenting the findings in a clear and concise manner that simplifies complex issues.

