



Dear CCI Member,

Over the past year, CBC has looked into the issues of construction deficiencies within Condominiums. Different opinions were presented as to the extent of this problem within Nova Scotia.

Specifically the following areas of concern were noted:

1. There is no effective, mandatory and insurance backed Home Warranty Program for Condominiums.
2. There is not required that Certified Trades People are used for construction.
3. There are no independent construction inspections for Condominiums.
4. The mechanisms available under the Condominium Act for consumer protection are not always effective and pursuing Developers within the legal system can be cost prohibitive.

In late 2006 – early 2007 CCI Nova Scotia gathered information from its members in respect of deficiency issues in condominiums. This information was compiled into a position paper, which was provided to the Provincial Government. The year your CCI Nova Scotia board has decided to update the information we have in respect of this issue.

As such we asking that you complete the attached questionnaire in order to providerecent information as to any construction deficiencies, which you have experienced within your Condominium. All information gathered will be kept confidential and used for the purpose of provided a complete picture of the state of construction deficiencies within Condominium in Nova Scotia.

We encourage you all to participate in this investigation and help create a body of information for CCI Nova Scotia to use on a go-forward basis as we investigate this matter. Please return your completed questionnaires to us, by mail, fax or email, as per the contact information below.

If you have any questions, comments or concerns please contact us as noted below.

Thank you in advance for your assistance with this initiative.

Kind regards,

Devon Cassidy, LLB  
CCI NS Chapter President

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Director, CCI NS Chapter

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**CCI NOVA SCOTIA CHAPTER  
CONDOMINIUM CONSTRUCTION DEFICIENCIES SURVEY**

**Objective:** To gather accurate information as to the prevalence and type of Condominium Construction Deficiencies, within Unit and Common Elements, experienced by Condominium Owners.

**Privacy:** Information received will be kept private. Individual condos will not be identified. Data will be compiled to show type of deficiencies and cost of repairs.

**The following is a list of common construction defects identified within condominiums. If replying manually please tick all items that apply to your Building. If replying electronically please insert an x next to all applicable boxes.**

- Cracks in building exterior walls
- Cracks in foundation walls
- Cracks in roof membrane
- Missing or improperly applied outer and inner Joint Sealant
- Torn, missing or flawed water proofing sheathing
- Improperly installed wall panels/siding, e.g., not to manufacturer's recommendations
- Parts of building envelope falling, e.g., decorative stones, wall panels.
- Windows installed incorrectly, such as upside down or inside out
- Sliding windows sticking and leaking
- No flashing over windows
- No flashing over doors
- Balcony doors not properly installed
- Balcony Curbs with missing or cracked water proofing, etc.
- Unit decks not anchored properly to the building
- Unit decks not level or inclined toward the wall
- Building not compliant with Fire Code
- Insufficient parking lot drainage

- Cracked or heaving asphalt.
- Improperly installed air vents.
- Improper roof vents.
- Improperly sized heating AC system.
- Inadequate water pressure.
- Exterior light fixtures not waterproofed.
  
- Electrical issues. Explain:
  
  
- Plumbing issues. Explain:
  
  
- Ventilation issues. Explain:
  
  
- Building foundation issues. Explain:
  
  
- Use of Failed Product (For example: Kitech Piping & Fibre Cement Wall Panels)

**How long after Condominium registration were the deficiencies detected?**

- During the first 5 years.
- Between 5 to 10 years.

- Between 10 to 15 years.
- After 15 years.

**How Long after the deficiency was detected/discovered was it remedied?**

**Was an Engineer or other appropriate professional contracted to assess the defects?**

- Yes
- No

**Were contractors brought in to repair the deficiencies?**

- Yes
- No

**Who assumed financial responsibility for the repairs?**

- Developer
- Condo Corporation

**Are there still outstanding issues? Explain**

**Approximately how much was spent to remedy the construction defects?**

- Less than \$50,000.
- \$50,000 to \$100,000.
- \$100,000 to \$500,000.
- \$500,000 to \$1,000,000.
- More than \$1,000,000.

**How were funds obtained to pay for the repairs?**

- From the Reserve Fund.



**When was your condo built?**

**Is your condo?**

- Apartment style?
- Townhouse style?

**How many units are in your condominium?**

- 1 – 9.
- 10 – 25.
- 26 – 50.
- 51 – 75.
- 76 – 100.
- 101 +.

**Are there any further comments you wish to make about condo deficiencies?**

**For follow up purposes, it would be helpful to have a contact name should it be necessary to clarify any responses. This information will be private and not included in our data.**

**Condominium Corporation #** \_\_\_\_\_

**Contact person:** \_\_\_\_\_

**Board position:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**December 20, 2016**