

One Response to "Request For Construction Defects Help"

1. admin says:

June 3, 2008 at 15:06 | edit

Chuck Davis said on a different blog in response to this posting:

"The Davis' did not opt into the Class Action list to enrich the attorneys. On the day it was received, the Davis' simply returned the release document to Del Webb/Pulte with the preprinted address on the envelope and some weeks later the Davis' received the \$7,800 check. Our work was completed and the contractor did the job for that amount. It didn't take a rocket scientist to make that decision. It didn't take any "...privileged sources of developer information and personal contacts,..." The man is still fabricating stories. Posted by: Charles W Davis | June 03, 2008 at 01:01 PM"

Note: Chuck Davis did not mention at least two important facts about his SCA construction defects experiences:

1. If he used the Pulte-recommended repair protocol for Kitec (at \$7,800), he is now stuck with defective brass fittings that will corrode and fail the same way the original Kitec yellow-brass fittings failed. He will will have to do it again in a few years, and Pulte's settlement agreement shields them from ever having to pay to repair the defective protocol.

On the other hand, if Chuck used the technical info only available at that time through Ken Anderson's group, and Ron Johnson's web site, and if he required his contractor to use the high-quality bronze fittings for his pipes and shower head(s), he may have installed a long-term solution. Knowing Chuck Davis as we do, we doubt that he limited his Kitec repairs to the defective protocol recommended by Pulte at that time.

2. Chuck Davis has also told many people that a few years ago he had an early example of what is now known to be seriously-defective, Del Webb slab/foundations delivered prior to 2003. It seems that Del Webb violated code and put no reinforcement material in the concrete slab. So, many SCA slabs have developed serious cracks and some have started to slide apart. We have been told that if there had been more rain in recent years, the cracking problems might have been much more noticeable in many more of the Del Webb-built homes.

To Mr. Davis's credit, he has reported on how Del Webb took excellent care of him by not only replacing his entire slab (imagine that!) and paid for weeks of relocation and household goods storage costs during repairs (imagine what that cost!). In addition, we understand that the company even provided the Davis family with many additional features and home upgrades at no extra cost. (Wow, what a deal!)

While that type of repair action was the appropriate and very honorable thing to do by Del Webb/Pulte, Mr. Davis does not seem to be concerned there are hundreds of other SCA residents in recent years who have been discovering similar construction defects in their slabs/foundations. He does not seem to be concerned that Pulte is not repairing his neighbor's homes using anything like the protocol used for him. Should he care?

It is now understood that most SCA homeowners are being forced to go the class action law suite route to get any satisfaction. While a few special people, like Chuck Davis, have received special repairs in past years, not a single villas owner has received such high quality services (and they have some of the oldest homes and some of the most obvious needs for repairs). Why would that be?

Recently, even Mike Dixon has found (no doubt, to his great surprise) he is not among the favored few to get special treatment by Pulte. He has been forced to go the law suite route to get

his foundation repaired to a similar level as Chuck Davis.

So, is this evidence of special treatment for Mr. Davis, or just luck? Would Mr. Davis tell the whole truth, and nothing but the truth? Is he just a very clever negotiator, or has he received special benefits from his long-time developer associates? Why are all SCA residents with this slab/foundation problem not treated the same?

Finally, regardless of the personal reasons for any special deals received by Chuck Davis in the past, why would he, Mr. Dixon, Roz and David Berman, and so many other current and past board members continue to strongly block every effort to establish a Board of Directors committee to research construction defects problems and to share the information with all SCA homeowners? Is this just selfishness, or are there conflicts of interests?