

SAN FRANCISCO CHRONICLE, OCTOBER 27, 11

Hidden defects: Water leaks, mold, deck failures, shoddy construction. Not the kind of things residents of an upscale condominium building in San Francisco's Cathedral Hill neighborhood were expecting to discover after paying up to \$750,000 for a unit.

Last month they got some recompense - and apparently set a record - in the form of a \$5.4 million settlement from the builder, **Gentium Homes** of San Francisco and 13 subcontractors, including **C.C. Myers**, the well-known Northern California construction company, which contributed approximately 25 percent of the settlement.

That comes to \$169,000 per owner at the 32-unit Chelsea Court condominium building at 851 Van Ness Ave., sold by Gentium Homes in 2002. According to attorney **Tom Miller**, whose **Miller Law Firm** helped represent the homeowners, the settlement is the largest per-unit recovery on state record.

"There's clearly a trend with a lot of newer condominium buildings, especially those built at the height of the building boom," said Miller, whose San Francisco firm specializes in construction claims cases. "Now a lot of the hidden defects are coming into view and causing a lot of problems for the owners.

Miller said he's in the process of settling a \$5 million to \$6 million case involving a condominium development at Candlestick Point.