



Curriculum Vitae

Stanley R. Luhr

Federal Tax ID# 75-3224932

Background

General Building Contractor	All phases of general contracting, specializing in remodeling and new construction of single-family homes. Performed extensive remodeling in the San Diego area from 1977 to 1984. Homes constructed in San Diego and Hawaii, with emphasis on passive and active solar design and construction. Commercial construction: remodeling and tenant improvements to offices, medical and institutional buildings. Residential construction: repairs and remodeling of homes, apartments, and condominiums; custom homes. Performed code compliance and fire damage repairs to existing structures. A General Contractor in San Diego, California, licensed in California, Arizona, Oregon and Nevada. President of Rhule Construction Co., Inc. since 1988.
Landscape Construction	Residential and commercial landscape construction, water features, pools and spas, underground drainage systems and irrigation.
Inspection	President of Pacific Property Consultants. Performed over 12,000 residential and commercial inspections. Forensic inspections performed in California, Nevada, Utah, Texas, Washington and Arizona.
Litigation	Retained on more than 5,000 cases since 1984 including single-family, multi-family, commercial, industrial, and institutional buildings. Expertise in residential wood-frame construction and water intrusion issues. Extensive expert consulting services and strategic planning on projects up to 27,000 homes and billions of dollars of exposure. Provided expert trial testimony on over 100 court cases and arbitrations involving all aspects of construction, jobsite safety, product failures, contractor and inspector negligence

and building science issues, including construction delay, abandonment and cost estimating. Qualified and testified as an expert in Municipal, Superior and Federal Courts of San Diego, CA; Coachella Valley, CA; San Francisco, CA; and Clark County, NV. Expert witness for plaintiff and defendant as a residential building inspector. Evaluation of code deficiencies for personal injury accidents. Liability determination for cross-defendant claims.

**Litigation
(Continued)**

Building Code analysis and plan review for construction defects. Computerized trial exhibits, including architectural details, specifications, mock-ups and models. Provided expert deposition testimony on over 500 occasions, including multi-billion dollar product failure claims involving composite roofing, siding, plumbing and sewer piping cases. Retained as a neutral court-appointed expert on three separate occasions involving multi-million dollar construction defect claims to render independent scope and cost of repair to thousands of homes. Provided inspection analysis, scope and cost of repair and trial testimony in the Williams v. Shell Oil case, resulting in a \$753 million verdict.

**Destructive
Testing and
Analysis**

Conducted hundreds of water and forensic investigations on residential and commercial projects. Tests included forensic disassembly, water intrusion, dye testing, combustion gas analysis, water manometric, roof slope surveys, infrared, air infiltration, building pressures and diagnostic testing for energy compliance and HVAC performance. Provided investigation, strategy and analysis for product claims including ABS sewer piping, polybutylene water piping, Kitec fitting corrosion, concrete tile, clay tile, composite siding, truss joists and others. Performance review of new products for builders and manufacturers, including liquid membranes, plastic plumbing systems and other products used in construction.

Consultation

Plan review and construction site consultation for residential and light commercial buildings. Performed and supervised over 4,000 individual plan reviews on construction projects around the country to identify risk and architectural flaws. Cost analysis and estimating for plaintiff and defendant construction defect cases. Strategy planning, risk management and quality assurance systems consulting for builders, manufacturers and the insurance industry.

**Code
Compliance**

Performed code compliance inspections and approvals for various lending institutions and clients. Certified to perform inspections for municipalities, ICBO special inspection, HUD and FHA. Knowledgeable in OSHA, CAL-OSHA and ADA compliance issues.

Quality Assurance

Founder and former CEO of QualityBuilt.com® 1994-2011, a California corporation specializing in risk management and quality assurance programs for production homebuilders and commercial high-rise properties. Projects include residential, commercial and industrial property. Achieved the first ISO 9001:2000 certification for a QA firm in the U.S. in 2007. Extensive experience in creating, evaluating and monitoring quality assurance programs and organizational quality systems. Created industry-first technology products and services for the new construction industry, securing three U.S. published patents. Responsible for the inspection and QA delivery of services to over 390,000 homes constructed since 1994 in 33 states and three foreign countries. Developed and managed the largest construction database in the world with over 40 million quality checkpoint records.

2011 to present: CEO of AxisPointe LLC, a Utah-based risk management and quality assurance firm, providing full-service QA services and software programs for the residential and commercial construction industry. AxisPointe provides hosted software services for document management, field auditing, QA and Safety compliance, Customer Service and warranty work order tracking, and maintenance manual production.

Classes/Seminars Given

Over 200 seminars given since 1984 to various construction, real estate, lending and insurance institutions, providing information on: building inspection, construction defects, risk management and quality assurance. Significant lectures involving more than 25 participants include:

- *Guest Speaker*, Real Estate Appraisers Association, 1986
- *Residential Electrical Troubleshooting*, CREIA State Educational Conference, Anaheim, CA, 1988
- *Steep Roofing*, CREIA State Educational Conference, Anaheim, CA, 1988
- *Construction Defect Litigation*, Board of Realtors Attorney/Realtor Liaison Committee, 1988
- *Steep Roofing*, CREIA Regional Education, Oakland, CA, 1988
- *Steep Roofing*, CREIA Regional Education, Orange, CA, 1988
- *Steep Roofing*, CREIA San Francisco Educational Seminar, April 1988
- *Steep Roofing*, CREIA Regional Education, Orange County, CA, 1989
- *Real Estate Inspections*, Union-Tribune Home Buyers Fair, Guest Speaker, San Diego, CA, 1989
- *Steep Roofing*, CREIA State Educational Conference, Sacramento, CA, February 1989
- *Advanced Electrical Inspection Techniques*, Local ASHI Chapter, San Diego, CA, 1989
- *Panelist*, Union Home Buyers Fair, San Diego, CA, April 1989

- *Roof Inspection Techniques*, CREIA State Educational Conference, Palm Springs, CA, October 1989
- *Inspection of Commercial Buildings*, CREIA Regional Education, San Diego, CA, 1990
- *Roofing Inspection*, CREIA Regional Education, San Diego, CA, 1990
- *Roofing Inspection*, CREIA Regional Education, San Francisco, CA, February 1991
- *Commercial Roof Investigations*, CREIA Regional Education, Oakland, CA, 1992
- *Inspecting Multi-Family and Commercial Buildings*, CREIA Regional Education, 1992
- *Structural Framing Analysis*, CREIA San Diego Chapter, San Diego, CA 1992
- *Inspecting Roofs*, CREIA San Diego Chapter, San Diego, CA 1992
- *Forensic Inspections*, CREIA Regional Educational Conference Long Beach, CA, November 1992
- *Construction Consulting*, ASHI Conference, San Antonio, TX, January 1993
- *Inspecting Residential Roofing*, CREIA, Orange County Chapter, Tustin, CA, January 1995
- *Water Intrusion Problems and Solutions*, CREIA, Costa Mesa, CA, October 1995
- *Are You Liable?* - Affordable Comfort West Conference, Orange, CA, October 1995
- *Are You Liable?* - Affordable Comfort East Conference, Chicago, IL, March 1996
- *The Window Maze*, Superintendent Seminar, Santee, CA, May 1996
- *Duct Efficiency and Title 24 Improvements*, Superintendent Seminar, Santee, CA, June 1996
- *Framing Solutions*, Superintendent Seminar, Santee, CA, July 1996
- *Identification of Fire Breaches During Routine Inspection*, High Desert ICBO Chapter, Palmdale, CA, July 1996
- *Construction Defect*, Phoenix, AZ, June 1996
- *Construction Defect*, Las Vegas, NV, April 1996
- *Construction Defect*, Diamond Bar, CA, August 1996
- *25 Common Construction Defects*, Superintendent Seminar, Santee, CA, October 1996
- *Construction Defect*, CBIF, Knapp, Petersen & Clarke, San Diego, CA, March 1997
- *Construction Defect*, CBIF, Knapp, Petersen & Clarke, Irvine, CA, March 1997
- *Construction Defect*, CBIF, Knapp, Petersen & Clarke, Glendale, CA, March 1997
- *Mold & Mildew*, Wingert, Grebing, Anello & Brubaker, San Diego, CA, March 1997
- *Liability: Lawsuits and Insurance Costs*, Affordable Comfort, Chicago, IL, April 1997
- *Framing*, Superintendents Seminar, Kyle Carter Homes, Bakersfield, CA, April 1997
- *25 Common Construction Defects*, Superintendents Seminar, Kyle Carter Homes, Bakersfield, CA, April 1997
- *Plumbing/Mechanical/Electrical*, Superintendents Seminar, Kyle Carter Homes, Bakersfield, CA, April 1997
- *Construction Defect Litigation*, Imperial Valley BIA, El Centro, CA, April 1997
- *Framing*, Superintendents Seminar, El Centro BIA, El Centro, CA, May 1997
- *State of the Industry*, California Energy Commission, Sacramento, CA, June 1997

- *25 Common Construction Defects*, Superintendents Seminar, Diamond Bar BIA, July 1997
- *HVAC/Thermal Envelope*, Superintendents Seminar, Palm Desert, CA, BIA, July 1997
- *Plumbing and Electrical*, Superintendents Seminar, Imperial Valley, CA, BIA, July 1997
- *Construction Defect Seminar*, Roseville, CA, August 1997
- *Role of Customer Service in Avoiding CDL*, Annual Conaway & Turner Convention, Las Vegas, NV, August 1997
- *How Technology is Changing the Building Industry*, Santee, CA, San Diego BIA, August 1997
- *Sulfate Attack*, Cox, Castle & Nicholson Seminar, Las Vegas, NV, September 1997
- *25 Common Construction Defects*, Superintendents Seminar, Palm Desert, CA, BIA, September 1997
- *A Success Formula for Production Builders*, Construction Defect Litigation Seminar, Las Vegas, NV, October 1997
- *Where Do We Go from Here?* - West Coast Casualty 5th Annual Construction Defect Conference, Anaheim, CA, October 1997
- *How Tight is Too Tight?* - Diagnostic Testing Center Building Industry Show, Long Beach, CA, November 1997
- *Chasing the Leak*, Diagnostic Testing Center, Building Industry Show, Long Beach, CA, November 1997
- *The "House-as-a-System" Approach to Quality Control*, Building Industry Show, Long Beach, CA, November 1997
- *Liability: How to Not Get Sued*, Affordable Comfort West, Sacramento, CA, November 1997
- *Joe Jones v Average Construction Company: A Construction Defect Mock Trial*, Affordable Comfort West, Chicago, IL, 1997
- *Joe Jones v Average Construction Company: A Construction Defect Mock Trial*, Affordable Comfort West, Sacramento, CA, November 1997
- *Risk Management Protocol for Third Party Inspectors During Construction*, CNA Management Think-Tank, Baltimore, MD, December 1997
- *25 Common Construction Defects*, Castle & Cooke, Bakersfield, CA, March 1998
- *HVAC Presentation*, Brookfield Homes, Del Mar, CA, April 1998
- *25 Common Construction Defects*, Antelope Valley BIA Chapter, Lancaster, CA, April 1998
- *Quality Control and Insurance*, CNA Insurance, Chicago, IL, June 1998
- *Insurance Seminar*, Reliance Insurance, Irvine, CA, June 1998
- *Managing Your Risk with Quality Control*, Western Builders Show (PCBC) San Francisco, CA, June 1998
- *Fourth Annual Construction Defect Seminar*, Las Vegas, NV, July 1998
- *Customer Service/CDL - Joe Turner's Annual Customer Service Seminar*, Las Vegas, NV, August 1998
- *Builder Framing*, August 1998
- *Concrete and Sulfate Attack*, Educational Seminar, Las Vegas, NV, 1998

- *Right from the Start: Common Defects Found in New Construction*, San Francisco, CA, 1998
- *Liability: How to Not Get Sued*, Affordable Comfort West, Irwindale, CA, November 1998
- *Joe Jones v Average Construction Company: A Construction Defect Mock Trial*, Affordable Comfort West, Irwindale, CA, November 1998
- *Dollars & Sense of Energy Efficient Housing*, Building Industry Show (BIS), Long Beach, CA, 1998
- *25 Most Common Defects*, BIA/Southern California, Orange, CA, 1999
- *Panel Discussion: Construction Defect Trends*, West Coast Casualty Construction Defect Seminar, Anaheim, CA, 1999
- *How to Not Get Sued*, Affordable Comfort, Chicago IL, 1999
- *Moisture Intrusion*, CREIA, Burbank, CA, May 1999
- *Prevent Litigation through Proactive Sales & Service*, PCBC, San Francisco, CA, June 1999
- *Construction Terminology Presentation*, Wingert, Grebing, Brubaker & Ryan, San Diego, CA, July 1999
- *Construction Trends & Quality*, Legion Insurance and International Re-Insurers, Laguna Hills, CA, July 1999
- *Commercial Roofing, Waterproofing and Fenestrations*, ASHI 2000, San Diego, CA, January 2000
- *Quality through Education*, PPC 5th Annual CDL Seminar, Las Vegas, NV, March 2000
- *Windows, Doors and Other Penetrations*, PPC 5th Annual CDL Seminar, Las Vegas, NV, March 2000
- *Mold, Mildew & Moisture Investigation and Problem Solving*, PPC 5th Annual CDL Seminar, Las Vegas, NV, March 2000
- *Construction Defects*, Appraisal Institute Summer Conference, Cerritos, CA, September 2000
- *Commercial Cladding/Fenestrations*, CREIA Fall Education Conference, Anaheim, CA, September 2000
- *True Cost of Insurance Programs*, Building Industry Show (BIS), Anaheim, CA, November 2000
- *Construction Defects*, Home Builder's Association of Arizona, Phoenix, AZ, April 2001
- *Customer Service Toolbox*, PPC 6th Annual CDL Seminar, Las Vegas, NV, April 2001
- *25 Most Common Defects-Updated*, PPC 6th Annual CDL Seminar, Las Vegas, NV, April 2001
- *Deconstructing Construction Defects*, PCBC Annual Conference, San Francisco, CA, July 2001
- *Comprehensive Risk Reduction: Essential Steps to Successful Community Development*, PCBC Annual Conference, San Francisco, CA July 2001
- *Common Construction Defects*, Builders & Developers Workshop, Tucson, AZ, August 2001

- *Construction Forensics*, Construction Management Department, Brigham Young University, Provo, UT, November 2001
- *Construction Litigation*, Bridgeport Continuing Education, San Francisco, CA, December 2001
- *Construction Quality Assurance*, CREIA, San Diego Chapter, March 2002
- *Construction Trends & Quality*, Contractors Choice/Ace Insurance & International Re-Insurers, Laguna Hills, CA, April 2002
- *“In Progress” – Construction (Quality Assurance) Inspections*, CREIA Spring State Conference, San Jose, CA, April 2002
- *Mold Boot Camp: A Comprehensive Guide to Preventing & Resolving Mold Problems*, PCBC full-day workshop, San Francisco, CA, June 2002
- *New Construction and Practices*, CREIA “Toolbox” Site Walk Seminar, Carlsbad, CA, June 2002
- *Mold, Mildew & Indoor Air Quality*, Builders & Developers Workshop, Tucson Power, Tucson, AZ, August 2002
- *Litigation Cures for Builders*, EEBA Excellence in Building Conference & Exposition, Phoenix, AZ, October 2002
- *Mold: The Next Asbestos? (Preventing and Responding to Mold Claims)*, Urban Land Institute Annual Fall Meeting, Las Vegas, NV, November 2002
- *Risky Business: Effective Risk Management Techniques for Home Builders*, NAHB International Builders Show, Las Vegas, NV, January 2003
- *Building Pressure Diagnostics*, CREIA “Toolbox”, Site Walk Seminar, Carlsbad, CA, February 2003
- *The Road to Quality in New Construction*, Affordable Comfort Conference, Kansas City, MO, April 2003
- *Limiting Mold Liability*, Affordable Comfort Conference, Kansas City, MO, April 2003
- *Contractor & Builder Risk: The Black Hole*, Affordable Comfort Conference, Kansas City, MO, April 2003
- *Designing for Success: Improve Quality and Boost Your Bottom Line*, PCBC full-day workshop, San Francisco, CA June 2003
- *Going Up Right: Quality Construction for Mid-Rise Development*, PCBC, San Francisco, CA June 2003
- *How to Create a Building Business Insurers Love*, Benchmark Conference, New Orleans, LA, September 2003
- *Managing Residential Construction Risk*, IRMI Conference, Chicago, IL, November 2003
- *Construction Defects: Mid & High-Rise Buildings*, Zurich North America, Chicago, IL, March 2004
- *Reducing Risk*, NAHB Builder 20 Club, Salt Lake City, UT, March 2004
- *Fixing the Leaky Home*, Midwest Builders Show, Chicago, IL, March 2004
- *Residential Wrap Up*, Arch Insurance, Los Angeles, CA, May 2004
- *Conquering the Construction Defect Challenge*, Zurich Home Builders Summit, Phoenix, AZ, September 2004
- *Residential Wrap Up*, C.V. Starr & Co., San Francisco, CA, June 2004

- *Risk Reduction*, Hardison Downey, Phoenix, AZ, August 2004
- *Fixing the Leaky Home*, Everest National Insurance, Los Angeles, CA, September 2004
- *Fixing the Leaky Home*, Everest National Insurance, Sacramento, CA, September 2004
- *Client Scene Investigation: Defect Forensic Procedures & Reporting*, CREIA Annual Fall Conference, Costa Mesa, CA, October 2004
- *Care and Feeding of the Unhappy Homeowner*, EEBA Conference/Sunbelt Builders Show, Dallas, TX, October 2004
- *Litigation Prevention*, EEBA Conference/Sunbelt Builders Show, Dallas, TX, October 2004
- *Lowering Risk*, NAHB Builder 20 Club, McLean, VA, October 2004
- *Lowering Risk to Residential Builders*, Gallagher Construction Seminar, Los Angeles, CA, November 2004
- *Independent Contractors: Q&A Industry Inspections*, CREIA - San Diego Chapter, San Diego, CA, February 2005
- *Commercial Construction Risk*, Kitchell Corporation, Phoenix, AZ, February 2005
- *Emerging Trends in the Construction Industry*, Zurich Large Contractor Forum, Dallas, TX, March 2005
- *Minimize Your Insurance by Avoiding Construction's 7 Deadly Sins*, Midwest Builders Show, Rosemont, IL, March 2005
- *Risk Management Solutions for Residential Construction*, National Insurance Advisors, Orlando, FL, March 2005
- *Quality Initiatives and Trends in the Housing Industry*, American Society for Quality AQC – Annual Quality Conference, May 2005
- *Commercial Construction Risks and Insurance Options*, Construction Financial Managers Association, Boston, MA, May 2005
- *Quality Built Construction Risk Management Seminar*, Quality Built, Denver, CO, May 2005
- *California Forum: Understanding the SB800 Time Bomb...Do Your Standards Measure Up?*, PCBC, San Francisco, CA, June 2005
- *Construction's Seven Deadly Sins*, BIA of Superior California Risk Management Conference, Sacramento, CA, August 2005
- *Quality Awareness*, Regis Homes Commitment to Quality Homes Seminar, San Mateo, CA, September 2005
- *CN5/DV14-Condominium Development and Conversion: Protect Yourself from Construction Defect Claims*, Multi-Housing World Conference, San Diego, CA, September 2005
- *Quality Assurance/Quality Control*, Zurich Risk Engineering Conference, Las Vegas, NV, September 2005
- *Construction's Seven Deadly Sins*, ACIG Safety/Claims Management Workshop, Minneapolis, MN, September 2005
- *Construction's Seven Deadly Sins*, BIA Risk Management Seminar, San Diego, CA, September 2005

- *Water, Water Everywhere: Resolving Leaks in Buildings*, Zurich Residential Risk Home Builders Summit, Colorado Springs, CO, October 2005
- *Introduction to Quality*, AIG Environmental – Managing Risk and Cost of Capital Seminar, San Francisco, CA, October 2005
- *Construction's Seven Deadly Sins*, Quality Built Independent Consultant Training, Las Vegas, NV, October 2005
- *Weather Barrier Issues*, Pactiv Building Products Educational Seminar, Atlanta, GA, November 2005
- *Water, Water Everywhere*, Granville Homes, November 2005
- *The Nuts and Bolts of SB800*, Gallagher Construction, Quality Built, and Koletsky, Mancini, Feldman & Morrow Seminar: The Nuts and Bolts of SB800 and Other Current Issues Affecting California Residential Builders, Los Angeles, CA, December 2005
- *Insurance Roundtable: Meet the Underwriters*, NAHB International Builders' Show, Orlando, FL, January 2006
- *Water, Water Everywhere*, Lennar, Phoenix, AZ, January 2006
- *Construction's Seven Deadly Sins*, Aspen Insurance Underwriters' Seminar, Las Vegas, NV, February 2006
- *Technical Classroom and Field Training*, McCaffrey Group, Fresno, CA, March 2006
- *Diagnostic Testing Field Training*, Granville Homes, Fresno, CA, March 2006
- *Introduction to Quality*, AIG Environmental/Construction Seminar, New York, NY, March 2006
- *Introduction to Quality*, AIG Environmental/Construction Seminar, Philadelphia, PA, March 2006
- *Introduction to Quality*, AIG Environmental/Construction Seminar, Newport Beach, CA March 2006
- *Introduction to Quality*, Wrap It Up Seminar, San Francisco, CA, April 2006
- *Introduction to Quality*, Wrap It Up Seminar, Glendale, CA, April 2006
- *Introduction to Quality*, AIG Environmental/Construction Seminar, Chicago, IL, May 2006
- *Introduction to Quality*, AIG Environmental/Construction Seminar, Miami, FL, May 2006
- *Frontline Training: The Superior Superintendent*, PCBC, San Francisco, CA, June 2006
- *Quality Built Construction Risk Management Seminar*, Keynote Speaker, Englewood, CO, August 2006
- *6 Million Checkpoints: How Quality Measures Up in Production Housing*, ASQ 2006 Energy & Environmental/Design and Construction Division Conference, Tucson, AZ, August 2006
- *Forensic Analysis of Building Defects*, CREIA Fall Symposium, Garden Grove, CA, September 2006
- *Risk Management for Condominium Projects*, IRMI Construction Risk Conference, San Diego, CA, September 2006

- *The Audit Review Process – How Do Builders in the Zurich HBP Program Compare to Other Builders Nationwide?*, 2006 Zurich Home Builder Summit, San Antonio, TX, October 2006
- *Risk Management: The New Role of Construction Superintendents*, NAHB's International Builders' Show, Orlando, FL, February 2007
- *The Elephant in the Room: Construction Defect Claims and Related Litigation*, panel participant, Associated General Contractors of America Meetings on Surety, Insurance and Related Issues, Longboat Keys, February 2007
- *Methods and Strategies for Mitigating Risk for Ten Years*, panel participant, CBIA 2007 Risk Management Conference, Irvine, CA, April 2007
- *Ask the Underwriters: Tough Questions for Challenging Times*, PCBC 2007, San Francisco, CA, May 2007
- *Frontline Training: The Superior Superintendent*, PCBC 2007, San Francisco, CA, May 2007
- *Quality Built Construction Risk Management Conference*, Keynote Speaker, San Diego, CA, August 2007
- *Methods and Strategies for Mitigating Risk for Ten Years*, panel participant, CBIA 2007 Risk Management Conference, Sacramento, CA, September 2007
- *The Relevance of Risk Management in a Tough Market*, panel participant, CBIA 2007 Risk Management Conference, Del Mar, CA, October 2007
- *Good Products and Practices vs. Bad Products and Practices - Top Five Shoulds and Should Nots*, panel participant, Zurich Home Builders Summit, Colorado Springs, CO, October 2007
- *Moisture, Mold and IAQ*, XL Insurance Conference meeting, Kansas City, MO 2007
- *Construction Issues*, panel participant, 2008 California Wholesaler Industry Day, La Jolla, CA, January 2008
- *Managing Moisture in Residential Building Envelopes*, panel participant, 2008 International Builders' Show, Orlando, FL, February 2008
- *High-Tech Builders: Collecting and Sharing Data in Real Time*, 2008 International Builders' Show, Orlando, FL, February 2008
- *Complexities in Flashing Wall Openings*, Presenter, AAMA 71st Annual Conference, Indian Wells CA
- *Re-occurring Issues from a Third-party Inspector's Viewpoint*, panel participant, Zurich Home Builders Summit, Tucson, AZ, October 2008
- DuPont Weather Barrier Training, Spruance, PA 2009
- *New Construction Inspection*, Inspection Training Associates, Las Vegas 2009
- *Quality Doesn't Happen by Mistake*, Exteriors Systems Training, Lubbock BIA, Lubbock TX 2010
- *Challenges for Experts in Construction Defect Claims and Litigation*, panel moderator, West Coast Casualty Seminar, Disneyland Resort, California 2011
- *Avoiding Catastrophic Risk*, Speaker, EEBA Conference & Expo, Las Vegas NV, 2011
- *Reduce-Simplify-Streamline*, Speaker, EEBA Conference & Expo, Las Vegas NV, 2011

- *Working With Your Pants Down – How To Pull Them Up and Avoid Catastrophic Risk* - Iowa Geothermal Conference, Des Moines IA, 2012
- *HVAC Risks & Remedies* - Iowa Geothermal Conference, Des Moines IA, 2012
- *Reduce, Simplify, Streamline: How the Most Successful Companies Achieve Greatness & Quality* - Iowa Geothermal Conference, Des Moines IA, 2012
- *Trends Affecting our Industry* – Panel Discussion – Iowa Geothermal Conference, Des Moines, IA, 2012
- *Complex Building Risks & Simple Solutions* – Keynote Topic – Stock Building Supply & AIA Holiday Event & Seminar, Oxnard, CA 2012
- *Builder-Managed Claims & Litigation* – Higgs, Fletcher & Mack, San Diego, CA 2013
- *Experts Out of the Cage and Into the Fire* – West Coast Casualty Construction Defect Seminar, Anaheim, CA 2013
- *Risky Business – Practices for Liability Prevention in the New Normal* – Higgs, Fletcher & Mack, September 11, 2013
- 2015 Gallagher Contractor Summit – Speaker/Panelist – April 23, 2015

Registrations

Licensed General Building Contractor, Rhule Construction Co. Inc., CA
No. B-599983

Licensed Building Contractor, Arizona, License No. ROC 169191

Licensed Building Contractor, Nevada, License No. 53460 Licensed Building Contractor,
Oregon, License No. 181162

Certified Building Inspector (Uniform Building Code) No. 0358870-10, ICC

Certified Building Inspector (International Building Code) No. 035887-B5, ICC

Certified Special Inspector No. 87790, Spray-Applied Fireproofing, ICC

Certified Professional Inspector MCI No. 002, CREIA

Post-Earthquake Safety Evaluations & Residential Earthquake Supplement, CREIA, 1994

Certified Professional Inspector No. 798, American Society of Home Inspectors (retired)

Memberships/Affiliations (Past & Present)

- Member, American Concrete Institute
- Member, American Society for Quality (ASQ)
- Member, Building Industry Association, San Diego Chapter (since 1995)
- Member, Building Industry Association – Southern California (since 1997)
- Fellow, California Real Estate Inspection Association (member since 1985)
- Member, Energy & Environmental Building Association
- Member, Home Builders Association of Central Arizona
- Member, Home Builders Association of Metropolitan Denver
- Member, Southern Nevada Home Builders Association
- Member, International Association of Electrical Inspectors (since 1986)
- Member, International Code Council (formerly ICBO) (since 1986)
- Member, National Association of Home Builders (since 1997)
- Member, National Fire Protection Association

- Member, American Society of Home Inspectors, 1985 – 2000
- Member, American Society of Professional Estimators
- Member, Forensic Consultants Association
- Member, National Academy of Conciliators, 1986 – 1990
- Member, National Roofing Contractors Association
- Member, Roofing Consultants Institute

Committees/Positions

- Insurance Committee, ASHI, 1986-1987
- Formation Committee, ASHI, San Diego Chapter, 1986
- Standards Committee, ASHI, 1987
- Bylaws Committee Chairman, ASHI, San Diego Chapter, 1987
- Insurance Committee, ASHI, 1988
- Formation Committee, ASHI, San Diego Chapter, 1988
- Bylaws Committee Chairman, ASHI, San Diego Chapter, 1988
- Legislation Committee, ASHI, 1988
- San Diego Chapter President, CREIA, 1988-1989
- CREIA "Reporter" Chairman, 1989-1990
- CREIA State Education Conference Chairman, 1988
- CREIA, State Education and Certification Chairman, 1989-1996
- San Diego Chapter President, CREIA, 1989
- Airways Business Park Owners' Association, Board of Directors, 1990
- State President, CREIA-ASHI California Region, 1990
- CREIA State Board of Directors, Past President, 1988 - 1992
- California Energy Commission, "CHEERS" Technical Subcommittee Member, 1991-1996
- California Home Energy Efficiency Rating System Inc., Steering Committee, 1992-1996
- CREIA Standards Committee, 1992-1993
- Compliance Alliance Committee, California Energy Commission, 1995-1996
- Construction Defects Task Force, San Diego BIA, 1995-1996
- Quality in Construction Committee, San Diego BIA, 1995-1996
- Vice President of the Education & Professional Development Committee, BIA/Southern California, 1997-2000
- Construction Defect Task Force, Building Industry Association/Southern California, 2002
- Honorary Chairman, Republican Business Advisory Council, 2002
- Presidential Business Commission, 2002
- Boys & Girls Clubs of East County, Board of Directors, 2004 – Present
- Building Industry Association of San Diego County Risk Management Task Force, 2008 - 2012
- U.S. Department of Energy Quality Management Work Group, 2008-present

Education

High School Granite Hills High, El Cajon, California with honors

College	Grossmont College, San Diego, California, General Education, (no degree) San Diego State University, Special Masonry Certification (1989) University of Phoenix, Business Administration (no degree)
Special Studies	• 1988 CREIA State Educational Conference, California Real Estate Inspection Association, Anaheim, CA: Three-day intensive series on built-up roofing, steep roofing, health and safety violations, condominium defect inspections, foundations. • 1988 Mediation/Dispute Resolution, National Academy of Conciliators, Los Angeles, CA • 1988 ASHI National Conference: Four-day intensive electrical, plumbing, radon, roofing. • 1989 CREIA State Educational Conference, California Real Estate Inspection Association, Sacramento, CA: Three-day seminar including roofing, foundations, advanced electrical inspection, expert witness. • 1989 Reinforced Masonry, San Diego State University, San Diego, CA • 1989 Arbitration Training, American Arbitration Association • 1989 Advanced Arbitration Training, American Arbitration Association • 1989 BURSI Roofing Seminar, Three days, San Diego, CA • 1989 CREIA Regional Conference, Palm Springs, CA • 1990 CREIA Regional Seminar: Legal Aspects of Building Inspection • 1990 CREIA Regional Conference, Redwood City, CA • 1991 CREIA Moisture Seminar, Two days, included cases, manifestation and mitigation of water and moisture problems in structures. • 1991 NRCA Steep Roofing Seminar: Technical aspects and failures of concrete, clay tile, metal and roofing, asphalt shingle, wood shakes, slate. • 1991 Western Chapter of the Association for Preservation, The Seismic Retrofit of Historic Buildings Seminar: Two-day technical series. • 1996 CHEERS Certification, California Energy Commission • 1996 American Sprayed Fibers Application Training: Two-day course, Merrillville, IN • 1996 Affordable Comfort East Conference: Five-day course, Chicago, IL • 1996 Moisture Migration through Slab-on-Grade Foundations, Academy of Textiles and Flooring: One-day course, Buena Park, CA • 1998 RCI, Roofing Contractors Cement Tile Symposium: One-day course, San Diego, CA • 1998 End-Use Energy Efficiency Focus Meeting: One-day course, Sacramento, CA • 1998 West Coast Casualty Construction Defect Litigation: One-day course, Anaheim, CA • 1998 Southern Nevada Homebuilders Association Show: One-day course, Las Vegas, NV • 1998 Affordable Comfort East Conference: Three-day course, Madison, WI • 1998 CREIA Annual Education Conference: Three-day seminar, San Francisco, CA

**Special
Studies
(Continued)**

- 1999 NAHB Convention: Three-day series, Dallas, TX
- 1999 West Coast Casualty Construction Defect Litigation: One-day course, Anaheim, CA
- 1999 Affordable Comfort: Five-day course on Energy, Mold, Building Sciences, Chicago, IL
- 1999 Today's OSHA: A Compliance Update: One-day course, San Diego, CA
- 2000 PCBC Annual Conference: Three-day series, San Francisco, CA
- 2000 ASHI Commercial Inspection Conference: One-day seminar, San Diego, CA
- 2000 CREIA Fall Education Conference: Three-day seminar, Anaheim, CA
- 2000 Building Industry Show (BIS) Fall Conference: One-day seminar, Anaheim, CA
- 2001 Solar Electric Building Conference: Three-day series, San Mateo, CA
- 2001 Builders & Developers Workshop: One-day seminar, Tucson AZ
- 2001 EEBA Annual Conference: Four-day series, Orlando, FL
- 2001 PCBC Annual Conference: Three-day series, San Francisco, CA
- 2001 Bridgeport Continuing Education, Construction Litigation: One-day seminar, San Francisco, CA
- 2002 NAHB International Builders' Show: Three-day series, Atlanta, GA
- 2002 CREIA Annual Spring Conference: Three-day series, San Jose, CA
- 2002 PCBC Annual Conference: Three-day series, San Francisco, CA
- 2002 EEBA Annual Conference: Four-day series, Mesa, AZ
- 2003 NAHB International Builders' Show: Three-day series, Las Vegas, NV
- 2003 Affordable Comfort Conference: Five-day course (Building Sciences), Kansas City, MO
- 2003 PCBC Annual Conference: Three-day series, San Francisco, CA
- 2004 NAHB International Builders' Show: Three-day series, Las Vegas, NV
- 2003 IRMI Conference: Four-day series, Las Vegas, NV
- 2004 Midwest Builders Show: Two-day series, Chicago, IL
- 2004 PCBC Annual Conference: Four-day series, San Francisco, CA
- 2004 Zurich Home Builders Summit: Two-day series, Phoenix, AZ
- 2004 EEBA Conference/Sunbelt Builders Show: Three-day series, Dallas, TX
- 2004 IRMI Conference: Three-day series, Orlando, FL
- 2005 NAHB International Builders' Show: Three-day series, Orlando, FL
- 2005 PCBC Annual Conference: Three-day series, San Francisco, CA
- 2005 Zurich Residential Risk Home Builders' Summit: Four-day seminar, Colorado Springs, CO
- 2005 IRMI Conference: Four-day series, Las Vegas, NV
- 2006 NAHB International Builders' Show: Three-day series, Orlando, FL
- 2006 LEED Durability in Housing Workshop: Two-day series, Pittsburgh, PA
- 2006 PCBC Annual Conference: Three-day series, San Francisco, CA

- 2006 IRMI Conference: Four-day series, San Diego, CA
- 2006 Zurich Home Builder Summit: Four-day seminar, San Antonio, TX
- 2007 NAHB Research Center Expert Meeting on Quality Assurance Management Systems: One-day seminar, Upper Marlboro, MD
- 2007 NAHB International Builders' Show: Three-day series, Orlando, FL
- 2007 PCBC Annual Conference: Three-day series, San Francisco, CA
- California Public Utilities Commission Energy Efficiency for 2009 and Beyond – Big Bold Energy Efficiency Strategy Workshop: Two days, San Francisco, CA
- 2008 PCBC Annual Conference: Three-day series, San Francisco, CA
- 2008 NAHB International Builders' Show: Three-day series, Orlando, FL
- 2009 PCBC Annual Conference: Three-day series, San Francisco, CA
- 2009 NAHB International Builders' Show: Three-day series, Las Vegas, NV
- 2009 Department of Energy, Quality Symposium of Experts, NAHB Research Center, Upper Marlboro MD
- 2010 NAHB International Builders' Show: Three-day series, Las Vegas, NV

Publications

- CREIA Conference Syllabus, Basic Electrical Inspection, 1988
- CREIA Conference Syllabus, Roofing Basics, 1988
- CREIA Conference Syllabus, Steep Roofing, 1989
- Contributing Author, Maintaining Your Home, Consumer Reports Preventive Maintenance Manual, 1990
- Contributing Author, LA Times Ask the Inspector, 1990
- Contributing Author, San Diego Union Tribune Inspector's Eye column, 1991
- ASHI Conference Syllabus, Construction Consulting, 1993
- Affordable Comfort Conference, Who is Liable?, Anaheim, CA, 1995
- Condo Management Magazine, A New Era in Conflict Resolution, 1996
- Condo Management Magazine, Solving Problems through High-Tech Gadgets, 1996
- Condo Management Magazine, BIA Blue Ribbon Task Force, 25 Construction Defects and How to Solve Them, 1996
- Affordable Comfort Conference, The Litigation Dance, Chicago, IL, 1997
- BIA Builder Magazine, Top Builders Share Their Success Secrets, 1997
- BIA Builder Magazine, Superintendent Seminars: Better Than Aspirin, 1997
- BIA Builder Magazine, Building Industry Show: BIS Shows Its Technical Side, 1997
- Home Energy Magazine, Energy-Conscious Construction: Litigation Insurance, November/December 1997
- Contributing Author, Quality Time, Builder Magazine, Big Builder

Supplement, September 2001

- Builder and Developer Magazine, Risk Assessment Saves Time and Money, June 2002
- Contributing Author, Cover Story, Avoiding Gotcha! What to Do Next, Professional Builder Magazine, January 2003
- Builder and Developer Magazine, Feeling the Buzz of SB800, January 2003
- Builder and Developer Magazine, Building Trends, Builders Strive to Improve Quality, Production Standards, June 2003
- Builder and Developer Magazine, Insurance Trends – The Builder’s Risk Strategy, October 2003
- Builder and Developer Magazine, Building Trends, Water Intrusion: Follow These Examples to Mitigate Intrusion Problems, June 2004
- Multi-Family Executive Magazine, Three –Point Conversion – Manage the Risks of Your Next Apartment-to-Condo Project, August 2004
- Builder Digest of California, Eliminating the Punchlist Mentality, April/May/June 2006
- Professional Builder, Your Construction Manager: Your First Line of Defense, July 2007
- West Coast Casualty Construction Defect Seminar, *If Experts Ruled The World*, Disneyland Resort Hotel, May 2010

Miscellaneous

- Recipient of Who's Who in California, presented by The Who's Who Historical Society, 1988
- Recipient of CREIA President's Award, 1991
- Recipient of Outstanding Leadership Award, Building Industry Association – Southern California, 1997
- Testified at: The State of The New Home Construction Industry, California Energy Commission Hearing, 1998
- Grant participation: Research Project, California Energy Commission, Mechanical Performance Testing of Energy Efficient Homes, 1999-2000
- CREIA – 25 Most Influential People in the Industry in the Last 25 Years, 2001
- Featured article: Outside Opinion, San Diego Union Tribune, July 28, 2002
- Recipient of Who’s Who in 2003, presented by Builder and Developer Magazine, 2003
- Recipient of CREIA Inspector Fellow Award, CREIA, 2007
- Judge, Malcolm Baldrige Award, 2008
- Judge, NAHB National Housing Quality Award, 2009

Inventions/Test Procedures

- In-cavity Rehabilitation of Fire-Rated Assemblies, 1988Use of Flexible Asphaltic Self-Adhered Flashings for Window Repairs, 1991
 - In-situ Density Testing of Lightweight Floor Fills, 1994
 - Use of Calibrated Blower Door for Window/Wall Performance Testing, 1994
- In-situ Failure Testing of Embedded Hold-downs in Slab Foundations, 2001

Patent Applied For:

- Quality Assurance Model for New Home Construction

Patents Published:

- Process and System to Identify and Rate Builder Risk
- Systems and Methods for Selecting and Prioritizing Construction Checkpoints

SL/as
4/24/2015