

C.V. - CURRICULUM VITAE OF MR. BRIAN T. DANIELS

Brian T. Daniels, founder and managing member of Construction Consulting & Forensics, LLC has 38 years of experience as a self employed General Contractor in the construction industry. Mr. Daniels began working at 15 years of age as a laborer in his father's construction company. After graduating from University High School in Spokane, Washington, Mr. Daniels moved to Orange County, California, where he furthered his education in computers, business management, and construction.

In the fall of 1983, Mr. Daniels worked for a construction company in California that focused on tenant improvements and residential remodeling. In July of 1986, Mr. Daniels formed his own construction company. Since then, Mr. Daniels has worked extensively in the construction industry on a variety of construction projects such as high-end residential remodeling, restorations and preservations, new custom homes, industrial tenant improvements, commercial/retail stores, restaurants, and hospitals. Mr. Daniels developed, designed, and introduced the first outside independent Customer Service Company in the state of California. From 1986 to 1993, his company assisted the top 28 major residential housing developers with the design of move-in kits, pre-walk-throughs, punch list items, and warranty work as well as assisting in construction litigation due to construction defects. Such developers included (but were not limited to): The Fieldstone Company, The William Lyons Company, Kaufman & Broad Home Corp., The Donald Bren Company, Shea Homes, Inc., and Barratt American Development. During these 8 years, Mr. Daniels employed approximately 90 people.

Mr. Daniels moved back to Spokane, Washington in the fall of 1993 and continued to work as a General Contractor. Building relationships with some of Spokane's finest architects, designers, and engineers, Mr. Daniels specialized in the building of custom homes and high-end residential remodeling. His company was featured numerous times in Remodel Spokane Magazine (in the Summer 2007, Spring 2008, and the Winter 2009 editions). Mr. Daniels also developed, introduced, and supervised the first outside independent installation home improvement program for the chain of stores known as The Home Base Corporation. Assisting the Home Base Corporation with approximately 15 employees for a 6-year period also led Mr. Daniels's company into the remodeling of three Home Base Improvement stores, one in Spokane, and two in Salt Lake City, Utah. During 1999 and 2003, acting as General Contractor, Mr. Daniels worked extensively in the remodeling of Holy Family Hospital — along with adult care facilities owned by Holy Family Hospital — in Spokane, Washington. He also constructed and added sections to the west wing and built the new 127-foot corridor onto the Deer Park/Holy Family Hospital.

Since 1995, Mr. Daniels has consulted as a **Construction Consultant/Expert Witness** in numerous construction defect cases regarding attached and detached single family dwellings, custom homes, luxury condominiums, town homes, and hospitals in the states of Washington, Idaho, and California. Mr. Daniels today assists attorney firms and insurance companies as an independent forensic consultant/expert in the prosecution and/or defense in construction litigation pertaining to

construction defects, and is also the founder and managing member of Construction Consulting & Forensics, LLC based out of Spokane, WA.

Areas of expertise, and certifications: Mr. Daniels is certified as an International Residential Building Inspector with the ICC – International Code Council. Mr. Daniels is knowledgeable in the UBC (Uniform Building Code, UPC (Uniform Plumbing Code), UMC (Uniform Mechanical Code), IECC (International Energy Conservation Code), the ASCR (Guidelines for Fire and Smoke Damage Repair), the ANSI (American National Standard Specifications for the Installation of Ceramic Tile), and verifying that manufacturer's specifications/installation of listed products are suitable to conditions. Mr. Daniels is experienced in litigation support, construction defect analysis, Uniform Building Code compliance and scope of responsibility. Mr. Daniels has experience in building inspections, building envelope issues, building failure analysis, defect and destructive testing procedures, repair protocol, cost of repair/reconstruction, photography, the development of digital remedial computerized programs in relation to photography, expert report of findings, deposition, mediation, arbitration, and witness testimony.

Mr. Daniels's extensive experience in the construction industry has given him an intricate knowledge of building methodologies, materials, and building codes, enabling him to interpret and analyze a finished project as to determine whether a structure has been properly constructed. Mr. Daniels and his team of experts investigates and provides opinions regarding (but not limited to) Building, Roofing, Footings & Foundations, IECC-International Energy Conservation & Building Envelope codes, UPC-Plumbing codes, UMC-Mechanical codes, as well as Architectural and Structural issues. With an easy to comprehend Excel spreadsheet method, Mr. Daniels provides cost analysis and estimating in regards to partial or total cost of repair. Per case requirements and if needed, Mr. Daniels as the lead expert also assembles and directs his team of experts for invasive and destructive testing procedures.

Mr. Daniels, acting as a **Construction Consultant/Expert Witness**, offers the following construction consulting services which include (but are not limited to):

- Initial telephone consultation with attorney, insurance agent, or client(s);
- Initial meetings with attorney, insurance agent, or client(s);
- Initial site visit. Travel to and from the site of alleged construction defects;
- Completing an initial visual inspection (V.I.);
- Reviewing any and all documentation received;
- Possible invasive testing (I.T.) procedures;
- Possible destructive testing (D.T.) procedures;
- Photography as needed. All photography is completed by Brian Daniels and staff;
- Any adjustment with photographs as needed for the purpose of report entry;
- Meetings and discussions with attorney, or insurance company;
- Meetings and discussions with client's, or contractor's;
- Presenting a basic summary report - Preliminary compilation report based on code research;
- Cost analysis and estimation for repair/reconstruction as needed;

- Presenting a final report - Completing a final report including the research of all case data, photographs, appendices, code compliance issues, and a total cost of repair;
- Delivery of Summary of Investigation (SOI), Expert's report, and Cost to Repair;
- Depositions;
- Mediation or mediation support;
- Arbitration or arbitration support;
- Court testimony.

Mr. Daniels has experience as a landlord. Having upper end rental property for a number of years has given him the insight to aspects of renting, maintaining the property, working with renters, renovating the property to meet current building codes and safety requirements, maintaining the property, and having the knowledge to distinguish between what is considered normal wear and tear vs. property damage.

Mr. Daniels has experience in land acquisitions and developing property for residential development. This included working with Spokane County, Spokane building departments, engineers, land surveyors, Spokane Health department, local school district, local fire department, and many other local agencies. Mr. Daniels also acted as the housing builder and seller to this residential development.

Today, Mr. Daniels has a commitment to excellence as a **Construction Forensic Consultant**. His extensive experience and application of all currently adopted state and local building codes, standards, and guidelines established by the International Code Council (ICC), International Residential Code (IRC), International Building Code (IBC), and International Energy Conservation Code (IECC) paired with nearly 40 years of professional experience in the construction trade throughout the Western United States. These sources collectively provide the basis for Brian Daniels becoming one of the top consulting experts in the Pacific Northwest.

Brian T. Daniels

Construction Consulting & Forensics, LLC

CEO – TriSon Construction Inc.

ICC Certified Residential Building Inspector – Certificate No. 5299046

ICC Certified - Building Envelope Methodology

ICC Endorsement – 2021 International Building Code

ICC Endorsement – 2021 International Fire Code

Construction-Trade Expert Witness

Author – *How to Select and Manage Your Contractor 101*