



Forensic Construction Consulting / Construction Expert Witness

## G. ALAN SHELTON

**General Contractor – Home Inspector – Consultant – Expert Witness**

**www.sheltoncg.com / www.azconstructionexpert.com**

**alan@sheltoncg.com**

**(480) 276-9422**

**CURRICULUM VITAE**

**December 2017**

### **POSITION**

Owner – Principal Expert – Licensed General Contractor – Licensed Home Inspector

### **LICENSES**

Arizona Contractors License – KB-2 # 252589

State of Arizona Certified Home Inspector # 38095

### **CERTIFICATIONS and AFFILIATIONS**

*(past and present)*

American Arbitration Association, Completed Basic Mediator Skills Training

United Brotherhood of Carpenters and Joiners

*Journeyman Carpenter, State of Arizona*

Post Tension Institute

*Certified Post Tension Concrete Inspector, Level 2 (expired)*

Infrared Training Institute

*Certified Level 1 Infrared Thermographer (expired)*

*Certified Building Science Thermographer (expired)*

American Society of Home Inspectors

*Certified Home Inspector (expired)*

Inspection Training Associates

*Certified Residential Property Inspector*

*Certified Commercial Building Inspector*

Environments for Living

*Certified - Diamond Level*

OSHA Construction 10-Hour Safety Training

WIRSBO

*Certified AquaPex Inspector and Installer*

Tile Roofing Institute (TRI)

*Concrete and Clay Roof Tile Installation*

GAF, CARE

*Completed 3-Day Advanced TPO Training (July 2017)*

Western States Roofing Contractors Association – Member

EIFS Industry Members Association - Member

## EXPERIENCE

### **Shelton Consulting Group, LLC**

**Principal – General Contractor and Home Inspector Expert**     *December 2017 - Present*

- Expert Witness Testimony
- General Contractor Standard of Care
- Preparation of Expert Opinion Reports based upon:
  - Detailed forensic analysis of construction defects
  - Mechanics of materials
  - Failure and causation
  - Remediation and repair recommendations
- Cost of Repair Estimates
- Code Compliance
- OSHA Compliance and Regulations
- Personal Injury
- Contract Disputes
- Registrar of Contractor Hearings

### **The Ward Group**

**Expert – General Contractor**

*January 2012 – December 2017*

Responsibilities included forensic investigation, document analysis, visual inspection, development of repair recommendations, contract disputes, standard of care, building code and materials research preparation of expert reports and opinions. Expertise includes:

- Expert Witness Testimony
- General Contractor Standard of Care
- Construction Contracts, Construction Documents, Specifications, and the General Conditions of the Contract for Construction
- Details of Construction
- Preparation of Reports based upon:
  - Detailed forensic analysis of construction defects
  - Mechanics of materials
  - Failure and causation
  - Remediation and repair recommendations
- Cost of Repair Estimates
- Code Compliance
- OSHA Compliance and Regulations
- Personal Injury
- Contract Disputes
- Forensic Job Cost Accounting
- Delay Analysis
- Registrar of Contractor Hearings

**MC Consultants, Inc.****Expert – General Contractor****2010 - 2012**

Responsibilities similar expert witness designation as delineated in The Ward Group.

**The Klingler Group****Consultant – Inspector – Expert****2007 – 2009**

Responsibilities similar expert witness designation as delineated in The Ward Group.

**Building Science Enterprises, LLC****Expert – General Contractor****2006 - Present**

Provide construction consulting, project auditing and inspection services both as an independent third party and on a contract basis through other consultants and engineering firms for construction defect attorneys and insurance carriers that represent contractors.

**Pulte Homes****Arizona Area General Manager, Special Projects****Applied Building Sciences Department****2005-2006**

Liaison between risk management, warranty, construction, design and purchasing departments. Responsibilities include:

- Manage communication between each of the four Arizona Divisions to eliminate duplicated processes and expenses.
- Consulted with outside legal counsel and internal Risk Management regarding active construction issues helping Pulte avoid costly construction defect lawsuits.
- Initiated processes with the Product Development team to review new plans and designs for potential problematic designs minimizing repeat issues in the field.
- Shared my expertise in value engineering sessions with the Purchasing and Architectural teams.
- Chaired the technical committee for the Process Improvement Team.
- Initiated active participation in the Post-Tensioned Concrete roundtable meetings through the Arizona Concrete Contractors Association.
- Key members of the Work Scopes committee to periodically review and revise Pulte Work Scopes for all trade contractors and vendors.
- Developed and delivered training to customer relations managers regarding systems, components and industry standards for residential construction.
- Responsible for special projects including extensive case studies regarding construction defects to determine proper repair protocol and production process changes needed to reduce or avoid future similar issues.
- Analyzed trends in customer complaints and customer service requests to evaluate reoccurring construction issues and developed recommendation changes and repair protocols.
- Performed quality assurance inspections at various stages of construction. Reported issues and recommendations for process improvements to the construction team.
- Developed and delivered training to customer relations managers regarding systems, components and industry standards for residential construction.

- Identified the top 10 construction issues according to percentage of homes affected and dollars spent on repairs. Developed process to reduce or eliminate these and other issues.
- Designed, developed and presented a proposal to create an Arizona area-wide department specializing in issue identification, field performance evaluation, repair protocol, and process improvement recommendations. The proposal was accepted and implemented in January, 2006.

**Advanced Construction Consulting, Inc.****President*****1997-2005***

Managed Business operations, marketing, scheduling, inspections and business development. Founded business in 1997 as a residential Home Inspection company. Expanded services over the following years to include commercial building inspections for pre-purchase due diligence, forensic evaluations, failure analysis, and expert witness testimony in construction defect cases.

- Developed inspection scopes, processes and procedures.
- Developed inspection reporting forms and report delivery materials.
- Completed Commercial Building Inspections, Residential Home Inspections, Forensic Evaluations and provided litigation support for several construction defect cases.
- Developed and delivered marketing materials including presentations for Real Estate offices, Mortgage offices, Appraisers and professional associations.
- Developed and managed scheduling service for inspection coordination.

**American Woodmark****Lead Installer/Trainer*****1994-1997***

One of the nation's leading manufacturers, suppliers and installers of residential cabinetry. Began as cabinet installer and was promoted to lead installer and trainer.

**Reliance Build, Inc.****Superintendent/Project Manager*****1993-1994***

Reliance Build, Inc. is a commercial general contractor specializing in interior tenant improvement and design build projects. I worked for them as a site superintendent and project manager.

**Additional Work Experience**

Prior to working at Reliance Build, Inc., Alan worked as a union carpenter, foreman and superintendent with the Arizona Carpenters Union, Local #906, having entered the carpenter's apprenticeship in 1980 and receiving his Journeyman Carpenter certification in 1984, working during that time span for many residential and commercial contractors in Arizona.