



Forensic Construction Consulting / Construction Expert Witness

ALAN SHELTON

**Forensic Construction Consultant – Expert Witness – Insurance Appraiser/Umpire
Licensed General Contractor – Registered Home Inspector**

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CURRICULUM VITAE

September 2022

Shelton Consulting Group, LLC

Owner – Principal Expert – Licensed General Contractor – Registered 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 - *Completed 4-year Carpenter Apprenticeship program, Journeyman Carpenter, State of Arizona*
- AAMA/FGIA - Installation Masters Window & Door Installer Certification, Certified Installer
- Post Tension Institute - *Certified Post Tension Concrete Inspector*
- Infrared Training Institute - *Certified Level 1 Infrared Thermographer, Certified Building Science Thermographer*
- American Society of Home Inspectors - *Certified Home Inspector*
- 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*
- Western States Roofing Contractors Association (WSRCA) – Member, Certified Tile Roof Installer
- National Roofing Contractors Association (NRCA) – Member
- EIFS Industry Members Association – Member
- International Code Council – Member

Mr. Shelton has more than 40 years of construction experience in Arizona. This experience includes, but is not limited to journeyman carpenter, construction foreman, construction superintendent, construction project manager, general contractor, home inspector and construction expert witness. Mr. Shelton has testified as an expert witness in construction related disputes in Arizona and New Mexico. Mr. Shelton has hands on working experience in concrete, carpentry, cabinetry, roofing, waterproofing, drywall, stucco, painting, and coatings.

EXPERIENCE**Shelton Consulting Group, LLC**

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

Responsibilities include overall operations and management, development and implementation of investigations, inspections, research, reporting and expert testimony. Representation of clients as designated expert.

- Forensic Construction Consultant
- Contractor Expert Witness
- General Contractor and Sub Contractor Standard of Care Expert
- Insurance Appraiser / Insurance Appraisal Umpire
- Personal Injury Expert – As related to construction injuries and construction components
- Alternative Dispute Resolution, Special Master
- 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 Complaints

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 (AZ ROC 252589)

General Contractor Expert – General Contractor – Home Inspector

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

2005-2006

Applied Building Sciences Department

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 construction consulting, 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

Mr. Shelton completed a four-year apprenticeship program through the United Brotherhood of Carpenters and Joiners of America (UBC) in Arizona. The Arizona Carpenters Apprenticeship and Training program included blueprint reading, project surveying and layout, concrete forms and placement, framing (metal and wood), drywall, suspended ceilings, sheathing, roofing and project scheduling and management among other things.

Mr. Shelton worked as a union carpenter, foreman and superintendent through the Arizona Carpenters Union, Local #906. Mr. Shelton entered the Carpenter's Apprenticeship Training in 1980 and received his Journeyman Carpenter Certificate in 1984. Mr. Shelton was actively employed as a carpenter, foreman, superintendent or project manager through 1997.