



Chris M. Lopez

Inspection Specialist

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EXPERIENCE

Mr. Lopez has approximately fourteen years of comprehensive experience in residential customer service activities, remediation, and forensic investigation. He is proficient in the comparative assessment of as-built conditions and industry standard construction protocols. Throughout his career, Mr. Lopez gained hands-on knowledge of several key trades, including framing, finish carpentry, plumbing, ceramic tile, drywall, paint, and electrical. He has been involved in several water damage and mold remediation efforts.

For the period from 1999 to 2006, Mr. Lopez was employed by KB Homes, JNS Development, and John Laing Homes as a customer service representative and technician for several residential developments throughout Southern California. In this capacity, Mr. Lopez coordinated closely with new homeowners to prepare correction punch lists, schedule subcontractor repairs, and warranty work. He also coordinated with the project management and onsite supervision staff in the review of design documents and recommendations for revisions and/or corrections that would help to minimize customer service issues and raise the overall quality of construction and product delivery.

Mr. Lopez was responsible for quality control regarding both warranty and non-warranty repairs. He reviewed subcontractor contracts and scope of work documents, prepared work orders, and scheduled and supervised the subcontractors during the repair process. Mr. Lopez also prepared detailed logistical sequencing and scheduling documentation in order to maximize the efficiency of the repair effort. In some cases, he was required to coordinate with jurisdictional authorities, as well as architects and engineers, with regard to code compliance issues that had an impact on repairs.



As a component of his customer service and quality control role, Mr. Lopez conducted water intrusion testing protocols and analyzed related documentation. He was also involved in air quality and mold testing and remediation.

In 2006, Mr. Lopez accepted the position of Operations Manager with JNS Development. In this capacity, he directed the operations of several quality control and customer service departments throughout the company. He successfully integrated the customer service protocols for different product types, and established a system of product delivery standards that were adopted company-wide as minimum compliance standards. Mr. Lopez created and maintained specialized schedules to ensure compliance with product delivery deadlines. He also trained company personnel, and inspected completed work prior to product release to homeowners.

AREAS OF SPECIALIZATION

The focus of Mr. Lopez's involvement at Bert L. Howe & Associates, Inc., pertains to inspection and documentation activities. Mr. Lopez attends visual, intrusive, and destructive testing inspections, and provides photo and data observation documentation. He prepares summarization documentation that includes plaintiff defect allegations, design intent, and observed as-built conditions. He also works closely with other BHA associates to develop appropriate repair protocols that are compliant with industry standards of performance and are also cost-effective solutions.

CONSTRUCTION TECHNOLOGY AND FORENSIC EXPERIENCE

- ▣ Single Family Type V Residential Construction
- ▣ Multi-Family Type V Construction
- ▣ Preparation and Analysis of Scope of Work Documents
- ▣ Project Monitoring Protocols
- ▣ Onsite Supervision and Administration Services
- ▣ Comparison of Design Intent vs. As-Built Conditions
- ▣ Photo Documentation of *In-Situ* Conditions
- ▣ Visual Inspection Protocols
- ▣ Intrusive Inspection Protocols
- ▣ Destructive Testing Protocols
- ▣ SB 800 Litigation Reporting Protocols
- ▣ Moisture Intrusion Analysis
- ▣ Mold Investigation and Remediation



CONSTRUCTION TECHNOLOGY AND FORENSIC EXPERIENCE

(continued)

- ▣ Interior Finish Installation Standards
- ▣ Exterior Plaster Standards
- ▣ Ceramic Tile Installation Standards
- ▣ Window Installation, Performance Standards, and Testing Protocol
- ▣ Constructability Analysis
- ▣ Coordination with Architectural, Structural, and MEP Consultants
- ▣ Coordination with Governing Authorities
- ▣ Standard of Care Analysis
- ▣ Building Code Compliance and Interpretation
- ▣ Construction Detail Coordination Analysis
- ▣ Flooring Systems and Tile Installation