



**Construction Services
& Investigations, Inc.**

CURRICULUM VITAE:

RANDALL S. STOUT

BACKGROUND:

Mr. Stout has over 30 years experience in the construction industry. His broad-based knowledge in residential, multi-family and commercial construction specializing in operations, project management, architectural details, code compliance, design/value engineering, purchasing and contract management has allowed Mr. Stout to build or manage several large construction developments totaling over 2500+ units throughout N. California. Mr. Stout has investigated and testified as an expert on several ADA and personal injury cases. Mr. Stout has also testified in El Dorado County, CA as an expert in a criminal case where his general contractor client was accused of committing 60+ felonies including: Embezzlement, Forgery, Fraud, Diversion of Funds and Mechanic Liens.

Mr. Stout is a Building Consultant who is certified with the International Code Council (ICC) as a Combination Dwelling Inspector (building, mechanical, electrical and plumbing) and performs ASTM Concrete Moisture Testing to help solve complex concrete moisture construction defect cases.

Mr. Stout started out as a general contractor getting licensed in 1987 and had a passion for larger construction projects in 1989 and started working with large developers as a project field manager building 100-500 units per year. Mr. Stout was recognized by his employers for excellent customer satisfaction by delivering quality projects with superior construction cycle times.

Mr. Stout has held several management positions from Senior Construction Manager, Director of Purchasing to Director of Construction while working for large national public developers. Mr. Stout has experience executing subcontractor agreements totaling over Two Hundred Million (\$200M). As Director of Construction his primary duties were writing scopes of work for subcontractors, working with local and national manufacturers, and executing all subcontractor contractual agreements while managing complex insurance liability issues.

Mr. Stout accepted a unique position with MDC, Holdings, in 2004 and was trusted with starting up a new department (Special Projects) which specialized in handling all the division litigation construction defect issues. Mr. Stout handled over 300 special project cases while working closely with corporate legal counsel on risk management. Under Mr. Stout's supervision and leadership the "Special Projects" department was a success and became the pilot program for all 26 divisions across the United States. Mr. Stout's promotion to Director of Operations allowed Mr. Stout to oversee all the construction and special projects and legal activities for the Sacramento Division.

Mr. Stout purchased a construction defect consulting company "JWPryor Consulting" in 2006 and launched Construction Services & Investigations, Inc. aka CSI, Inc. in 2007. He now serves as the president and oversees both the Construction and Litigation divisions. Mr. Stout has consulted on a vast array of construction defect cases in both commercial and residential. Consulting assignments include: Foundations, Waterproofing, Slab Sealing, Retaining Walls, Grading, Drainage, Rough Framing/Siding, Vinyl Siding, Windows, Window & Door Installations, Roofing, Metal Roofing, Stucco, Tilt-up, Podium Construction, Parapet walls, Party Wall Construction, Decks, Sheet Metal, Mechanical HVAC, Plumbing, Electrical, Flooring (hardwood, tile, vinyl, VCT), ASTM Concrete Testing, ADA Commercial Evaluations, Title 24 & Personal Injury cases including Fire, Mold, Lead and Asbestos investigations and repairs.



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HIGHER EDUCATION:

AA DEGREE FROM AMERICAN RIVER COLLEGE

BACHELORS OF SCIENCE DEGREE IN ORGANIZATIONAL BEHAVIOR (MANAGEMENT & LEADERSHIP)

UNIVERSITY OF SAN FRANCISCO

CONTINUING EDUCATION

GILWIN WINDOW TOUR MANUFACTURING PLANT IN CA 1990

OSHA CERTIFIED 10 HOUR COURSE IN CA 1997

ANDERSEN" WINDOW & DOOR TOUR MANUFACTURING PLANT IN MN 2002

CARDINAL GLASS TOUR MANUFACTURING PLANT IN WI 2002

"CONSTRUCTABILITY OF BEST PRACTICES" IN MN 2002

"Retaining Walls" Seminar by Geotech Engineers: Doug Kuhl & D. Youngdahl 2002.

SWPPP CERTIFIED (STORM WATER PREVENTION POLLUTION PROGRAM) IN CA 2003

"STUCCO BEST PRACTICES" PETTIBONE PLASTERING & PLANT TOUR ELP 2004

BEUTLER HEAT/AIR TOUR (ZONE THERMAL EQUILIZATION SYSTEM) IN CA 2004

"TYVEK HOUSEWRAP" PRODUCT SEMINAR WORKSHOP W/ REP MARK R. IN 2004

"What is Mold & How to Mitigate Water Intrusion" Seminar by CI Environmental 2004.

Concrete World Trade Show & "ASTM Concrete Training" in NV 2010

REGISTRATIONS

State Professional General Engineering A License

State Professional General Contractor B License

ICC Certified Combination Dwelling Building Inspector specializing in the four disciplines:
Building, Mechanical, Electrical and Plumbing: ICC # 5299381-56

ICC Certified ADA Accessibility Inspector/ Plans Examiner ICC # 8186745

LEED Green Associate Certified with USGBC 2010; Energy Audit & Green Building
Consultant: Designs and Solutions

ICRI Concrete Moisture Technician Training following ASTM testing guidelines

PROFESSIONAL AFFILIATIONS

Certified Professional Member of the International Code Council (ICC)

Member of the American Concrete Institute (ACI)

Member of the American Society for Testing & Materials (ASTM)

CBIA, NAHB, BIA Member (since 1986 with large and small homebuilders)

BIA Trades Council Member in 2002-2004

LITIGATED AND NON-LITIGATED CASES INCLUDING ARBITRATIONS/MEDIATIONS:

DEVELOPERS REPRESENTED BY CSI:

Tenant v Kobra Properties Multi-Family Project (water intrusion issues)

Grifasi v Prometheus Real Estate Development Multi-Family Project (300 apt complex)

Brown v Prometheus Real Estate Development Multi-Family Project (300 apt complex)

Simonson v Prometheus Real Estate Development Multi-Family Project (300 apt complex)

Dehlia v MDC, Holdings (Builder-water intrusion/exterior issues)

Gallagher v Crews Turner (Builder-waterproofing issue)

Sturdivent v Tull (Builder-soil issue)

Vance v Shipman (Builder-water intrusion)



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PLAINTIFF REPRESENTED BY CSI:

HOA/Homeowners v KHovnanian Homes Multi-Family Project (Acoustical issues)
Romano v Lennar (Plaintiff-deck/waterproof and concrete issues)
Golden State Water Flow v Cimorelli (Plaintiff-commercial building with leaks)
Dickens v Hess (Plaintiff-deck issues)
Scangarella v Builder (roof issues/waterproofing retaining walls)
Lewis v Builder (roof and exterior siding issues)
Rasmussen v Builder (condo complex with exterior water intrusion issues)
Henly v McKim (deck, stucco, paint and waterproofing issues)
Desai v Builder (roof, stucco, pre-cast and window issues)
Habbas v Grendahl Construction (plaintiff)

PERSONAL INJURIES CASES OF CSI: (plaintiff/defense)

Norman v Salvation Army (T24/ADA personal injury-fall)
Whipple v City of Sacramento (T24/ADA personal injury-fall)
Taylor v City of Sacramento (R24/ADA personal injury-fall)
Sheetz v FPI Real Estate Management Group (personal injury)
McMicken v Summerfield Plaza (personal injury)
Knoblach v Lanai Shopping Center (T24/ADA personal injury-fall)
Foote v Westco (Plumber-personal injury)
Dennys v SWest Gas (Roofing/personal injury)
Tavelli v Raleys (T24/ADA personal injury)

MULTI-FAMILY / COMMERCIAL PROJECTS:

Demmon Meridian v FF Dev Multi-Family Project (sheet metal for decks/waterproofing)
Ventana v Contractor Multi-Family Project (Vinyl Siding Installation)
Mercy v Brown Construction Multi-Family Project (Glazing/Building issues)
Folland v Developer Multi-Family Project (Site and Building Issues)
Sunterra v Pirini Dev (Parking Garage pre cast concrete/topping slab issues)
Dennys v SWest Gas Commercial (Roofing/personal injury)
Foote v Westco Commercial School (Plumber-personal injury)
Knoblach v Lanai Commercial Shopping Center (T24/ADA personal injury-fall)
Brown v Prometheus Real Estate Development Multi-Family Project (300 apt complex)
Norman v Salvation Army Commercial Bldg (trip/fall ADA non-compliance steps and ramp)

SUBCONTRACTOR TRADES REPRESENTED BY CSI:

Adamson v KB Home (H&M Roofing)
Acevedo v Ryland Homes (H&M Roofing)
Hamidi v Ultimate Dev (Roofing)
Attwood v JMC (Stucco Works)
Berry v Beazer Homes (Stucco Works)
Backers v Lennar (Stucco Works)
Brummell v Forecast Homes (Ace Plastering)
Kubo v DR Horton (Rick Hitch Plastering)
Sullivan v JR Homes (Rick Hitch Plastering)
Toran v Bridgeport Cove Partners (Rick Hitch Plastering)



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Taylor v Hills (Stucco subcontractor)
Haynes v Wichert (waterproofing for deck/tile)
Dewald v Rua (sheet metal for decks/waterproofing)
Vintage v Habitat (Commercial HVAC Systems/Parapet Wall)
Coleman v New America Home (HVAC, Sheet Metal)
Abacan v USHome (HVAC, Sheet Metal)
Demmon Meridian v FF Dev Multi-Family Project (sheet metal for decks/waterproofing)
Anderson v Carraway (window installer/finish)
Girn v Arnaiz Dev (window supplier/installer)
Conley v Keene (window supplier)
Homeowner v Peachtree (window supplier)
Sunterra v Pirini Dev (Parking Garage pre cast concrete/topping slab issues)
Bradley v Centex Homes (concrete issues)
Silverman v Higgins (concrete issues)
Ventana v Contractor Multi-Family Project (Vinyl Siding Installation)
Folland v Developer Multi-Family Project (Site and Building Issues)

CONCRETE TESTING: (500+ ASTM Concrete Tests Performed)

ASTM F-2170, ASTM F-1869, ASTM F-710

The Evergreen Group 10,000 sq ft 2-story Commercial Building (concrete moisture testing)
Hartin & Hume 55,000 sq ft 3-story commercial building (concrete moisture testing)
Board of Equalization 26th Floor Building 40,000 sq ft (concrete moisture testing)
Quicksilver Commercial Retail (concrete moisture testing)
Deelish Commercial Retail (concrete moisture testing)
Grifasi v Prometheus Real Estate Dev Multi Family Project (concrete moisture testing)
Kirkwood Elementary School (concrete moisture testing)
Rowert v Winncrest Homes (concrete moisture testing)
Orland Elementary School (concrete moisture testing)
Petco Commercial Retail (concrete moisture testing)
Sunnyvale 4 Story Towers (Gypcrete moisture testing)
West Sacramento Industrial (concrete moisture testing)
Habbas Custom Home (concrete moisture testing)
Scangarella Custom Home (concrete moisture testing)

ADA Site Evaluations:

Blue Lake Inn Motel (S. Lake Tahoe, NV)
Wine and Roses Resort (Lodi, CA)
Commercial Shopping Center (S. Sacramento, CA)
Commercial Shopping Center (Stockton, CA)
Commercial Shopping Center (Stockton, CA)
Commercial Shopping Center (Manteca, CA)
Commercial Shopping Center (Los Banos, CA)
Commercial Shopping Center (Auburn, CA)
Commercial Shopping Center (Roseville, CA)
Commercial Retail Restaurant (Roseville, CA)
Old Sacramento Historical Retail and Ramps (Sacramento, CA)