

# CURRICULUM VITAE FOR JUSTIN D. WATTS

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Certified Building Inspector • Expert Witness • Consultant



Justin D. Watts, ICC Residential and Commercial Building Inspector

Website: [www.americandreamhomeinspection.net](http://www.americandreamhomeinspection.net)

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**Real Estate Home Inspections**  
**Uniform Building Code Inspections**  
**Construction Defect Investigations**  
**Inspector Standards of Care**

**Active Building / Home Inspection Consultant with Exceptional Inspection Experience**

**SUMMARY** Since 1997, I have performed over 40,000 combined inspections including new and existing construction of all trades including structural, mechanical, electrical, and plumbing code involving code compliance and evaluations of construction defects. Areas of expertise include private real estate home inspections, HUD Housing program inspections, code enforcement violations, general building inspection including land use and zoning standards, substandard housing, building and environmental code compliance for two municipal government agencies, the City of Westminster, and the City of Fountain Valley, California.

Owner of American Dream Home Inspection started in 2004. Business website: <http://www.americandreamhomeinspection.net> I have performed over 2,000 home inspections for clients involved in real estate transactions.

Business services performed include residential and commercial real estate inspection, defect evaluations for tenants, homeowners, buyers, sellers, Home Owner's Associations, insurance companies, attorneys, brokers and agents. Consulting services include home inspection standards of care, construction defects, substandard housing evaluations, inspections for financial institutions for construction phase verification, expert witness testimony in real estate inspection standards of care and consulting services.

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**EMPLOYMENT AGENCIES** City of Westminster, Senior Inspector, 2004 to Present  
City of Fountain Valley, Code Enforcement Officer, 2000 to 2004  
City of Westminster, Code Enforcement Intern, 1997 to 2000

**EXPERT TESTIMONY AND LITIGATION SUPPORT** specializing in Home Inspector standards of care in real estate transactions, inspection methods of practice, substandard housing conditions and habitability, building code compliance, construction defects, water damage, and common safety building standards. Since 2007, I have been retained as a Plaintiff or Defense Expert on approximately 35 cases.

**CLIENTS INCLUDE** Plaintiffs and defendants represented by attorneys, Homeowners' Associations, insurance companies, Home Builders, government agencies, Utility Company, and financial institutions. Previous services provided include an approximate 50/50 ratio of litigation support and testifying provided for plaintiffs and defendants.

**CERTIFICATIONS** International Code Council – California Commercial Building Inspector, #5112133-10 International Code Council – California Residential Building Inspector, #5112133-10 State of California – Safety Assessment Program – CA DSW local ID#63255 National Association of Certified Home Inspectors, Certified Member since 2004

**COLLEGE EDUCATION** California State University, Long Beach – Bachelor's of Science in 1999. Saddleback College, courses taken in Uniform Building Code and Combination Dwelling Inspection in 2003