

Steven Edrington, CCIM, CPM, CFLC

Summary

With 25 years of hands-on experience in every aspect of residential and multi-family properties, I assist attorneys in litigation concerning evictions, warranty of habitability, damages, and standards of care for brokers and property managers. I am adept at discussing multifaceted legal theories and equally proficient at presenting complex information understandably and compellingly.

Applicable background includes:

- I am an MCLE provider on Rent and Eviction Controls, Warranty of Habitability and Premises Liability, and Adding and Legalizing units through the Accessory Dwelling Unit Process.
- Some areas I advise property owners regarding are real estate transactions, planning and zoning, condominium conversions, accessory dwelling units, code compliance, property management, rent control, landlord/tenant disputes, and many more. I am a California-licensed real Estate Broker.
- I have managed and overseen more than 50 rehabs of single-family homes, condos, and apartment units; I have a California Contractor Class B License.
- President of Edrington and Associates (consulting and brokerage), Adapt Dwellings (Accessory Dwelling Units, feasibility, and design), Go Green Properties (real estate development), and Right Path to Learning (non-profit for literacy).

We provide expert testimony in the following areas;

- Landlord/Tenant
 - Standard of Care
 - Habitability
 - Rent Differential
 - Economic Damages
- HOA Disputes
- Broker/Agent
 - Standard of Care
 - Disclosures
 - Agency
- General Real Estate

Professional Experience

President & Owner

2000 - Present

Edrington and Associates

- Expanding brokerage services to include consultation on a broad range of services focused on landlord/tenant issues, real estate transactions, and related issues

Executive Director

2001 - 2010

East Bay Rental Housing Association (fka RHANAC)

- Served on the board of directors, transitioned to the President of the Association, finally stepping off the board to accept responsibilities as the Executive Director.

Board of Directors

2001

California Apartment Association

Investment Broker

1999 - 2000

Moison Investment Co.

- Specialized in apartment buildings.

Adjunct Professor of Real Estate

1999 - 2000

Diablo Valley College

Associate Investment Broker

1995 - 1998

Grubb and Ellis

- Specialized in apartment buildings.

Intern

1994 - 1995

MacFarlane Partners

- Provided real estate valuation of commercial property for pension fund investors.

Real Estate Appraiser

1993 - 1994

Independent & Bank of America

Formal Education

Bachelor of Science in Finance

1997

Golden Gate University, San Francisco

Licenses & Certifications

- Certified Forensic Litigation Consultant, Forensic Expert Witness Association 2021
- Certified Commercial Investment Member (CCIM) Designation #8541
- Certified Property Manager (CPM) Designation #25072
- California Certified Resident Manager (CCRM) Designation
- California Licensed Real Estate Broker #01129470
- California Class B General Building Contractor #1098831
- California Licensed Residential Real Estate Appraiser (license expired)
- Competent Toastmaster (CTM) Designation
- Certified Green Building Professional from Builditgreen.org
- GreenPoint Rater – Existing Home
- International Code Council (ICC) – Residential Building Code Inspector – Cert #8853304
- Seismic Code Inspection – Laney College
- Plumbing, Electrical, and Mechanical Code Inspection – Laney College
- How to Write a Bulletproof Expert Witness Report Training – SEAK
- How to Be an Effective Expert Witness (at Deposition and Trial) Training - SEAK

Professional & Corporate Affiliations

- President, Forensic Expert Witness Association Northwest Chapter 2022 - 2023
- Professional Member, Forensic Expert Witness Association Northwest Chapter 2018 - 2022
- Founder and Advisory Board Member, Right Path to Learning 2020 - Present
- Auditor and Previous President, Women's Auxiliary 2019 - Present
- Board of Directors, CCIM Northern California Chapter 2007-2014
- Local Government Relations Committee Chair & Oakland Accessory Dwelling Unit Task Force
- Member, Bridge Association of Realtors 2007 - Present
- President, CCIM Northern California Chapter 2012
- Executive Director, East Bay Rental Housing Association (fka RHANAC) 2001-2010
- President, East Bay Rental Housing Association (fka RHANAC) 2001
- Member, Oakland Decent Housing Task Force – Focused on the 'Dirty Dozen' 2001
- Board of Directors, California Apartment Association 2001
- Member & Education Provider, San Francisco Apartment Association
- Executive Committee Real Estate Section, Alameda County Bar Association
- Executive Committee Real Estate Section, San Francisco Bar Association
- Executive Committee Real Estate Section, Los Angeles Bar Association
- Institute of Real Estate Management (IREM) – San Francisco Chapter
- City of Oakland's Soft Story Seismic Task Force

Philip Barthman, Senior Building Inspector

Summary

I am an expert witness with extensive inspection and hands-on experience. I am skilled at communicating complex subject matters in an understandable and compelling way. I provide expert testimony on the implied warranty of habitability for residential structures.

I am knowledgeable in all aspects of building construction, with particular expertise in electrical power systems for residential, commercial, and large industrial installations. I have considerable experience in renovations and upgrades, including solar photovoltaic systems and backup generation. I specialize in substandard, unsafe dwellings and conversions of habitable and non-habitable spaces.

My background includes:

- 20 years as a Combination Building Inspector with Alameda County. I inspected new and remodeled residential, commercial, and heavy industrial projects to ensure compliance with applicable codes, ordinances, plans, and specifications. I provided code enforcement services for substandard, damaged, and uninhabitable structures. I also performed as a plan checker on large and complicated electrical installations.
- 35 years as an electrician. I have installed and supervised large and complicated industrial and commercial jobs, including the United Airways Maintenance Terminal at the Oakland Airport, the ATT hub in Oakland, BART, and Apple Computer.
- 25 years as a code and application instructor. I taught the National Electric Code and the practical application of electrical installation at local community colleges and apprenticeship training centers.

Professional Experience

Senior Building Inspector Edrington and Associates	2020 - Present
Building Inspector II Alameda County, California	1999 - 2020
Building Inspector Consultant Linhart, Peterson, Powers & Associates	1998 - 1999
Building Inspector Consultant Alameda County, California	1998
Journeyman Electrician IBEW #595, Dublin, California	1986 - 1998
Apprentice Electrician IBEW #595, San Leandro, California	1982 - 1986

Teaching Experience

Professor Laney College, Oakland, California <ul style="list-style-type: none">• Taught the National Electric Code, Residential and Commercial wiring.	2008 – 2021
Instructor Alameda County Joint Apprenticeship <ul style="list-style-type: none">• Taught Code, Theory, and practical electrical skills.	1992 – 2005
Professor Chabot College, Oakland, California <ul style="list-style-type: none">• Taught the National Electric Code	1996 – 2003
Instructor Bay Area Training Corporation, Martinez, California <ul style="list-style-type: none">• Taught safety orientation for construction workers in refineries.	1993 – 2010

Formal Education

Associates of Arts

Chabot College, Hayward

June 1990

Journeyman Electrician, IBEW Apprenticeship Training

Chabot College, Hayward

October 1986

Licenses & Certifications

- ICC Commercial Combination Inspector #0852963-C5
- ICC Combination Inspector #0852963-C8
- ICC Building Inspector #0852963-B5
- ICC Certified Electrical Inspector #0852963-E5
- ICC Plumbing Inspector #0852963-P5
- ICC Mechanical Inspector #0852963-M5
- Certificate, Completion of Apprenticeship, IBEW #595, Oakland, CA
- Certificate, Building and Housing Inspection, Chabot College, Hayward, CA