

CURRICULUM VITAE

of

LANCE LUKE, CCC, CCI, CCPM

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SUMMARY/OVERVIEW

Lance Luke has been in the construction and real estate industry for over 44 years. He is a former general contractor and worked as a construction and project manager for real estate development companies. Currently he owns an independent construction consulting company, Construction Management Inspection, LLC. He has experience in design, engineering, construction inspections, construction management, reserve studies, real estate development, property management and condo association management.

His specialty is in inspection and construction management for condo association buildings and commercial properties. Various types of projects worked on include concrete spalling repair, painting, roofing, waterproofing, asphalt resurfacing, plumbing re-piping, electrical retrofit and structural wood repair. He provides construction oversight and progress inspections for residential and commercial projects. He has 44 years managing capital improvement projects for condominium associations.

Lance Luke serves as an expert witness on construction and real estate litigation cases. He was formally an Advisory Board Member for the State of Hawaii Regulated Industries Complaints Office, as an expert consultant (for over 15 years). His expertise was in helping to resolve complaints filed with the Contractors' License Board. He was also selected in 2017 by Honolulu Assistant Fire Chief to serve on the RFSAC (Residential Fire Safety Advisory Committee) Building Code Sub-Committee to prepare the Fire Life Safety Evaluation criteria.

He has written numerous articles on construction and inspection, which have published in both local and national media. He conducts up to 30 presentations a year to the construction, real estate and property management industry including educational webinars and construction seminars.

Three-time Best-Selling Author on subjects of construction management and building safety. Numerous articles published in national construction, design, and building management publications.

Featured guest on national media shows such as Times Square Today and Hollywood Live which were broadcast on national media outlets such as ABC, CNBC, CNN, NBC, Fox Affiliates, A&E, and Bravo.

Mr. Luke is a qualified insurance inspector and an approved Federal HUD Construction Inspector. HUD projects included “from the ground up” assisted living facilities such as Plaza at Moanalua (2012), Plaza at Pearl City (2014) and Ilima at Leihano (2016) He is also listed as one of America’s Premier Experts and Marquis Who’s Who in America 70th Anniversary Edition. And is an instructor for National Seminar Providers such as Lorman Education Services, Compliance Prime, and Half Moon Education Seminars.

Lance Luke is a former member of the Structural Engineers Association of Hawaii and the American Bar Association serving on the Real Property/Probate Law Division and the Forum for the Construction Industry and a former member of the following Professional Associations:

PROFESSIONAL ASSOCIATIONS

- ❑ Construction Management Association of America (CMAA)
- ❑ Certified Home Inspector 1990 (American Inspectors Association)
- ❑ The Construction Specifications Institute (CSI)
- ❑ Hawaii Building Association (HBA)
- ❑ International Code Council (ICC)
- ❑ International Concrete Repair Institute (ICRI)
- ❑ National Institute of Building Sciences (NIBS)
- ❑ Roofing Consultant Institute (RCI)
- ❑ Structural Engineers Association of Hawaii (SEAH)
- ❑ Association of Construction Inspectors (ACI)
- ❑ American Association of Cost Engineers (AACE)
- ❑ InterNACHI (National Association of Certified Home Inspectors)

LICENSING/CERTIFICATIONS

- Real Estate License 1980 (currently licensed)
- Certified Real Estate Appraiser 1987 (National Association of Real Estate Appraisers)
- Registered Home Inspector 1996 (Housing Inspection Institute)
- Senior Certified Valuer 1996 (International Real Estate Institute)
- Registered Property Manager 1996 (International Real Estate Institute)
- Mortgage Solicitor/Designated Mortgage Broker 1996-2010
- General Residential Contractor (Oregon 1998-2000)
- Certified Construction Project Manager 2007 (Association of Construction Inspectors)
- Certified Construction Consultant 2007 (Association of Construction Inspectors)
- Certified Construction Inspector 2007 (Association of Construction Inspectors)

- Certified Environmental Inspector (2009)
- Certified Environmental Manager (2009)
- Certified Environmental Specialist (2009)
- Certified Environmental Consultant (2009)
- Certified Mold Inspector (2009)
- Certified Mold Specialist (2009)
- Certified Testing Specialist (2009)
- Certified Remediation Specialist (2009)
- Certified Air Quality Specialist (2009)
- Certified Environmental Records Specialist (2009)
- OSHA Certifications:
 - NFPA 70-E
 - Scaffolding Competent Person
 - Fall Protection Competent Person
 - Revised Hazard Communication
 - Standard (HCS) Globally Harmonized System
 - Aerial Lifts
 - Powered Industrial Truck Certification (Class VII Rough Terrain Telehandler Forklift)
 - Respirable Crystalline Silica
 - NFPA 70E Arc Flash Safety
 - Trenching & Excavation Safety

EXPERIENCE: REAL ESTATE DEVELOPMENT, CONSTRUCTION MANAGEMENT, CONSTRUCTION ENGINEERING

- Central Pacific Development Corporation (Hawaii Headquarters) 1979-1990
- Capital Pacific Development Corporation (Mainland Branch) 1980-1990
- Building Inspection Consultants 1989-2000
- Lance Luke, Construction Consultant 2000-2007
- Construction Management Inspection LLC. 2008-current
- Served as construction manager on hundreds of capital improvement projects for condo and commercial buildings from 1990 to the current date.

EXPERIENCE: REAL ESTATE CONDO ASSOCIATION MANAGEMENT, CONDO BOARDS

- Certified Properties Inc. 1978-1984
- First American Realty & Management Corp. 1981-1986
- First American Real Estate Services Inc. 1986- 1989
- Certified Management Inc./Associa Hawaii 2007-2011

- Certified Association Services Inc 2007-2012
- Certified Real Estate Services Inc. 2007-2012
- Certified Reserve Studies 2007-2012
- Certified Maintenance 2007-2012
- Served on various condo boards from 1979 to 1984, and 2017 to current.
- Currently on three condo association boards serving as Vice President, Secretary and Treasurer respectively,

In addition to serving as corporate and consulting manager, Mr. Luke also trained many condo association property, resident and site managers from 1990 to the current date.

REAL ESTATE DEVELOPMENT PROJECTS (Served as Construction Manager for the following projects)

1. Makiki Plaza: 131 units, 25 stories, 1980
2. Tradewinds Plaza: 80 units, 11 stories, 1979
3. Punahou Surf: 7 units, 2 stories, 1980
4. Emerson Plaza: 12 units, 4 stories, 1979
5. Atkinson Plaza: 127 units, 18 stories, 1979
6. Plaza at Century Court: 94 units, 20 stories 1987
7. Century Park Plaza: 600 units, 40 story twin towers. 1984
8. Makiki Colony: 56 units, 9 stories, 1980
9. Kuulei Hale: 16 units, 4 stories. 1984
10. Castle Hills: 130 single family subdivision, 1982
11. Nuuanu Palms: 7 unit single family cluster, 1988
12. Executive Plaza/Starts International: 7 story office building, 1990
13. Iolani Palms: 31 units, 6 stories, 1989
14. Fountains at Makiki: 72 units, 5 stories, 1991
15. Lani Hale: 15 units, 2 stories, 4 buildings, 2011
16. Leialoha Parkside, 10 units, 3 stories, 2011
17. Parkway Plaza: Residential Highrise Building, San Antonio, Texas 1984
18. Centre Plaza: Residential Highrise Building, Orlando Florida, 1984
19. Capital Pacific Business Plaza: Commercial Highrise Office Building, San Diego California, 1984

HISTORY OF MEDIATION, ARBITRATION AND LITIGATION SUPPORT/EXPERT

WITNESS EXPERIENCE

LANCE LUKE EXPERT WITNESS CASES FROM 2007-2024

LANCE LUKE EXPERT WITNESS CASES FROM 2007-2010		
YEAR	CLIENT	DESCRIPTION
2007	Helemano Plantation	Attorney Scott Batterman and Gerald Clay. Inspection of site work and wellness center for construction defects, estimation of completed construction, amount billed % and cost to complete.
2007	Routh Bolomet (homeowner)	Attorney John Winiki. Property 59-740 Alapio Place. Inspection of property damage by tree roots of neighbor's tree. Inspection of faulty roof installation.
2007	Mark Greer (homeowner)	Enchanted Lakes home. Inspection of concrete pool deck and VMU v CMU wall damage caused by neighbor's mango tree roots.
2007	Makizuru Residence	Attorney Stuart Feeley. 1537 Ala Noni Place. Faulty roof construction caused water damage to the home resulting in mold and friable asbestos.
2008	Melinda Benson (homeowner)	Kuilima Estates. Attorney Stuart Feeley. Inspection of mold and water damage caused by upstairs neighbor's new shower installation.
2009	Commodore Condo unit	Attorney Stuart Feeley. Investigation of noise due to wood floor installation and inspection of defective installation.
2009	Ihona Condo Association	Investigation of defective wood shingle roofs on multiple townhouse buildings.
2009	Haleiwa Surf Condo AOA	Investigation of defective asphalt shingle roofs on two buildings.
2009	Koolani Condo Association	Attorney Terry Revere. Investigation of construction defects ranging from water infiltration conditions, mechanical defects, roofing, windows.
2010	Jeff Woo (homeowner)	Attorney Randal Char and Frank O'Brien. Claudine Street Residence. Investigation of soil settlement and foundation slab and CMU wall cracks caused by poor engineering and construction.

LANCE LUKE EXPERT WITNESS CASES FROM 2007-2024

LANCE LUKE		
EXPERT WITNESS CASES FROM 2010-2013		
YEAR	CLIENT	DESCRIPTION
2010	Bisho Family	Attorney Blake Bushnell. Investigation of construction defects such as roof, deck, waterproofing, termite treatment and electrical issues.
2010	Kahala Towers Condo Unit	Souza/Lo case. Bill Plum attorney. Investigation of defective ceramic tile flooring, improper location of electrical panel.
2011	Joyce Nakama	Waikiki Marina #4001. Inspection of water infiltration conditions coming from common area roof.
2011	Joyce Nakama	Waikiki Marina #4001. Inspection of water infiltration conditions coming from common area roof.
2011	Sison Law Group	Internation Market Place. Slip/Fall PI case. Inspection of concrete walkway to determine cause of slip and fall.
2012	Class Action Plaintiffs	Law Firm Giraldi and Keese. Involving defects in PEX plumbing and hurricane ties. Ocean Pointe class action.
2012	Varoious	Alvaraez v. Haseko. Ocena Pointe class action involving PEX and Hurricane Ties. Ocean Pointe class action. Involving defects in PEX plumbing and hurricane ties.
2012	Emily Lau	1611 Kalaniuka Place. Soil erosion and claim against the AOA.
2012	Gil's Construction	Mechanic's lien case. 44-283 A Kaneohe Bay Drive. Single Family residence.
2012	John Min	3733 Lurline Drive. Single Family Home estate property inspection for sale of property.
2013	Gerry Peters/HPS Construction	Various claims for defective work on remodeling work.
2013	IPCR	Pohai Nani v. IPCR. Attorney Addison Bonner. Roof damage claim due to spalling repair.
2013	David Scroggins	3027 Pualei Circle #107. Cast iron pipe leak and repairs. Diamond Head Alii.
2013	Homeowner	Carolyn Hayashi attorney. 909 Kapiolani Blvd. #603. Investigation of water infiltration from common areas and mold in condo unit.
2013	Bill Du	Claim for defective EIFS installation, water infiltration, poor design and construction. Hawaii Loa Ridge. 406 Lelekepue Pl.
2013	Ed McGill	Bree Murdock v. Queen Emma Land Co. Slip and fall case.

LANCE LUKE EXPERT WITNESS CASES FROM 2007-2024

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EXPERT WITNESS CASES FROM 2014-2017		
YEAR	CLIENT	DESCRIPTION
2014	Fitzgerald	Fitzgerald v. Nakasato Contractors. Construction defects.
2014	Russell	Russell v. A&B Kakaako. Keola Lai condo unit. Construction defects. Attorney Christian Chambers.
2014	Lorene Schleindl	Schleindl v. Centurey 21. Trip and fall case. Loose railing and concrete spalling.
2015	Maggie Leung	2542 Date St. #403. Construction defects on renovation.
2015	Tony Tran	976 Alakai St. Construction defects, contractor overpayment.
2015	Audrey Lee	Lee. V. Reimers, AOA O Waikiki Grand. Slip and fall case involving back up in shower. Attorney Arne Phillips.
2015	Trevor Brown	91-745 Ihipehu St. Repairs to single family home, lease dispute.
2016	Nathan Kindig	Kings Gate #2105. Construction defects concerning whole condo unit remodel.
2016	Horiuchi vs Sunset Towers AOA O	Attorney Terry Revere. Horiuchi v. Sunset Towers AOA O, Bergeman Plumbing Group, Sagewater. Claim for wastewater damage to commercial condo unit due to cast iron pipe failures.
2016	Audrey Lee vs. Castle Resorts (Waikiki Grand Hotel/Condo)	Slip and fall personal injury case in bathroom of the hotel unit due to defective drain piping and slippery flooring.
2016	Commercial tenant vs. Susan Lyons	Attorney Jason Wong. Termination of commercial restaurant lease due to poor condition of the building and non -disclosed fire damage.
2017	David Gulick vs. AOA O Royal Court	Condo owner in unit 16F claims water damage due to common areas. AOA O failure to investigate and repair.
2017	Livingston vs. Alari/Denzer	Portlock homeowner claim of construction defects with installation of windows.
2017	Dowers vs. Denzer	Lanikai homeowner claims contractor overcharged via various change orders, and delays in construction schedule.
2017	AOA O Punahou Cliffs vs. Plumbing Contractor	Attorney Jeff Daley. General contractor hired to renovate one unit and caused

LANCE LUKE EXPERT WITNESS CASES FROM 2007-2024

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EXPERT WITNESS CASES FROM 2017-2020		
YEAR	CLIENT	DESCRIPTION
2017	Diane Sueishi vs. Marco Polo AOA	Dispute over concrete spalling in the unit that AOA refused to acknowledge; that the conditions were caused by common areas.
2018	Tropicana Village AOA vs. DC Asphalt	Claim of defective asphalt paving job regarding large areas of roadways and parking lots.
2018	Freitas/Nagato vs. GGP (Ala Moana Railing Case)	Death and Personal injury claim involving corroded railing and concrete spalling.
2018	Estate of deceased unit owners vs. Marco Polo AOA. Attorney Terry Revere	Lawsuit as a result of the high-rise building fire.
2018	Sylvia Eihorn vs. Seller of Sing family house in Waialae Iki	Claim of improper seller disclosure due to drainage and water infiltration issues. Water coming up through the floor slab inside the house. Mold.
2018	Kuulako AOA vs. West Partners. Attorney Phil Lee	Claim of defective installation of wood fencing throughout the property.
2019	Hale Mahiai AOA vs. DC Asphalt	Claim of defective asphalt paving job.
2019	1314 Akeke St Property. Tim Fulkerson vs. Seller of Kailua House.	Attorney Jordon Kimura. Claim of improper seller disclosure due to drainage and water infiltration issues. Water coming up through the floor slab inside the house. Mold.
2019	Kristina Pikunas vs. AOA Harbor View Plaza and Sealmasters.	Attorney Willy Sink. Personal injury trip and fall case based on inadequate signage during an ongoing spalling repair construction project.
2019	John Foti vs. General Contractor Coulter Construction Inc.	Defective asphalt paving job causing poor drainage, ponding, drainage back-ups in Kapahulu Commercial center located at 563 Kapahulu A.ve.
2019	Castaway Construction/Maui Plumbing vs. Pearlridge Gardens and Tower AOA. Attorney Terry Revere.	Dispute over defective cast iron drain pipe lining (CIPP)
2019	Kokua Foundation for Fire Safety and Recovery vs. Marco Polo Apartments Inc. et. al. Attorney Terry Revere.	Marco Polo fire case.
2020	Koike Estate	Attorney Trevor Brown. Inspection/consultation regarding condition analysis and cost to repair of single - family house in Salt Lake to determine current condition for the real estate appraiser to establish a current market value of the real property.

LANCE LUKE EXPERT WITNESS CASES FROM 2007-2024

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EXPERT WITNESS CASES FROM 2020-2022		
YEAR	CLIENT	DESCRIPTION
2020	Meyer vs. Brink Roofing. Attorney Mitchell Wong	Claim of defective roofing on a single family house in Kailua.
2020	Waialua Shopping Center. Attorney Stuart Feeley	Inspection of commercial shopping center to establish repair items for settlement between lease holder and sublessee.
2020	Boyce vs. Iolani Court Plaza AOA. Attorney Steve Shaw	Dispute regarding concrete spalling of enclosed lanai caused by common area, and not unit owner responsibility.
2020	Shirley Kwan vs. AOA Waikiki Building. Attorney Steve Shaw	Dispute regarding building roof leak into the condo unit. Inaction by Board. Mold.
2021	Karen Arakaki v. Graham Builders.	Claim of construction defects, improper drainage and grading. Delayed construction schedule. Private mediation.
2021	Seabreexe Apartments. Clients: David Wood.	Construction valuation at time of death for total luxury renovation for IRS estate tax purposes.
2021	Alii Villas AOA vs. Tamarock Construction. Attorney Adrian Chang	Attorney Charles Hunter. Claim of incomplete spalling repair and cost to correct at \$600K.
2021	Polly Pallavika (Unit 316) vs. Kaimana Marina AOA	Water damage and mold claim due to cracked common area sewer drain pipe.
2021	Amelia Boss vs. Mac Builders. Attorney Adrian Chang	Single family homeowner in Kailua claim of construction defects in building a new lanai.
2021	David Day vs. Victoria Tower AOA. Attorney Steve Shaw	Delays in repairing the condo unit after a fire in the building caused the fire, smoke and water damage.
2021	Unit owners C and D vs. Waiiau Gardens Kai G2 AOA. Attorney Carol Rosenberg	Dispute over water damaged foundation and flooring, mold caused by common area drainage problems.
2021	Pili Mai AOA vs. Brookfield Homes	Various construction defect claims prior to developer transition. Painting, roofing, wood installation, concrete, drainage conditions, HVAC problems etc.
2021	Block vs. Lloyd's of London, Attorney Margaret Wille	Case involving insurance claim for volcanic impact on a singlefamily house in Puna district.
2022	Queen Emma Gardens tenant issue. Attorney Carolyn Oshiro	Tenant claimed that the Association did not repair the lanai properly causing damages and a slip and fall condition. Tenant disputed hid eviction notice with the unit owner.
2022	AOA Emerson Gardens vs. one unit owner. Attorney Taylor Gray	Unit owner did excavation and grading work, installed a rock wall and fencing without board approval. Building codes were not followed and no building permit was obtained.
2022	Unit owner vs. Chateau Waikiki AOA. Attorney Steve Shaw	Unit owner claims unusual noises come from unit above due to tenant and common area building piping.

LANCE LUKE EXPERT WITNESS CASES FROM 2007-2024

LANCE LUKE EXPERT WITNESS CASES FROM 2022-2024		
2022	Mark Brown/Ed Hampton vs. Hokua AOA Board and General Manager. Attorney Terry Revere	Claim that the board did not notify the developer in a timely manner regarding various construction defects. Construction defects.
2022	AOAO Harbor Lights vs. Maui Plumbing Inc. Attorney Dan Oyasato	Claim for defective pipe lining (CIPP) in cast iron piping stacks.
2023	Olson Trust vs. Kona Seaside Inc.	Dispute over condition of premises due to cancellation of commercial lease. Attorney Gary Grimmer
2024	Doversola Trust vs. Irene Rea.	Landlord tenant litigation over use of premises and no building permit for the leased premises. Attorney: Pro Se
2024	Lacerdo vs. Butler. Partition	Action involving the dispute over the value of repair of one house, and partition of another house. Attorney Bryan Chee
2024	Lahaina Wildfire Cases	Various separate residential and commercial building owners (40 + count) vs. Various named Defendants such as City and County of Maui, Hawaiian Electric Industries et. al. Attorney firm representing Plaintiffs: Robins Cloud LLP.

WEBINARS presented by Lance Luke (updated January 29, 2025)

Contractor Licensing - The Facts Revealed	JANUARY 2021
Construction Defects - The Bad & Ugly	JANUARY 2021
Senior Safety in the Home - Kupuna Edition	FEBRUARY 2021
Building Safety - Covid19 Protocol	FEBRUARY 2021
Concrete Spalling Repair Guide	MARCH 2021
Warranties in Construction	MARCH 2021
Cast Iron Drain Piping - Replace Now/Later	APRIL 2021
Air Conditioning - Fresh Air Fact	APRIL 2021
Railing Failure Issues	MAY 2021
Hurricane Ties - Don't Be Blown Away	MAY 2021
Roofing - Facts to Be On Top	JUNE 2021
Premises Liability - Avoid the Lawsuits	JUNE 2021
Painting - Primer to the Rest of the Story	JULY 2021
Reserve Studies - Faults & Pitfalls	JULY 2021
Fire/Life Safety in High Rise Buildings	AUGUST 2021
Building Safety	SEPTEMBER 2021
Building Codes & Permits - 2021	SEPTEMBER 2021
Asphalt Reconstruction 101/102	OCTOBER 2021
Wood Repair - Methods to the Madness	NOVEMBER 2021
Flooring & Sound Transmission Issues	NOVEMBER 2021
Concrete Spalling Causes Structural Collapse	JANUARY 2022
Electrical Systems - The Shocking Truth	JANUARY 2022
Waterproofing - Failure Prevention	FEBRUARY 2022
Construction Warranties - Read the Fine Print	FEBRUARY 2022
Developer Transition - Broken Promises	MARCH 2022
Top Ten OSHA Violations	MARCH 2022
Building Envelope - It's a Wrap	APRIL 2022
Lot/Grade Drainage - The Correct Flow	APRIL 2022
Plumbing - Let It Flow	MAY 2022
The Millennium Story - The Sinking Building	MAY 2022

WEBINARS presented by Lance Luke (updated January 29, 2025)

HOA Design Review - The AOA Protocol	JUNE 2022
After a Flood - Do This, Not That	JUNE 2022
Contractor Bidding - Avoid the Ripoff	JULY 2022
The Termite Story - They're Always Hungry	JULY 2022
Window Safety - Hazards & Lawsuits	AUGUST 2022
Grenfell Tower Fire - The Real Story	AUGUST 2022
Hazardous Building Materials - Be Aware	SEPTEMBER 2022
Special Inspections - Code Requirements	SEPTEMBER 2022
Construction Inspections - How Important?	OCTOBER 2022
Problems in the Construction Industry	OCTOBER 2022
Defective Building Materials - How to Identify How Long Does It Last?	NOVEMBER 2022 JANUARY 2023
Fire Code Inspections	FEBRUARY 2023
Ancient Buildings In Italy	FEBRUARY 2023
Why Is My Honolulu Electric Bill So High?	MARCH 2023
DPP - Why Is My Building Permit Taking So Long?	MARCH 2023
Emergency Generators	APRIL 2023
Climate Change & Global Warming - Real Or Fake News?	APRIL 2023
Condo Board Errors	MAY 2023
Condo Lawsuits - There's Trouble In Paradise	MAY 2023
The 7 Stages Of Construction	JUNE 2023
14 Types Of Building Structure Components	JUNE 2023
Aloha Stadium: From Rust To Dust	JULY 2023
The Real Estate Development Process	JULY 2023
Water Damage/Flood Remediation	AUGUST 2023
Construction Defect Litigation Cases	AUGUST 2023
Renovation Is No Vacation	SEPTEMBER 2023
Real Estate Seller Disclosure	SEPTEMBER 2023
International Residential Code	OCTOBER 2023
Cliff Dwelling Construction	OCTOBER 2023
The Rail: The Big, Bad And The Ugly	NOVEMBER 2023

WEBINARS presented by Lance Luke (updated January 29, 2025)

Red Hill: The Big Navy Blunder	NOVEMBER 2023
Why Hire A Construction Manager	DECEMBER 2023
Rebuilding Your Home After a Wildfire	JANUARY 2024
Is Your Home Safe From a Natural Disaster?	FEBRUARY 2024
Fixing Building Foundation Problems	MARCH 2024
Managing Water Intrusion: Tackling Leaks, Drainage, and Mold in Buildings	APRIL 2024
Condo Remodeling Simplified: From Design to Execution	MAY 2024
Types of Engineers for Your Construction Project	JUNE 2024
When Structures Speak: The Silent Danger of Overlooked Railings	JUNE 2024
Fire Sprinklers: Who Needs It?	JULY 2024
The Sagrada Familia: A Masterpiece of Art and Architecture	JULY 2024
Top Ten Costly Condo Renovation Projects	AUGUST 2024
Ask Me Anything	AUGUST 2024
Construction Terminology (What's This Mumbo Jumbo?)	SEPTEMBER 2024
Hawaii's Condo Insurance Crisis: Spiraling Costs and Market Instability	SEPTEMBER 2024
History of Major Disasters in Hawaii	OCTOBER 2024
Historical Overview of Coastal Erosion at Kahana Sunset	OCTOBER 2024
Let's Talk About BS (Building Safety)	NOVEMBER 2024
Build Your Home to Protect from Wildfire	NOVEMBER 2024
Home Safety for the Holidays: Tips for Electrical Safety and Fire Prevention	DECEMBER 2024
Hurricane Milton Update: Safety and Preparation	JANUARY 2025
Caulking VS. Sealant	JANUARY 2025

SEMINARS presented by Lance Luke

Structural Design Consideration: Construction Materials (<i>Sponsored by Lorman Education Services</i>)	JULY 2019
IBC Chapter 17: Special Inspections	SEPTEMBER 2022
Construction Inspection Due Diligence: Association of Construction and Development (<i>Sponsored by Lorman Education Services</i>)	OCTOBER 2022
Structural Forensic Engineering	NOVEMBER 2022
Preventing and Addressing Construction Defects and Failure - Day 1	JANUARY 2023
Preventing and Addressing Construction Defects and Failure - Day 2	JANUARY 2023
Successful Construction Project Completion: Is your customer satisfied?	JUNE 2023
Manoa Cemetery - In Grave Danger	FEBRUARY 2023
Avoid Contractor Ripoffs!	MARCH 2024
Deep Dive into Construction Change Orders	APRIL 2024
RNO Seminar	APRIL 2024
2024 Special Inspections (<i>Sponsored by Lorman Education Services</i>)	JUNE 2024
Assuring Construction Quality and Preventing Defects and Failures (<i>Sponsored by Halfmoon Education Inc.</i>)	OCTOBER 2024

SEMINARS presented by Lance Luke

IBC Chapter 17: Special Inspections (Sponsored by
Lorman Education Services)

NOVEMBER 2024

Adaptive Reuse of Commercial Buildings of
Commercial Buildings

NOVEMBER 2024

Reading and Understanding Soil Reports
(Lorman)

JANUARY 2025

MAGAZINE ARTICLES (Contributor in Industry-Related Publications)

Rocky Road: How to Guarantee a Smooth Road Ahead (<i>Building Management Hawaii</i>)	JUNE-JULY 2013
Why Cast Iron Pipes Fail (<i>Building Management Hawaii</i>)	AUGUST-SEPTEMBER 2014
The Health Risks of Bad AC (<i>Building Management Hawaii</i>)	JUNE 2020
<i>Clogged Pipes Partly Due to TP Shortage</i> (<i>Building Management Hawaii</i>)	JULY 2020
How Safe is Your Building? (<i>Building Management Hawaii</i>)	OCTOBER 2020
Best Guess for `21? (<i>Building Industry Hawaii</i>)	DECEMBER 2020
<i>Check Your Building's Lanai Railings- STAT!</i> (<i>Building Management Hawaii</i>)	MARCH 2024

BLOG ARTICLES (Written by Lance Luke for the National Building Expert website)

- 5 Common Signs of a Broken Water Pipe (Aug 08, 2019)
- 3 Reasons You Should Always Get a Building Permit (Sep 10, 2019)
- FAQ About Building Permits in Hawaii (Oct 15, 2019)
- 4 Reasons to Have a Property Inspection Before Buying a Home (Nov 05, 2019)
- What to Know About Permits When It Comes to Building Renovations (Dec 03, 2019)
- 3 Common Residential Code Violations (Jan 03, 2020)
- 3 Reasons to Hire a Licensed Contractor for Building Renovations (Feb 08, 2020)
- 4 Types of Corrosion Around Your Building (Mar 19, 2020)
- COVID-19 Impacts Building Safety With Faulty Hvac Systems & Leaking Plumbing (Mar 31, 2020)
- 5 Different Types of Construction Defects (Apr 07, 2020)
- Corona Virus (Dec 3, 2022)
- Building Codes (Dec 3, 2022)
- Electrical Safety (Dec 3, 2022)
- Gutter Garden (Dec 3, 2022)
- Missing Roof Shingles (Dec 3, 2022)
- Outlet in Window (Dec 3, 2022)
- Getting to the Root of the Problem (Dec 3, 2022)
- Light Switch Plug (Dec 3, 2022)
- Why Is a Pressure Regulator Needed? (Dec 3, 2022)
- Is a Backflow Preventer Really Needed? (Dec 3, 2022)
- Old Plumbing Is a Hazard (Dec 3, 2022)
- Electrical Safetygrounding Electrical: The Shocking Truth About Building Safety (Dec 3, 2022)
- Saving Energy Creates Safety Hazard (Dec 3, 2022)
- Building Safety: The Importance of Protecting People and Property (April 22, 2023)
- Fire Safety (April 29, 2023)
- Structural Safety: Ensuring the Stability and Durability of Buildings (April 29, 2023)
- Accessibility: Ensuring Equal Access to Buildings for All (April 29, 2023)
- Fire Safety: How to Prevent and Prepare for Fires (April 29, 2023)
- Building Exterior: The Power of Curb Appeal (May 10, 2023)
- Green up Your Property: The Importance of Landscaping and Vegetation Management (May 12, 2023)

BLOG ARTICLES (Written by Lance Luke for the National Building Expert website)

- The Power of Proper Maintenance: Keeping Your Building Exterior in Top Shape (May 12, 2023)
- Shedding Light on Building Exterior: The Importance of Proper Lighting (May 12, 2023)
- Beyond the Facade: Unlocking the Secrets of Building Interior Design (May 16, 2023)
- Don't Neglect Your Building's Health: The Importance of Proper Maintenance (May 17, 2023)
- the Flow of Building Plumbing: Why Proper Maintenance Matters (May 24, 2023)
- Preventative Plumbing Maintenance: Save Money and Avoid Disasters (May 24, 2023)
- Backflow Prevention: Protecting Your Building's Water Supply (May 24, 2023)
- the Invisible Heroes: How Hvac Systems Keep Buildings Comfortable (May 24, 2023)
- Don't Neglect Your Building's Health: The Importance of Proper Maintenance (May 24, 2023)
- Stay Shock-Free: The Importance of Electrical Safety in Buildings (May 31, 2023)
- Power Up: The Importance of Building Electrical Systems (May 31, 2023)
- The Beat of the Building: Understanding the Mechanical Systems of Your Property (June 6, 2023)
- Up and Down With Elevators and Lifts: Ensuring Safe and Smooth Vertical Transportation (June 7, 2023)
- Maximizing Efficiency: The Importance of Energy Management in Buildings (June 7, 2023)
- Building Codes: The Importance of Compliance (June 14, 2023)
- the Foundation of Our Structures: A Look Into the World of General Buildings (June 14, 2023)
- Understanding the Basics of Building Maintenance: What Every Owner Should Know (June 21, 2023)
- Smart Technology for Your Home: The Future of Efficient Living (June 28, 2023)
- Unveiling the Enigma of Monster Houses: Exploring Honolulu's Housing Giants (July 5, 2023)
- Unveiling the Future of Accessory Dwelling Units in Honolulu (July 5, 2023)

BLOG ARTICLES (Written by Lance Luke for the National Building Expert website)

- The Urban Symphony: How Honolulu's Special District Land Use Ordinance Shapes the City (July 5, 2023)
- Building Permits Unveiled: When Are They Needed? (July 5, 2023)
- The Implications of Seawalls on Real Estate in Honolulu (July 6, 2023)
- An Overview of the Digital Permit Processing in Honolulu Building Department (July 7, 2023)
- Shoreline Setbacks and Real Estate Dynamics in Honolulu (July 7, 2023)
- Understanding Honolulu's Real Property Taxes (July 7, 2023)
- Understanding Residential House Lot Surveys in Honolulu (July 7, 2023)
- Understanding Seller Disclosure in Real Estate: An Insight Into Honolulu's Market (July 7, 2023)
- Simplifying Real Estate Surveys With the de Minimus Rule (July 7, 2023)
- Choosing the Right Building Materials: Cost, Durability, and Sustainability (July 8, 2023)
- Sea Level Rise and Its Impact on Honolulu's Real Estate (July 8, 2023)
- Earthquake-Proof Your Home: Structural Precautions to Consider (July 12, 2023)
- the Importance of Regular Inspections for Buildings: What You Need to Know (July 19, 2023)
- The Dangers of Asbestos in Older Buildings: A Comprehensive Guide (July 25, 2023)
- Soundproofing Your Home: Steps for Quieter Living (August 2, 2023)
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- Securing Your Property: A Guide to Building Security Systems (August 9, 2023)
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- Is It Time for a Roof Replacement? Key Signs to Watch for (August 12, 2023)
- Understanding Solar: Is a Solar Energy System Right for Your Building? (August 15, 2023)
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- Aesthetics vs. Function: How to Balance Both in Building Renovation (October 6, 2023)
- ADA Compliance: Making Your Building Accessible and Inclusive (October 7, 2023)

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- The Building Owner's Guide To Energy Efficiency And Lower Utility Bills (October 10, 2023)
- Mold Management: Prevention and Remediation Strategies for Home and Building Owners (October 21, 2023)
- Aesthetics vs. Function: How to Balance Both in Building Renovation (October 24, 2023)
- Green Building: Sustainable Materials for Your Home Renovation (November 4, 2023)
- Preventive Maintenance: The Long-Term Benefits for Your Building (November 11, 2023)
- Dealing With Pests: Effective and Environmentally Friendly Strategies (November 18, 2023)
- Home Security: How to Make Your Building Safe and Secure (December 2, 2023)
- Essential Home Repairs: DIY or Hire a Pro? (December 9, 2023)
- Bid Types: Pros & Cons (December 14, 2024)
- Next-Gen Security: Cutting-Edge Systems for Total Property Protection (December 16, 2023)
- Design Harmony: Finding the Perfect Balance in Home Renovation (December 16, 2023)
- Structural Integrity 101: Understanding and Addressing Wall Cracks (December 16, 2023)
- Effortless Living: Streamlining Your Home With Smart Design (December 29, 2023)
- Pipes and Progress: Modern Solutions for Aging Plumbing Systems (December 29, 2023)
- Eco-Conscious Choices: The Latest Trends in Sustainable Building Materials (December 29, 2023)
- Air Purity Primer: Boosting Indoor Air Quality for a Healthier Home (January 3, 2024)
- Quake-Ready Homes: Modern Approaches to Earthquake-Resilient Design (January 6, 2024)
- Waste Not, Want Not: Smart Strategies for Managing Building Waste (January 23, 2024)
- Preventive Wisdom: Long-Term Benefits of Regular Home Maintenance (February 20, 2024)
- Above and Beyond: Signs It's Time for a Roof Overhaul (February 23, 2024)
- Balancing Act: Prioritizing Aesthetics and Functionality in Home Design (February 23, 2024)
- Water Wonders: Identifying and Healing Common Home Water Issues (February 23, 2024)
- Safeguarding Our Bridges: A Call to Action (March 6, 2024)
- the Kingfisher Inn Crisis: A Detailed Examination of Structural Concerns and the Road to Repair (March 6, 2024)

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- Railing Collapse at Waikiki Hotel: A Sign of Deeper Structural Issues (March 5, 2024)
- Scaling Heights: Maintenance Tips for Tall Residential Buildings (March 19, 2024)
- Mold Mastery 2.0: Advanced Prevention and Remediation Techniques (March 26, 2024)
- Tackling Cast Iron Piping Failures in Hawaiian Condos: Lessons From My Experience (March 29, 2024)
- My Thoughts on Navigating Building Permits in Honolulu (March 29, 2024)
- Utility Mastery: A Guide to Energy Efficiency and Lower Bills (April 2, 2024)
- Why Should You Require a Sole Proprietor Contractor to Have Workers' Compensation Insurance? (April 5, 2024)
- Solar Simplified: Navigating the Decision to Go Solar in Your Home (April 9, 2024)
- Painting: More Than Just Color on a Wall (April 10, 2024)
- The Ultimate Guide to Waterproofing: Lessons From the Field (April 10, 2024)
- Repairs Unveiled: Navigating Essential Home Fixes with Confidence (April 16, 2024)
- Enhancing Safety: The Critical Role of Railings in Hawaii's Buildings (April 24, 2024)
- MY THOUGHTS ON NAVIGATING BUILDING PERMITS IN HONOLULU (April 2024)
- Understanding Concrete Spalling: Insights From the Field (April 27, 2024)
- Pest-Free Living: Environmentally Friendly Strategies For Homeowners (May 14, 2024)
- Wood Repair: Essential Techniques and Advanced Practices (May 29, 2024)
- Navigating the Complex World of Insurance in Building Management: Insights From the Field (May 29, 2024)
- An Unforgettable European Vacation: A Blend of Leisure and Professional Insights (June 5, 2024)
- Inspection Insights: Uncovering the Secrets to Effective Building Assessments (June 11, 2024)
- Building Safety Reimagined: Post-surfside Code Enhancements (July 5, 2024)
- Financing Information for Condos From Fannie Mae and Freddie Mac (July 5, 2024)

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- Beyond Asbestos: Safeguarding Your Home From Hidden Health Hazards (July 5, 2024)
- Protecting Your Home: The Importance of Quality Roofing (July 9, 2024)
- Reserve Studies: Ensuring Financial Health and Longevity for Community Associations (July 9, 2024)
- Hawaii's Condo Insurance Crisis: Spiraling Costs and Market Instability (July 17, 2024)
- Renovation Revelations: Strategies for a Successful Home Transformation (August 13, 2024)
- Fire and Life Safety in High-Rise Buildings: Essential Practices for Protection (September 10, 2024)
- Asphalt Resurfacing: A Key to Long-Lasting Pavements (September 10, 2024)
- Understanding Construction Defects and How to Address Them (September 10, 2024)
- Understanding Warranties in Construction: Key Insights for Owners and Contractors
- Accessibility Beyond Compliance: Crafting Inclusive Home Spaces (September 17, 2024)
- The Value of Hiring a Construction Manager for Your Project (September 19, 2024)
- Developer Transition in Hawaii: Navigating the Shift from Developer to Owners' Association (September 19, 2024)
- Inclusive Living Spaces: A Blueprint for Accessible Home Design (October 8, 2024)
- Green Revival: Exploring Sustainable Materials for Home Upgrades (November 12, 2024)
- Tranquil Spaces: A Guide to Achieving a Quiet and Peaceful Home (December 17, 2024)
- Decoding Building Standards: A Fresh Look at Compliance for Owners (January 14, 2025)

BOOKS -Written and published by Lance Luke (updated January 29, 2025)

Everything the City Wants You to Know about the Rail	09/15/2016
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Painting: Primer to the Rest of the Story: There's More to It Than the Color	07/08/2024
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Why Hire a Construction Manager?	11/15/2024
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Construction Warranties - Read the Fine Print	11/30/2024
The Sagrada Familia - A Masterpiece of Art and Architecture	12/12/2024
The Millennium Story - The Sinking Building	12/17/2024
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Grenfell Tower Fire- The Real Story	12/24/2024
Florida Building Collapse: Fatal Flaws in Construction, or Lack of Maintenance and Repairs?	12/24/2024
Air Conditioning - Fresh Air Facts Book	12/29/2024
Top Ten OSHA Violations	01/01/2025
The Cost of Celebration: The Tragic Impact of Fireworks in Hawaii	01/16/2025

BOOKS -Co-authored by Lance Luke and published by others

Beat the Curve by Brian Tracy (Amazon Best Seller)	11/19/2015
The Big Question by Larry King (Amazon Best Seller)	03/15/2018
Mindset Matters by Jack Canfield (Amazon and Barnes & Noble Best Seller)	08/08/2024

BOOKS - Completed Manuscripts Scheduled for Publication in 2025

Wood Repair- Methods to the Madness	01/25/2025
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BOOKS - Completed Manuscripts Scheduled for Publication in 2025

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Cliff Dwelling Construction	11/14/2025
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Real Estate Disclosure	12/04/2025
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The 7 Stages of Construction	12/13/2025
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Types of Engineers for your Construction Project	11/15/2025
The History of Honolulu Rail	12/18/2025

NEWS INTERVIEWS (Featuring Lance Luke)

- Ala Moana Center to thoroughly inspect all railings in wake of deadly fall (Khon2, October 12, 2016)
- Marco Polo Condo Fire Interview (Khon2, July 20, 2017)
- Lance Luke on Times Square Today with Emmy Award Winner Nick Nanton (February 19, 2018)
- Lance Luke discusses Kalihi Building Wall/Rail Collapse (KHNL TV, April 10, 2018)
- Residents concerned about Kalihi apartment building safety prior to wall collapse (Khon2, April 10, 2018)
- Lance Luke, National Expert, Tips on Building Safety & Coronavirus (Living808, July 17, 2020)
- Lance Luke - on Brian Tracy Show (January 7, 2021)
- Help Out and Be Someone's Hero Today (March 30, 2021)
- Building industry workers say drastic changes needed at city department after bribery charges (Khon2, March 31, 2021)
- Honolulu DPP changes permitting process amid bribery investigation (Khon2, April 23, 2021)
- Older Hawaii buildings are not required to be inspected (KITV4 Island News, July 11, 2021)
- Scores come out in Manoa to voice their concerns about planned affordable housing project (Hawaii News Now, May 1, 2022)
- Nuuanu Landslide incident interview/site inspection (April 23, 2022)
- Light pole falls just missing cars driving through (Khon2, February 28, 2023)
- Lele Pono condo fire echoes 2017 Marco Polo blaze (Khon2, January 30, 2023)
- Waikiki hotel incident raises railing safety concerns (Khon2, January 30, 2024)
- Waikiki hotel incident raises railing safety concerns (Khon2, January 31, 2024)
- Some concerned Waikiki hotel railing collapse could spook visitors (KITV4 Island News, February 1, 2024)
- News on Hotel railing collapse at Waikiki hotel could be sign of a much bigger problem (KITV4 Island, February 1, 2024)
- National Building Expert Urges Inspections After Waikiki Hotel Railing Collapse (February 21, 2024)

EXPERT WEBSITES DEVELOPED AND OWNED BY LANCE LUKE

Ask the Building Expert	https://askbuildingexpert.now.site
Asphalt Expert	https://asphaltexpert.now.site
Building Expert	https://buildingexpert.now.site
Building Permit Expert	https://buildingpermit.now.site
Building Safety	https://buildingsafety.now.site
Cast Iron Pipe Expert	https://castironpipeexpert.now.site
CMI: Hawaii Building Expert	https://hawaiibuildingexpert.now.site
Condo Expert	https://condoexpert.now.site
Condo High Risk Components	https://highriskcomponents.now.site
Condo Safety	https://condosafety.now.site
Condo Defect Investigation	https://constructiondefectinvestigation.now.site
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Expert Media Matters	https://expertmediamatters.now.site
Expert Witness	https://expertwitness.now.site
Fire Sprinkler	https://firesprinkler.now.site
Fire/Life Safety	https://firelifesafety.now.site
Florida Building Collapse	https://floridabuildingcollapse.now.site
Lahaina Rebuild	https://lahainarebuild.now.site
Mechanical Expert	https://mechanicalexpert.now.site
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Reserve Study	https://reservestudy.now.site
Spalling Repair	https://spallingrepair.now.site
Stand with Lahaina	https://standwithlahaina.now.site
Stop Contractor Ripoffs	https://stopcontractorripoffs.now.site
Tenant Rights	https://tenantrights.now.site
The Building Code Expert	https://buildingcode.now.site
The Roofing Expert	https://roofingrxpert.now.site
Waterproofing Expert	https://waterproofingexpert.now.site
Wood Repair	https://woodrepair.now.site

Association of Construction Inspectors



herely certifies

Lance Luke



has been qualified for membership

Association of Construction Inspectors

and has been admitted by its Board of Directors and declared to be a

Certified Construction Inspector & Certified Construction Consultant
Certified Construction Project Manager

and is hereby granted this certificate under the conditions presented in its by-laws

Brent Felstead

Executive Director
Brent Felstead, MBA, PhD.

Member Since: April 28, 2007

ID # 7135

Expiration Date: March 15, 2026

Environmental Assessment Association



herely certifies that

Lance Luke



has been qualified for membership in the

ENVIRONMENTAL ASSESSMENT ASSOCIATION

and has been admitted by its Board of Directors and declared to be a

Certified Mold Inspector & Certified Mold Specialist
Certified Remediation Specialist, Testing & Air Quality Specialist
Certified Environmental Inspector, Manager, Specialist & Consultant

and is hereby granted this certificate under the conditions presented in its by-laws.

Brent Felstead

Executive Director

Member Since: April 28, 2007

ID # 58801

Expiration Date: January 31, 2026