



### Expert Witness Profile

Nicholas Garcia is a Construction Defect and Compliance Expert Witness with professional experience dating back to 1996. He possesses a diverse, comprehensive, and practical knowledge of construction methodologies, supported by decades of hands-on involvement in inspection, quality assurance, and project oversight. His technical expertise is paired with advanced academic training, holding a Master of Business Administration with honors, along with professional certifications in project management and quality control.

Licensed in California as a General B Contractor and C-39 Roofing Contractor, Mr. Garcia also holds multiple International Code Council certifications, including Combination Building Inspector (C8) and Building Plans Examiner (B3). He further maintains a PMP certification, the NAVFAC/USACE CQM-C credential, and California Division of the State Architect Class 1 Project Inspector qualification. His experience includes working with the California State License Board on contractor claims, as well as providing oversight on classified federal facilities, commercial developments, residential construction, utilities, and public works projects under strict regulatory and security standards.

This foundation of field application, licensing, and advanced study has established Mr. Garcia as a trusted authority in construction defect analysis, forensic evaluation, and compliance matters. His testimony and expert opinions are informed by real-world experience and are delivered with the clarity, precision, and credibility required in mediation, arbitration, and trial.

#### Areas of Expertise:

- Construction Defect Analysis & Forensic Building Inspection
- Standard of Care Evaluation & Contract Compliance Review
- Building Envelope & Water Intrusion Failures
- Structural Integrity & Workmanship Deficiencies
- Delay & Cost Overrun Analysis
- Project Closeout Inspections & Punch List Verification
- Code Compliance & Accessibility (ADA/11B)
- Daily/Verified Reports, Submittal & RFI Review
- Owner's Representative Services (clerking, project oversight)
- Post-Litigation Project Clearing

### Deposition & Trial Testimony

- Testified in depositions and trials involving construction defects, compliance, and contract disputes.
- Available for Plaintiff and Defendant cases.
- Experienced in mediation, arbitration, and courtroom testimony.

### Past and Current Licenses & Certifications

- International Code Council Building Plans Examiner (ICC #5285432)
- International Code Council Combination Inspector (ICC #5285432)
- International Code Council Commercial Building Inspector (ICC #5285432)
- International Code Council Commercial Electrical Inspector (ICC #5285432)
- International Code Council Electrical Inspector (ICC #5285432)
- International Code Council Commercial Mechanical Inspector (ICC #5285432)
- International Code Council Mechanical Inspector (ICC #5285432)
- International Code Council Commercial Plumbing Inspector (ICC #5285432)
- International Code Council Plumbing Inspector (ICC #5285432)
- International Code Council Commercial Combination Inspector (ICC #5285432)
- American Concrete Institute Concrete Field-Testing Grade 1
- PMP – Project Management Professional (PMI #3453399)
- USACE/NAVFAC CQM – Construction Quality Management for Contractors (#SW9-03-25-01011)
- California Division of the State Architect Class 1 Project Inspector (IOR #6655)
- California Licensed General B Contractor / C-39 Roofing Contractor (CSLB #870822)
- OSHA-30 Construction Safety and Health (OSHA #21-602028272)
- OSHA-10 Construction Safety and Health (OSHA #36-006203976)
- 132-hour Occupational Safety and Health Professional Program (OSH Academy #179718)
- 700 Introduction to Safety Management (OSH Academy #179718)
- 701 Effective Safety Committee Operations (OSH Academy #179718)
- 702 Effective Accident Investigation (OSH Academy #179718)
- 703 Introduction to OSH Training (OSH Academy #179718)
- 704 Hazard Analysis and Control (OSH Academy #179718)
- 705 Hazard Communication Program (OSH Academy #179718)
- 706 Conducting a Job Hazard Analysis (OSH Academy #179718)
- 707 Effective OSH Committee Meetings (OSH Academy #179718)
- 708 OSHA 300 Recordkeeping (OSH Academy #179718)
- 709 Personal Protective Equipment (OSH Academy #179718)
- 710 Energy Control Program – LOTO (OSH Academy #179718)
- 711 Introduction to Ergonomics (OSH Academy #179718)
- 712 Safety Supervision and Leadership (OSH Academy #179718)
- 713 Confined Space Program (OSH Academy #179718)
- 714 Fall Protection Program (OSH Academy #179718)
- 715 Electrical Safety Basics (OSH Academy #179718)
- 716 Safety Management System Evaluation (OSH Academy #179718)
- 717 Emergency Action Plans (OSH Academy #179718)
- 718 Fire Prevention Plans (OSH Academy #179718)
- 719 Fleet Safety Management (OSH Academy #179718)

Nicholas Raymond Garcia, MBA, PMP, DSA Class 1, ICC C8  
Curriculum Vitae

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- 720 Preventing Workplace Violence (OSH Academy #179718)
- 721 Developing OSH Training (OSH Academy #179718)
- 722 Ergonomics Program Management (OSH Academy #179718)
- 723 Conducting OSH Training (OSH Academy #179718)
- 750 Introduction to Industrial Hygiene (OSH Academy #179718)
- 755 Bloodborne Pathogens Program Management (OSH Academy #179718)
- Classified Q and L Clearances through the United States Department of Energy
- Xactimate Estimating Level 1 Certified
- Xactimate Estimating Level 2 Certified
- EPA Section 608 Universal (ESCO Institute # 0136956447400)

### Education

- Masters, Business Administration – American Public University, Graduated 2022: Summa Cum Laude, Golden Key Honors
- B.S., Applied Science & Technology (in Technical Studies of Construction) – Thomas Edison State University, Graduated 2012
- A.A.S (in Electrical-Mechanical Systems and Maintenance) – Thomas Edison State University: Dean's List, Graduated 2011
- Undergraduate Certificate, Air Conditioning, Refrigeration & Heating – College of Southern Idaho: Dean's List, Graduated 1998

### Project List

- Kaiser Permanente Walnut Creek Medical office building AHU upgrades owner representative QA/QC construction defect analysis and compliance
- American Canyon Earthquake Provided expert construction evaluations of aftermath which included repairs analysis and compliance assessment as owner representative of over 200 impacted properties.
- C930 Classified Building Sandia National Laboratories owner representative, office building ground up construction project inspector services for classified federal building construction approximate valuation of \$25,000,000.00. Type II
- C931 Classified Building Sandia National Laboratories owner representative, high bay/office building ground up construction fulltime project inspector services for classified federal building construction approximate valuation of \$20,000,000.00. Type II
- C900 Classified Modular Building Sandia National Laboratories modular owner representative, high security building ground up construction fulltime project inspector services for classified federal building construction approximate valuation of \$15,000,000.00. Type II
- C933 Classified Cafeteria Building Sandia National Laboratories owner representative, modular building ground up construction fulltime project inspector services for classified federal building construction approximate valuation of \$15,000,000.00. Type II
- C910 Classified Building Sandia National Laboratories owner representative, seismic retrofit of a historical 4 story approximately 120,000sqft, research, and design building. Fulltime project inspector services for classified federal building construction approximate valuation of approximately \$12,000,000.00.
- California Water Project Sandia National Laboratories owner representative, site wide fire water distribution installation and upgrade construction fulltime project inspector services for

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classified federal building construction approximate valuation of \$38M–\$66M based on AI estimate. Civil construction

- Hanover Diridon Superstructure Provided resident inspector oversight and monitoring of the award-winning Silicon Valley Structure. Type IA/V podium multifamily and commercial business.
- National Ignition Facility owner representative, construction inspection of massive cooling system for laser facility. Type IA construction.
- Altisource owner representative, construction quality management of Northern California and Northern Nevada buildings of approximately \$250,000,000.00 (\$330,000,000.00 inflation adjustment for inflation) in the post financial crisis evaluations and executions. Projects consisted of various residential, multifamily, and commercial properties.
- Harvest Development Resident inspector performed quality control and construction monitoring. Project valuation of \$100,000,000.00 (\$115,000,000.00 adjustment for inflation). Type V construction.

(more project history available upon request)

### Professional Experience

Nicholas Raymond Garcia Inc (i.e. Elite Customs Construction) General Contractor / RMO Consultant  
2006–Present | California

- Licensed General Contractor; provides defect analysis, QA/QC, and compliance services.
- Responsible Managing Officer with executive project oversight and claim representation of construction firms. As many as 3 at any given time with approximately 3+ million dollars of gross revenue per firm focusing on residential remodeling and renovations.
- Owner representative for real estate development and renovation including court testimony, QA/QC evaluations and real estate inspection.
- Foundation Helical Piering special inspection monitoring and observation.
- Construction project management and general trade work.
- Construction documentation, planning and Xactimate estimating.

Kaiser Permanente – Construction Management Inspector IV  
2024–Present | San Francisco Bay Area, CA

- QA/QC oversight of medical office construction and renovation including oversight of ITPs, compliance verification, construction defect noncompliance and vendor evaluation.
- Special inspection procurement, estimating and proposal development of master agreements.

Clover Leaf Solutions (Sandia National Laboratories) – Senior Inspector / Construction Manager  
2021–2024 | Livermore, CA

- Enforced QA/QC protocols, seismic retrofits, classified ground up construction, R & D construction, and utility/firewater upgrades.
- Construction defect reporting on existing facilities and ongoing construction. Including project closeout approval as assigned project inspector under the building official.
- Required L level Classified clearance.

Lawrence Livermore National Laboratory – Commercial Building Inspector  
2020–2021 | Livermore, CA

- Inspection of classified projects in support of R & D Laboratory customization, civil works and ground up building construction.
- Required Q level Classified clearance.

Consolidated Engineering Laboratories – Project Inspector  
2018–2020 | San Francisco Bay Area, CA

- Project Inspector assigned to duties of building envelope, structural, and electrical inspection duties. this included long-term site residency as the engineer's representative.
- Assignment ranged from multifamily podium and track ground up construction residencies, supplementary support of building departments.

Nicholas Raymond Garcia Inc – President/Building Consultant  
April 2018–Aug 2018 | Northern California

- Provided project clerking support, maintaining accurate daily records, logs, and correspondence for construction claims and litigation files.
- Assisted in cost estimating and quantity take-offs for property loss, construction defect, and restoration projects.
- Supported schedule analysis and documentation review to aid in dispute resolution and claims preparation.
- Conducted site inspections and condition assessments, gathering data for repair scope development.
- Coordinated with project managers, adjusters, and contractors to ensure accurate cost evaluations and reporting.
- Prepared supporting documentation and clerical records for expert reports, depositions, and client deliverables.

TRB+ Associates – Building Inspector (Seasonal)  
Sept 2017–Dec 2017 | San Ramon, California

- Performed building inspections for residential and commercial construction projects within the jurisdiction of San Ramon.
- Ensured compliance with the California Building Code, municipal ordinances, and city inspection standards.
- Conducted site visits, plan reviews, and permit-related inspections, supporting the city's Building & Safety Division.
- Prepared and issued inspection reports and correction notices, documenting findings for contractors, developers, and city staff.
- Provided flexible seasonal coverage to meet city inspection demands, adapting to varied project types and schedules.

4 Leaf Inc – Building Inspector (Seasonal)  
Aug 2016–Oct 2016 | Northern California

- Conducted building inspections for residential and commercial projects across multiple jurisdictions on a seasonal, as-needed basis.
- Verified compliance with California Building Code and local ordinances, ensuring construction met safety and quality standards.

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- Performed site visits, plan reviews, and permit inspections to support municipal building departments.
- Issued correction notices and detailed inspection reports, providing clear documentation for contractors and officials.
- Delivered flexible inspection coverage across jurisdictions, adapting to varied enforcement requirements and code applications.

Altisource – Manager, Construction Field Services (Programmatic)

2014–2016 | Western U.S.

Northern Nevada and California Regional Inspection and Management of Projects requiring various Portfolios and Programmatic requirements which included the following:

- Overseeing construction management operations across multiple regional projects.
- Performing construction defect analysis for repairs, inspections and delivering quality assurance/quality control services.
- Conducting cost analysis and cost of error evaluation (COEE analysis) to support budget and scope control.
- Managing vendor procurement, contract compliance, and scope execution.
- Coordinating and directing offshore staff, inspectors, general contractors, and project managers.

Project Engineer

Byers Engineering Company · Full-time

2013 - 2014 | San Francisco Bay Area

- Project oversight of inside plant (ISP) and outside plant (OSP) construction management, ensuring compliance with telecom industry standards and client specifications.
- Conducted field surveys to verify site conditions, coordinate designs, and support constructability reviews.
- Performed design drafting for ISP/OSP systems to support planning, permitting, and construction execution.
- Oversaw construction monitoring, QA/QC inspections, and contractor performance to ensure quality.
- Managed planning and permitting activities, coordinating with agencies and stakeholders to secure timely approvals.

Engineering Technician 2

Santa Clara Valley Water District

2002 - 2009 | San Jose, California

- Provided technical engineering support for capital projects across district facilities, including industrial, commercial, and heavy civil construction.
- Assisted in the planning, design, and execution of water infrastructure upgrades, treatment facilities, and district-wide improvements.
- Supported construction management and inspection activities, and engineers with feasibility analysis research input.
- Conducted field surveys, constructability reviews, and technical evaluations to support design and construction documentation.
- Contributed to the preparation of technical reports, submittal reviews, and project documentation to support district project delivery and audit-readiness.

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#### Construction Survey Technician & Drafter

Brian Kangas Faulk

Jan 2001 – Mar 2002 | Redwood City / San Jose, California

- Performed construction survey monitoring to support land development and infrastructure projects.
- Assisted with planning, drafting, and design documentation for grading, utilities, and site layouts.
- Researched, prepared, and updated survey maps, CAD drawings, and field data to ensure accuracy in development plans.
- Coordinated with engineers and project managers to integrate survey data into construction planning.
- Supported permit documentation and submittals, aligning survey results with jurisdictional requirements.

#### Project Engineer

K&B Engineering

Jan 2000 – Jan 2001 | Santa Clara, California

- Provided management and oversight of inside plant (ISP) and outside plant (OSP) telecom construction, maintaining adherence to codes, industry standards, and client requirements.
- Executed site surveys to document existing conditions, validate design concepts, and enhance constructability assessments.
- Delivered drafting and design support for ISP/OSP layouts, integrating plans into permitting packages and construction documents.
- Performed construction observation and quality assurance reviews, verifying contractor workmanship and compliance with specifications.
- Coordinated permitting processes and stakeholder approvals, ensuring timely authorization for project execution.

#### General Tradesman

Various employers often more than one

May 1996 - Jan 2000 | Magic Valley, Idaho Area / San Francisco Bay Area, California

- Gained hands-on experience across multiple construction trades, including HVAC/R, carpentry, concrete, roofing, and general building systems.
- Performed field installations, repairs, and maintenance for residential, commercial, and light industrial projects.
- Assisted with blueprint reading, site layout, and basic design/drafting tasks to support construction workflows.
- Participated in foundation, framing, and finish work, reinforcing a broad understanding of construction sequencing.
- Supported contractors in estimating, procurement, and project preparation, providing early exposure to management practices.

#### Publications

Author of the workforce development handbook– Building Compliance Mastery: California’s Guide to Quality Assurance in Commercial Construction (Amazon, 2025)