

SEAN M. SCOTT

Contractor – Consultant - Expert Witness

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CURRICULUM VITAE

Mr. Scott is a second generation building and restoration contractor who has been licensed in the State of California since 1986. The majority of Sean's experience has been in the restoration and repair industry specializing in residential and commercial property damage claims resulting from fire, flood, mold and other causations. Mr. Scott has been involved in inspecting, rebuilding, and/or consulting on well over 7,500 residential and commercial projects. His expertise is used by property owners, property claims adjusters, third party administrators, attorneys, and property managers throughout Southern California. The following is a brief summary of his experience.

President

January 2008 - Present

Champion Construction & Consulting, Inc. ~ San Diego, CA

- Mr. Scott serves as an industry leader and veteran in restoration and construction based on over 37 years of hands on experience. This includes the ability to repair and/or restore residential and commercial buildings from demolition through to completion, and provide the highest level of product quality and customer service.
- Provides professional consulting services related to damage assessment, construction defects, repair cost estimating, and general construction issues.
- Experienced as a party appointed insurance appraiser for plaintiffs and defendants in insurance claim disputes.
- Involved with literally thousands of property damage claims and restoration projects throughout Southern California.

CEO

November 2010 – Present

Heritage Publishing & Communications, Ltd. ~ La Jolla, CA

- Wrote the award winning book *The Red Guide to Recovery – Resource Handbook for Disaster Survivors*, based on decades of experience in the restoration field, coupled with first-hand accounts of the many challenges people face in the aftermath of disaster events.
- Oversees the promotion, publishing, and distribution of *The Red Guide to Recovery*, which has been adopted by fire departments, emergency management agencies, Native American Tribes, relief organizations, and businesses across the U.S. Designed as a disaster recovery road-map, first responders hand it out to survivors after structure fires, floods, tornados, and other types of natural or man-made disaster events.
- Awards and recognition received include the Maltese Award presented by the San Diego County Fire Chiefs' Association, Proclamations issued by the Mayor of San Diego and the San Diego County Board of Supervisors, recognition by FEMA, and many others.
- Featured and/or quoted in *USA Today*, *U.S. News & World Report*, *The Huffington Post*, *Fire Rescue Magazine*, *California Fire Service*, *Indian Country*, the 2014 *National Insurance Crime Bureau Catastrophe Claim Investigation Guide*, and other publications.
- Frequent public speaker to first responders, emergency management associations, relief organizations, and community groups across the U.S.

President

September 2003 - January 2008

Accurate Construction Estimating Service, LLC ~ San Diego, CA

- Created this company to handle all aspects of the investigation and analysis of property damage claims, particularly in regard to large fire and water losses.
- Personally investigated and assessed structural damages, determined necessary repairs, and recommended appropriate repair methods.
- Ensured the accurate estimating of repairs to the actual cost of the repair, rebuilding, or replacement of property to its original pre-loss condition.
- Provided services from support of initial claim submissions, claims disputes, appraisals, alternative dispute resolution, and litigation.
- Served property owners and insurance carriers with damage assessment and repair estimating after the Cedar Fire Storm of 2003 and Witch Creek Fire Storm of 2007 estimating the repair costs of numerous total losses.

Senior Project Manager/Estimator

July 2006 – January 2008

RPD, Inc. ~ San Diego, CA

- Secured \$7,000,000 in restoration contracts due to connections in the insurance industry.
- Refined experience in the restoration field by providing detailed repair cost estimating on large fire and flood restoration projects, managing and supervising reconstruction, and preparing documentation to support clients' residential or commercial property claims.
- Created and led direct sales team to secure large residential and commercial fires and flood losses.

Senior Project Manager/Estimator

December 2005 – June 2006

Har-Bro Construction & Consulting ~ San Diego, CA

- Refined expertise in the restoration field through estimating and managing large restoration projects.
- Performed job scoping and prepared documentation to support clients' property damage claims.
- Provided investigative support to clients and communicated in the field with commercial and residential large loss and General property claims adjusters.
- Marketed insurance carrier, agent, and property manager accounts.

Vice President

September 2002 – September 2003

Construction Repair Specialties & Interiors, Inc. ~ San Diego, CA

- Refined expertise in restoration field through damage assessment and estimating repairs, project management, executing contracts, and documenting clients' claims.
- Ensured clients' satisfaction by serving as a liaison between clients, adjusters, and claims managers.
- Provided repair project supervision, trouble shooting and problem solving.

Vice President

August 1999 – September 2002

Building Restoration, Inc. ~ San Diego, CA

- Helped increase client base through marketing, estimating new work, and executing contracts.
- Served as liaison among clients, adjusters, and subcontractors to ensure contract compliance.
- Provided contract administration from commencement of the project through completion.
- Played key role in bringing numerous insurance carrier and other accounts to the company that generated millions of dollars in sales.

Vice President

January 1999 – August 1999

J & M Keystone, Inc. ~ San Diego, CA

- Used marketing and estimating skills to acquire new insurer-funded restoration projects.
- Supervised and coordinated subcontractors in the execution of their job duties.
- Maintained relationships between claims personnel and insured clients.

President

January 1992 – October 1997

Integrity Builders, Inc. ~ San Diego, CA

- Involved in all aspects of operating a full service restoration and construction business.
- Daily managed finances, marketing, and contracting of the business.
- Supervised company employees and subcontractors in the execution and quality of their job duties.
- Due to the quality of workmanship and customer satisfaction, the company served on preferred contractor programs with Farmers Insurance, USAA, Wawanesa Insurance, Golden Eagle Insurance, California Insurance Group, and many independent adjusting firms.
- Provided damage assessment and estimated replacement costs of numerous homes destroyed in the Northridge Earthquake in 1994 and the Harmony Grove Fire in 1996.
- Provided expert witness testimony in *USAA v. Rattan* and other cases.

Superintendent / Project Manager

January 1980 – January 1992

Scott Brothers Construction ~ San Diego, CA

- Provided hands-on construction support, project management, and onsite supervision of numerous deluxe custom homes and commercial buildings.
- Worked closely with architects, structural engineers, and principals to identify and solve design issues or flaws and develop sound, yet timely solutions.
- Took projects from land acquisition to site surveying, excavation, forming and placement of concrete, framing, through to finish.
- Completed custom and often complex residential and commercial projects with the highest quality.

Credentials & Licenses

- ✓ 37+ years of hands-on all phase construction and restoration experience
- ✓ Author of *The Red Guide to Recovery – Resource Handbook for Disaster Survivors*
- ✓ Written numerous articles on disaster preparedness and recovery topics
- ✓ State of California licensed B-1 General Contractor
- ✓ State of California licensed C-5 Framing Contractor
- ✓ Certified Home Inspector (International Association of Certified Home Inspectors)
- ✓ Member of the California Real Estate Inspection Association
- ✓ Institute of Inspection Cleaning Restoration Certified technician for water damage restoration 1998
- ✓ Completed course on mold remediation in buildings (Environmental Testing & Technology)
- ✓ Completed 10 Hour OSHA Safety Training Course
- ✓ Certified EPA Lead-Safe Certification Program
- ✓ Xactimate 28 certified and user since 1992
- ✓ Certified Thermographer