



Old World Craftsmanship ~ New World Technology

CURRICULUM VITAE (Updated 10/5/2018)

The following is a brief history of Mr. Sean Scott, President of Champion Construction & Consulting, Inc. 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 40 plus years of hands on experience has been in the insurance restoration industry, specializing in residential and commercial fire, smoke, flood, mold, and other types of property damage claims. Mr. Scott has been involved with well over 10,000 property damage claims and his expertise is used by property claims adjusters, third party administrators, attorneys, property managers, and property owners throughout Southern California. The following is a brief summary of his experience:

President

January 2008 - Present

Champion Construction & Consulting, Inc. ~ La Jolla, CA

As President of the Corporation, Mr. Scott brings over 40 years of experience to serve the insurance restoration and construction industry. Mr. Scott also provides professional services relating to damage assessment, repair cost estimating, training, appraisal and umpire services for both the insured and the insurer, and construction consulting. Mr. Scott has been involved in literally thousands of property damage claims and knows first-hand what the restoration process entails and what it takes to restore homes and buildings to their pre-loss condition.

Vice President

August 2017 - Present

Triskell Restorations, Inc. ~ Vista, CA

As Vice President of a full-service fire and flood restoration company, Mr. Scott is engaged in business development, sales, estimating, and assisting in the overall operations of the company. He also utilizes his experience and knowledge to train employees on restoration estimating, develop efficiency protocols, draft contracts, and work with the principals in many other aspects to grow the company.

CEO

November 2010 - Present

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

As CEO, Mr. Scott oversees the publishing and distribution of *The Red Guide to Recovery - Resource Handbook for Disaster Survivors*. This award-winning book is a road-map that walks disaster survivors step-by-step through the recovery process. It has been adopted by fire departments, emergency management agencies, Native American Nations, and relief organizations across the U.S. Since 2010, *The Red Guide to Recovery* has been instrumental in assisting disaster survivors rebuild their homes, businesses, and lives throughout the U.S. It is currently handed out to disaster survivors by first responders after all types of disaster events and is also used as a resource to help communities prepare for recovery in advance. Mr. Scott also authored and published *Secrets of the Insurance Game*. This book reveals many of the challenges people face during a property damage claim and how to navigate through this process.

President

September 2003 - January 2008

Accurate Construction Estimating Service, LLC. ~ La Jolla, CA

As President, Mr. Scott created this company specifically to handle all aspects of the investigation and analysis of property damage claims, particularly in regard to homes and businesses damaged or destroyed by the Cedar Fire of 2003 and the Witch Creek Fire of 2007. He investigated structural damages, assessed the scope of necessary repairs, recommended appropriate repair methods, and provided detailed estimates to rebuild homes that were deemed total losses. Mr. Scott itemized the work necessary to restore damaged properties to their original condition, thus ensuring an accurate estimate of the true cost of repairing or replacing damaged elements. Mr. Scott also provided percipient and expert witness testimony to support his observations and conclusions in regard to structural property damage claims and construction defects. His services were used by property claims adjusters and property owners in the support of initial claim submissions, claims disputes, appraisals, alternative dispute resolution, and litigation.

Senior Project Manager/ Estimator

July 2006 - January 2008

RPD, Inc. ~ San Diego, CA

As Senior Project Manager and Estimator, Mr. Scott used his experience and relationships in the insurance industry to compliment the company. His contributions to RPD, Inc. helped to bring in over \$7,000,000.00 in repair and/or restoration work in 18 months. Mr. Scott further refined his expertise in the restoration field by providing detailed repair cost estimates on large fire restoration projects, managed and supervised the reconstruction, and prepared documentation to support his clients' claims, primarily in the context of fire and water damage claims. Mr. Scott oversaw the reconstruction of numerous commercial and residential restoration projects.

Senior Project Manager

December 2005 - June 2006

Har-Bro Construction & Consulting, Inc. ~ San Diego, CA

As Senior Project Manager, Mr. Scott further refined his expertise in the restoration field by estimating and managing large restoration projects, scoping damages, and prepared documentation to support his clients' claims, primarily in the context of fire damage claims. Mr. Scott provided hands-on investigative support to his clients, marketed insurance carriers, communicated with field adjusters and property claim managers.

Vice President

September 2002 - September 2003

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

As Vice President, Mr. Scott further refined his expertise in the restoration industry. His duties included estimating, project management, and the preparation of documentation to support his clients' claims, primarily in the context of fire damage claims. Mr. Scott provided hands-on investigative support to his clients, executed contracts, extensively marketed insurance carrier accounts, communicated with field adjusters and claims managers, and supervised reconstruction.

Vice President

August 1999 - September 2002

Building Restoration, Inc. ~ San Diego, CA

As Vice President of Construction, Mr. Scott focused on the business development of the company as well as estimating new work, marketing, and procurement of contracts. During such projects he also acted as a personal liaison among clients, adjusters, and subcontractors to ensure contract compliance and work quality. He also provided contract administration from commencement of the project through completion and played a key role in bringing numerous insurance carrier accounts and restoration projects to the company.

Vice President

January 1999 - August 1999

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

As Vice President of Construction, Mr. Scott utilized his marketing skills and acted as a customer liaison for new insurer-funded restoration projects, performed cost estimating, and contract administration. He also

supervised and coordinated subcontractors in the execution of their job duties and maintained relationships among claims personnel and insured's.

President

January 1992 - October 1997

Integrity Builders, Inc. ~ San Diego, CA

As President of the Company, Mr. Scott was directly involved in all aspects of operating a full-service restoration and construction business, which primarily focused on insurance restoration and remodeling type projects. His day to day tasks included management of the business and its finances, marketing, contracting, estimating projects, and supervising the company employees and subcontractors in the execution of their job duties. As a result of the quality of work performed by Integrity Builders, Inc. and Mr. Scott, the company was selected to be on the preferred contractor programs for Farmers Insurance, USAA, Wawanesa Insurance, Golden Eagle Insurance, California Insurance Group, SAFECO, and others. Mr. Scott was also called upon by these companies to assist with estimating the replacement cost of numerous homes that were damaged or destroyed in the 1996 Harmony Grove Fire.

Project Manager

January 1980 - January 1992

Scott Brothers Construction ~ La Jolla, CA

As Project Manager, Mr. Scott provided hands-on construction support, project management, and onsite supervision in the construction of numerous deluxe custom homes, which entailed land acquisition, site surveying, excavation, forming and placement of concrete, framing, finishes, and delivery of the completed project. Most of the work done in this company was speculative.

RELATED EXPERIENCE

- Expert witness in defense of United Services Automobile Association (*Rattan v. USAA*)
- Expert witness in multiple claims in defense of Allstate Insurance Company
- Expert witness in arbitration for defense of Preferred Risk Insurance Company
- Expert witness for the plaintiff against Allied Insurance (*Raser v. Nationwide Insurance Company*)
- Expert witness in arbitration for plaintiff against CNA Insurance Company
- Expert witness in *Arnson v. Atwell/Huguley*
- Expert witness in *Poppell v. Dodge*
- Expert witness in *Dorfman v. State Farm Insurance*
- Expert witness in *Bay Vista Methodist v. L&S Turnkey Construction, Inc.*
- Expert witness in *Benidorm, LLC v. Oasis Properties, LLC.*
- Expert witness in *Craig v. Alvarez*
- Consultant and restoration cost estimator *Drummond v. Farmers Insurance*
- Consultant and restoration cost estimator *Arakelian v. SAFECO Insurance*

APPRAISAL HISTORY

Case : *Dorinda Williams v. Century National Insurance*
Type of Claim : Structure fire to apartment building involving structural repairs and emergency services
Position : Appraiser
Umpire: : William Beyer
Appraiser : Eugene Twarowski
Attorney – Insurer : Olivia Bissell
Attorney – Insured : None
Public Adjuster : Marshall Benson
Settlement Date : 2005

Case : *Donna Sorrell v. Pacific Specialty Insurance*
Type of Claim : Structure fire to single family dwelling involving structural repairs and code upgrades
Position : Appraiser
Umpire : Steven Marsch
Appraiser : Paul Zemel
Attorney – Insurer : None
Attorney – Insured : None
Public Adjuster : Marshall Benson
Settlement Date : 2006

Case : *Holly Broderick v. Liberty Mutual Insurance*
Type of Claim : Structure fire to single family dwelling involving structural repairs, and code upgrades
Position : Appraiser
Umpire : Dwight Darbins
Appraiser : Daniel Smith
Attorney – Insurer : None
Attorney – Insured : None
Public Adjuster : Marc Gross
Settlement Date : 2009

Case : *John Noble v. California Mutual Insurance*
Type of Claim : Water loss to motel involving emergency services, and structural repairs
Position : Appraiser
Umpire : Fritz Daviscourt
Appraiser : David Ball
Attorney – Insurer : Al Clarke
Attorney – Insured : None
Public Adjuster : Marc Gross
Settlement Date : 2016

Case : *Habib Bou-Malham v. Horace Mann Insurance Company*
Type of Claim : Water loss to single family dwelling involving structural repairs, personal property, and ALE
Position : Appraiser
Umpire : Ted S. Merrill
Appraiser : Thomas Leith
Attorney – Insurer : Jefferson Smith
Attorney – Insured : Adam Davalos
Settlement Date : 2017

Case : *Dustin Hammond v. First American Property & Casualty Insurance Company*
Type of Claim : Structure fire to single family dwelling
Position : Umpire
Appraiser : Marc Gross
Appraiser : Jeff Caulkins
Attorney – Insurer : None
Attorney – Insured : None
Settlement Date : August 2018 (Withdrawn from appraisal)

Case : *Thomas Bostrom v. First American Property & Casualty Insurance Company*
Type of Claim : Structure fire to single family dwelling
Position : Umpire
Appraiser : Thomas Leith
Appraiser : Thomas Koester
Attorney – Insurer : None

Attorney – Insured : None
Settlement Date : August 2018

Case in Progress : **Sandra Wilson v. Interinsurance Exchange of the Auto Club**
Type of Claim : Structure fire to single family dwelling
Position : Umpire
Appraiser : Daniel Smith
Appraiser : Gregory Angus
Attorney – Insurer : None
Attorney – Insured : None
Settlement Date : Pending

Case in Progress : **Ramiro & Christine Plascencia v. Century National Insurance Company**
Type of Claim : Water damage to single family dwelling
Position : Appraiser
Appraiser : Michael Nedobity
Attorney – Insurer : Unknown
Attorney – Insured : Eric Townsend
Settlement Date : Pending

Case in Progress : **Martinez v. Interinsurance Exchange of the Auto Club**
Type of Claim : Structure fire to single family dwelling
Position : Umpire
Appraiser : Daniel Smith
Appraiser : Jeffrey Ruiz
Attorney – Insurer : None
Attorney – Insured : None
Settlement Date : Pending

Case in Progress : **Hernandez v. Interinsurance Exchange of the Auto Club**
Type of Claim : Structure fire to single family dwelling
Position : Umpire
Appraiser : Jeff Caulkins
Appraiser : Jeffrey Ruiz
Attorney – Insurer : None
Attorney – Insured : None
Settlement Date : Pending

Case in Progress : **Tinajero v. Allstate Insurance Company**
Type of Claim : Structure fire to single family dwelling
Position : Umpire
Appraiser : Daniel Smith
Appraiser : Brian Speigel
Attorney – Insurer : Thomas Byron
Attorney – Insured : None
Settlement Date : Pending

Case in Progress : **Kohan v. California Fair Plan Property Insurance**
Type of Claim : Structure fire
Position : Appraiser
Umpire: : Fritz Davis court
Appraiser : Michael Nedobity
Attorney – Insurer : None
Attorney – Insured : Alexander Cohen
Public Adjuster : Robert Sherman

Settlement Date : Pending

Case in Progress ***Abernathy v. Civil Service Employees Insurance Company***

Type of Claim : Water

Position : Umpire

Appraiser : Rod Heffington

Appraiser : Brandon Donatelli

Attorney – Insurer : None

Attorney – Insured : None

Public Adjuster : None

Settlement Date : Pending

CREDENTIALS & AFFILIATIONS

- Licensed B-1 General Contractor, C-5 Framing Contractor, and C-8 Concrete Contractor (State of California) License #229646 and #493476
- Author and publisher of *The Red Guide to Recovery – Resource Handbook for Disaster Survivors*
- Author and publisher of *Secrets of the Insurance Game*
- *Co-author of The Native Family Disaster Preparedness Handbook*
- Author of numerous articles including “*Addressing Toxic Smoke Particulates in Fire Restoration*” and “*Restoring Smoke Damaged Textiles – What Does Clean Mean?*”
- Contributor in publications including feature cover articles in Claims Magazine and Restoration & Remediation - August 2018, U.S. News & World Report, USA Today, Fire Rescue Magazine, The Huffington Post, the Los Angeles Business Journal, the San Diego Business Journal, Indian Country, and many others.
- Member of the Insurance Appraisal and Umpire Association (IAUA) Certified Appraiser & Umpire – CPAU, Appraiser – CPIA, Umpire – CPIU
- Certified Home Inspector (International Association of Certified Home Inspectors). Passed the National Home Inspector Exam in 2017
- Institute of Inspection Cleaning Restoration Certified (IICRC) for water damage restoration 1998
- Expert witness in San Diego County Superior Court
- Expertise used by law firms including: Viau & Kwasniewski, Vivoli Saccuzzo LLP, Seltzer Caplan McMahon Vitek, D'Egidio, Licari, Townsend & Shah APC, and North County Law Firm
- Level 1 & 2 Certified with Xactimate 28 estimating software and user since 1992
- Member of the California Emergency Services Association
- Member of the National Emergency Managers Association
- Content provider for Actionable Insights – Insight Sheets

- Instructor on damage assessment and repair cost estimating
- Completed course on mold remediation in buildings (Environmental Testing & Technology 2001)
- Completed 10-hour Occupational Safety and Health Training Course in Construction Safety & Health
- Speaker and instructor on disaster preparedness, recovery, and restoration topics across the U.S.

*Additional experience and information upon request.