

Western States Roofing Consultants, Inc.

Jerry L. Conrad
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CURRICULUM VITAE – JERRY CONRAD

Western States Roofing Consultants, Inc. and Eastern States Roofing Consultants owner and primary roofing consultant providing services that include:

- Roof inspections and reports
- Roof installation monitoring and quality assurance inspections
- Manufacturer (sheet metal and spray foam) NDL warranty inspections
- Litigation support and expert witness testimony
- Review cost to repair estimates
- Storm (hail and wind) damage assessments
- Material and installation specifications/recommendations
- Bid and contract review for roofing projects
- Roof maintenance programs and recommendations
- Insurance Appraisals

CERTIFICATIONS

Tile Roof Institute Certified Specialist 2012
Tile Roof Institute Certified Installer 2012, 2014, 2016, 2018
Sprayed Polyurethane Foam Alliance Accreditation
Polyglass USA - Polyschool

AREAS OF ROOFING EXPERTISE

Steep Roofing Installation Experience

Concrete and Clay Tiles
Wood Shakes and Wood Shingles
Composition Shingles
Standing Seam Sheet Metal

Low-Slope Roofing Installation Experience

APP Torch Down
Built-Up Roofing Systems
Self-Adhered Systems
Single Ply Systems, TPO, EPDM and PVC
Sprayed Polyurethane Foam



PRESENTATIONS

Maricopa County Bar Association, May 8, 2009
Tile Roof Institute Installer Training, March 1, 2013
Nautilus Consulting and Construction, Roofing 101 for Estimators, January 24, 2014
Tile Roof Institute Installer Training, April 18, 2014
Hail and Wind Damage Inspections, Country Financial, October 30, 2014
Tile Roof Institute Installer Training, October 29, 2015
Tile Roof Institute Installer Training, November 9, 2016

ROOFING WORK HISTORY

Self-Employed Roofing Contractor, installation and supervision of shingles, tile, APP torch down and built-up roofing on residential roofing projects;
Production Superintendent Metric Roofing, supervision and scheduling of crews and roof inspections;
Hayes Roofing, superintendent completing roof inspections and training;
Progressive Roofing, installed concrete and clay tile roofs;
Diversified Roofing, tile and dry-in roofer and crew foreman, shingle and torch roof installer, promoted to superintendent;
Collum Roofing, installer tile roof dry-ins, concrete and clay tile roofs;
Santa Fe Development, tile roofer, completing 2-piece tile roofs; and
Paradise Valley Roofing, laborer and roofing apprentice.

EDUCATION AND TRAINING

Kiva Elementary School, Scottsdale, Arizona
Saguaro High School, Scottsdale, Arizona 1970-1974
Scottsdale Community College 1974-1976
Mesa Community College
Arizona State University, Environmental Resources in Agriculture (1976-1979)
OSHA Safety Training and Understanding
Inspection Training Associates Residential Home Inspection and Pool Inspection
RCI covering Re-roofing and Building Code Compliance-Roof Consultants Institute
Steep Roofing Ventilation-Western States Roofing Contractors Association
Expert Witness-Western States Roofing Contractors Association
Sprayed Polyurethane Foam Alliance Accreditation
Roof Asset Management-Roof Consultants Institute
Rooftop Quality Assurance-Roof Consultants Institute
Wind and Drainage-Roof Consultants Institute
Polyglass PolySchool-Certified Applicator
Fundamentals of Clay Roof Tile (June 2015)
WSRCA Synthetic Underlayment Test Project (June 2015)
Results from the WSRCA Synthetic Underlayment Research Project (June 2016)
Tile Roof Institute Certified Specialist (2012)
Tile Roof Institute Certified Installer (2012, renewed 2014, renewed 2016, renewed 2018)
The Changing World of Underlayments: Organic Underlayments
The Changing World of Underlayments: Synthetic Underlayments
Low Slope Underlayment Application: Single Ply Roofing
Steep Slope Underlayment Application: Asphalt Singles



Steep Slope Underlayment Application: Cedar Shake
 Steep Slope Underlayment Application: Metal Roofing
 Steep Slope Underlayment Application: Tile Roofing

JURY TRIALS, ADMINISTRATIVE HEARINGS, ARBITRATIONS AND DEPOSITIONS

Date	Case Name and Number	Testimony
09/21/03	<i>Wasco v. Division II Construction</i> CV 2001-15342	Deposition
04/20/04	<i>Pyramids at Palm Valley v. Pyramids at</i>	Deposition
04/21/04	<i>Palm Valley LLC</i> CV 2000-018458	Deposition
04/21/04	<i>Arizona Fire & Water v. Gryphon Companies</i> CV 2003-001887	Deposition
07/30/04	<i>Wozab v. Economy Heating and Cooling</i> CV 2002-021784	Deposition
11/05/04	<i>Serena Shores v. Val Vista et al.</i> CV 2001-022348	Deposition
03/07/05	<i>Simms v. MK Builders</i> CV 2003-005205	Deposition
03/29/05	<i>Serena Shores v. Val Vista et al.</i> CV 2001-022348	Deposition
03/31/05	<i>Vista Fairways HOA v. UDC (Shea Homes)</i> CV 2003-001296	Deposition
06/30/05	<i>Mirage Park HOA v. Mirage Homes</i>	Deposition
11/11/05	<i>Amukamara v. Forecast</i> CV2004-016320	Deposition
12/15/05	<i>Tapedero HOA v. Keith Black Roofing</i> CV2004-000437	Deposition
02/17/06	<i>Amukamara v. Forecast</i> CV2004-016320	Evidentiary Hearing Judge Armstrong Maricopa County Superior Court
02/24/06	<i>Holtbrook v. Del Webb</i> CV2004-010700	Deposition
03/03/06	<i>Paul v. D.R. Horton</i> CV2004-000713	Deposition
05/17/06	<i>Copperwynd v. Villas at</i> <i>Villas at Copperwynd, LLC</i> CV2003-018385	Trial Testimony-Offer of Proof Witness Judge Dunevant, Maricopa County Superior Court
06/21/06	<i>Simms v. State Farm Insurance</i> CIV-0304115 PHX ROS Ninth Circuit	Jury Trial Testimony Arizona District Judge Roslyn Silvers Federal Court



07/14/06	<i>Paul v. D.R. Horton</i> CV2004-000713	Jury Trial Testimony Judge Barton, Maricopa County Superior Court
02/15/07	<i>Hancock v. Fisher Roofing</i> CV2003-019608	Deposition
03/05/07	<i>Alvarez v. HC Builders</i> CV2004-016321	Deposition
04/04/07	<i>Amukamara v. Forecast</i> CV2004-016320	Deposition
06/11/07	<i>Canterra at Squaw Peak HOA</i> CV2005-010260	Deposition
07/30/07	<i>New Enchantment, LLC v. Energy Roofers</i> ROC Case No. 07F-F0038-ROC	Administrative Hearing Judge Strickland
08/06/07	<i>DiPiero v. Monterey Homes</i> ROC Case No. 06F-1980-ROC	Administrative Hearing Judge Strickland
10/10/07	<i>8300 Buckeye LLC v. Layton Construction</i> CV2004-024327	Deposition
11/28/07	<i>Naranja Investments, LLC, et al v. Abu Nada</i> CV2006-008742	Deposition
02/19/08	<i>Cummings, et al. v. Lennar</i> CV2004-016440	Deposition
03/24/08	<i>Adams, et al. v. Shea Homes</i>	Deposition
06/23/08	<i>Del Webb Corporation v. Diversified Roofing</i> CV2001-015323 and CV2001-015324	Deposition
10/02/08	<i>Picerne adv. Regatta Pointe COA</i> AAA ##76 110Y 0021907 HLT	Deposition
12/18/08	<i>Mountain Vista Villas v. Spectre West Builders</i>	Deposition
04/22/09	<i>Mountain Vista Villas v. Spectre West Builders</i>	Arbitration Hon. Larry Fleischman
04/24/09	<i>Stickney v. Harris Roofing</i> CV 2007-017279	Deposition
07/02/09	<i>King v. KB Home</i>	Deposition
02/10/10	<i>Stubblefield v. Temple Builders</i> CV2007-0361	Deposition
03/23/10	<i>Stubblefield v. Temple Builders</i> CV2007-0361	Arbitration Testimony Fred W. Veil
05/18/10	<i>Frye Park HOA v. Patterson</i>	Deposition
06/02/10	<i>Simms v Vision Building and Development</i> CV2003-005205	Jury Trial Judge Willett, Maricopa County Superior Court
07/06/10	<i>Zelkind v. Del Webb</i> CV2008-003089	Deposition
08/02/10	<i>AMCO Insurance v. Allied Building Products</i> Civil No. 2:09-cv-567	Deposition
09/14/10	<i>Charles Dodd v. JICA Residential and Commercial Contracting</i> ROC Case No. 2010A-25312651-ROC	Administrative Hearing Judge Mihalsky



11/17/10	<i>Randy Melby v. Harris Roofing</i> CV 2007-017279	Jury Trial Testimony Judge Buttrick Maricopa County Superior Court
01/11/11	<i>Costa del Sol v. 931 Euclid</i> CV2009-008584	Deposition
08/31/11	<i>Landmark Towers v. Carlyle/CP</i> CV2009-005413	Deposition
04/02/12	<i>Pinnacle Pines HOA v. Empire</i>	Arbitration Testimony Hon. Christopher Skelly
05/21/12	<i>Bernal v. Continental Homes</i>	Deposition
05/25/12	<i>Mountain Gate HOA v. Empire</i>	Arbitration Testimony Hon. Christopher Skelly
08/07/12- 08/12/12 12/21/12	<i>Bernal v. Continental Homes</i>	Arbitration Testimony Hon. Edward Burke
	<i>Blue Sky Condominiums HOA v.</i> <i>VRC Development and CFC Residential</i> Case No. 2008CV817	Deposition
09/31/13	<i>Arcadia Residences Owners Assoc. v.</i> <i>Arcadia Res., LLLP</i> CV2012-012073	Arbitration Testimony Kevin Ahern
10/29/13	<i>Nautilus Insurance Group v.</i> <i>Hardison Downey</i> CV2011-01115	Deposition
11/11/14	<i>Hall v Fulton Homes</i> 76-20-1400-0056	Arbitration Testimony Marcia Busching
07/16/15	<i>Baker Family Trust v</i> <i>All Custom Exteriors</i> CV2013-00506	Deposition
10/14/15	<i>Baker Family Trust v</i> <i>All Custom Exteriors</i> CV2013-00506	Arbitration Testimony Thomas Toone
08/31/16	<i>Shafer v Centrik Roofing</i> CV2015-095421	Deposition
10/19/16	<i>Larson v Bear Construction</i> CV2015-01077	Deposition
09/11/18	<i>Nancy E. Kowalski v</i> <i>Sargent Enterprises dba Best</i> <i>All Around Roofing</i> ROC Case No. 2018-1641	Administrative Hearing Judge Brown
10/31/18	<i>Polanco v. Rich</i> CC2018137734SC	Michael Ginsburg Administrative Law Judge
10/07/18	<i>Kowalski v Best All Roofing</i> ROC Case No. 2018-1641	ROC Recovery Fund Hearing Judge Antara Nath Rivera



References

Leslie Phillips, CAAM®, Community Association Manager
The Management Trust
15010 N 78th Way, Suite 206 • Scottsdale, Arizona 85260
(480) 284-5551 x2110

Jill Rieke, Community Manager
AMCOR Property Professionals, Inc.
16441 N. 91st Street, Suite 104
Scottsdale, AZ 85260
(480) 948-5860, ext. 119

Mira Vista, HOA President,
Cheryl Weiner twbgrants@gmail.com

You will not find a more ethical person than Jerry Conrad. I find him dedicated to his clients, extremely knowledgeable about the subject matter, and very reasonable and easy to work with.

Our story: During the monsoon season of 2018, our HOA spent nearly \$30,000 to fix leaks in eight units. Our previous board officers termed off in December 2018 and our new board decided to start performing preventative maintenance rather than continuing to pay exorbitant costs for emergency services. The roofs were our first major project. Our community is 28 years old and there has been no maintenance done on the roofs at all.

Jerry Conrad was recommended to us by our management company. The board needed to know how large a project we were undertaking and how many buildings had to be re-roofed. Jerry did a thorough inspection of all 17 roofs and submitted photographs with detailed explanations of his findings. He also rated the roofs in order of priority replacing. As we expected, all 17 roofs were in horrific condition.

Jerry met with the board and educated us about roofs. It was during this meeting that we learned the different materials, layers, etc. so we could make an informed decision. We reviewed a list of potential roofing companies provided by our management company and Jerry eliminated a few from consideration. He saved us money here by preventing us from selecting a potentially problematic contractor. Jerry also helped with the technical language that we used in the request for bids. He saved money for us here by providing the detail that we needed in the contracts to make certain that we were specific and thorough.

We have contracted with Jerry to inspect the roofs during the re-roofing to ensure that the roofer is adhering to the terms of the contract and doing quality work.

We have not had any additional expenses to the project as our contract states that all work orders must be approved by Jerry. I believe his continued presence with us has helped though I have a lot of confidence in our roofing company and don't believe that they would have taken advantage of us. But, I feel more secure with Jerry involved.

Of the 17 buildings, nine were completed over the summer as originally planned by the board. Our clubhouse started to leak recently so that project started today. We will do the remaining buildings once the clubhouse is completed.

Lastly, in conversations with the roofing company executives and staff, I learned that Jerry Conrad is extremely well-respected in the industry.

I don't know if there is anything else that I can tell you. I can assure you that you will not have the same experience with Jerry as you did your previous contractor. I highly recommend Jerry. He's quite remarkable.

Please let me know if there is anything else I can tell you. Good luck with your project.

Warmly,
Cheryl

Cheryl Weiner, MBA, [GPC](#)
Certified Grant Professional

[The Writer's Block, LLC](#)
Phone: 480.760.1150

Reference from:

Jill Rieke, Community Manager
AMCOR Property Professionals, Inc.
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"I will sing Jerry's accolades to anyone who will listen. He is thorough, professional and knows his stuff. He is the best in the business. I can't say enough good things about him."

Jill manages a 196-unit community that went through the same experience with an unscrupulous roofing contractor. The homeowners were very skeptical about who they hired to repair their roofs. Jerry spent three months on their roofs inspecting the work and documenting that the repairs were done correctly.