RIMKUS
277 Douglas Avenue, Suite 1008
Altamonte Springs, FL 32714
(407) 661-1245
Registry No. 8301

November 24, 2025

Mr. Andre Kressler
321 East Copeland Drive
Orlando, FL 32806

Re: Rimkus Matter No: 100321114
Subject: 321 East Copeland Drive, Orlando

Dear Mr. Kressler:

We understand that you recently purchased the property at 321 East Copeland Drive in Orlando, Florida, to be used as a primary residence, and had expressed concern as to the condition of the residence and property, in particular regarding the grading of the property beneath the adjacent street elevation, and concern that rainfall runoff had reportedly previously, and could again, enter and result in damage to the structure, as well as the potential for this runoff water to result in a hazard to the health of the occupants. We also understand that this report will be used in conjunction with other experts' reports to be filed with the City of Orlando Historic Preservation Board and/or Building Department.

Rimkus was retained to visit the property, review pertinent documents, and evaluate the property regarding the drainage, runoff potential, and the prior impacts to the structure from the reported moisture intrusion.

In the course of our work, we reviewed the materials described in the **Basis of Report**.

Conclusions

1. There was evidence of rainfall runoff bypassing the sidewalk elevation, causing erosion and displacement of surficial soils in the front yard, accumulation of soils adjacent to the foundation, and water within the crawlspace, as well as entering the residence due to the depressed surface elevation relative to the surrounding grades.

2. There was surface water that had entered the crawlspace and within the garage and kitchen of the residence, which had resulted in damage to the finishes of the

residence, and created the potential for fungal growth that would be anticipated to affect the health of occupants over an extended exposure.

3. The soils that eroded downslope toward the front and sides of the residence had blocked the majority of the crawlspace vent openings, which over the long term would result in elevated crawlspace humidity, further exacerbating the potential for damage to the interior finishes and ultimately fungal growth and the associated effects.

4. The prior attempted runoff management measures (i.e., single driveway drain) were not effective, were insufficiently sized, were not operational as they had clogged with eroded soils, and had not prevented moisture entry, as evidenced by the distress observed to the interior finishes.

5. Further mitigation efforts would be prohibitive, in order to elevate the existing residence and re-grade the existing property to create appropriate management and controls of the rainfall runoff at the property.

Discussion/Analysis

Structural Description

The Kressler residence was a one-story, single-family structure consisting of a concrete stemwall foundation, wood-framed floor system, concrete masonry exterior walls, and a wood-framed gable-style roof overlain with asphalt composition shingles. The exterior was coated with a painted cementitious stucco veneer. According to the Orange County Property Appraiser's records, the residence was constructed in 1944 and was approximately 2,892 gross square feet. The residence faced approximately southeast; however, for the purposes of this report, the front of the building was referenced to face east (**Photographs 1 and 2**).

General History

In our discussions with the homeowner, Mr. Kressler, during our site visit, we understood the following:

- He had recently purchased the residence. He was concerned regarding the residence and the majority of the property being beneath the elevation of the adjacent roadway. He had observed moisture stains on the lower elevations of the interior finishes within the residence and had been advised by the former owner and/or other neighbors that water had previously entered the residence during rainfall events.

- He had contacted other consultants to evaluate the superstructure for other types of distress. He provided copies of these documents for our review, and these

pertained to evaluations of the structural integrity of the building components, moisture distress, and the potential for water intrusion to affect the occupants health.

Observations and Evaluation

During our November 6, 2025, site visit, we observed that the main residence sits at a lower elevation than the nearby roadway, and the property generally slopes from the eastern boundary toward the lake at the rear (west) of the property. We utilized a SmartLevel to determine that the residence has a finished floor elevation (FFE) that was approximately 17 inches below the sidewalk elevation, and the garage was approximately 25 inches below the sidewalk. The surrounding grade at the exterior of the residence at the landscaping and/or driveway, varied between 21 and 29 inches below the sidewalk (**Photographs 1 and 3**). The roadway was up to 8 inches below the crest of the sidewalk. We observed and measured that the property to immediately south of the Kressler property had a ground surface elevation that was approximately at the sidewalk elevation (**Photograph 4**). Review of the provided topographic survey, prepared by Ireland & Associates Surveying, Inc., depicted similar elevation variations and shows the same negative drainage slope towards the residence.

There were areas of replaced sidewalk at the crest of the driveway and front walkway entrance to the residence, which were not in the vicinity of the tree roots, with erosion gullies on either side of the walkway that were currently vegetated. The replaced sidewalk was depressed (i.e., vertically displaced) around these areas, and the upper step of the walkway was cracked and depressed; these conditions were consistent with settlement of the slabs (**Photographs 5 and 6**).

There was a strip drain at the base of the driveway slope, adjacent to the garage door. At the south end of the strip drain the corrugated drain pipe to the presumed soakaway was buried with eroded soils. The adjacent south side yard was built up relative to the driveway, which would not permit drainage around the side of the building (**Photographs 7 and 8**). At the north end of the front elevation, the north side yard was not similarly impounded.

At the perimeter of the residence, there were soil deposits that had migrated downslope due to soil erosion from the upslope sidewalk elevation. The deposited soils had blocked the crawlspace openings along the majority of the east elevation and portions of the north elevation, reducing the efficacy of the openings to ventilate the crawlspace. It was notable that wells had been formed around the openings, a common mitigation effort to try to prevent water from entering the crawlspace openings due to inadequate drainage (**Photograph 9**). Within the crawlspace, moisture stains were noted to a height several inches above the exposed soil grade (**Photograph 10**). Suspected fungal growth was

observed on the underside of the floor decking throughout the accessible portions of the crawlspace (**Photograph 11**).

Within the residence, we noted water marks on the walls up to approximately 6 inches above the garage floor slab elevation (**Photograph 12**), and there was damage to the kitchen cabinetry adjacent to the entry door for the kitchen that was immediately north of the garage area (**Photograph 13**).

A building envelope is defined as the separation between the interior and the exterior environments of the building and consists of the outer shell to protect the indoor environment and to facilitate its climate control. Building envelope systems fail from natural aging and deterioration, abnormal external forces that the systems were not designed to withstand, or premature failure due to inadequate design, construction defects, or improper maintenance. Although not applicable at the time of construction, the current building codes require that the ground surface grading at the perimeter of a residence slope downward, away from the structure, to prevent the kind of moisture ingress that was observed at the Kressler residence.

Review of the United State Geological Survey soil mapping of the area revealed the Millhopper-Urban Land and Florahome-Urban Land sandy soils have moderate drainage and a low risk of runoff potential; however, given the landform slope and the observed existing erosion, as well as the depression of the sidewalks where they were replaced, consistent with former erosion, these fine sandy soils would readily migrate downslope towards the residence resulting in the observed deposits and erosion gullies.

In review of the drainage at the street elevation, there were a cluster of stormwater inlets at the intersection of East Copeland Drive with Fernwood Street, which was at a slightly lower elevation than the eastern portion of Copeland, but none were observed capturing surface flow nearby on Delaney Avenue (**Photograph 2**), as such, surface water flowing from Delaney, down Copeland, not only had the potential, but there was visible evidence of prior overtopping of the sidewalk and impact on the subject property.

Based on our observations and review of materials, we concluded that:

- There was evidence of rainfall runoff bypassing the sidewalk elevation, causing erosion and displacement of surficial soils in the front yard, accumulation of soils adjacent to the foundation, and water within the crawlspace, as well as entering the residence due to the depressed surface elevation relative to the surrounding grades.

- There was surface water that had entered the crawlspace and within the garage and kitchen of the residence, which had resulted in damage to the finishes of the residence, and created the potential for fungal growth that would be anticipated to affect the health of occupants over an extended exposure.

- The soils that eroded downslope toward the front and sides of the residence had blocked the majority of the crawlspace vent openings, which over the long term would result in elevated crawlspace humidity, further exacerbating the potential for damage to the interior finishes and ultimately fungal growth and the associated effects.

- The prior attempted runoff management measures (i.e., single driveway drain) were not effective, were insufficiently sized, were not operational as they had clogged with eroded soils, and had not prevented moisture entry, as evidenced by the distress observed to the interior finishes.

To mitigate the effect of the surface runoff, to maintain the residence, adding surface drainage (i.e., more French drains) might appear to be a solution, but the fine sandy soils eroding downslope would be expected to infill such drains and this would become a long-term maintenance task and not address the source of the surface water, this would be a temporary solution, at best. Amending the grading to prevent such surface water encroachment would be the most effective means to address this situation; however, for the existing structure, that would require elevating the structure, which would be prohibitively expensive. As such, the demolition of the structure, re-grading of the property to achieve an elevation similar to the neighboring property would allow the incorporation of swales to control the surface water flow.

We concluded that further mitigation efforts would be prohibitively expensive, in order to elevate the residence and re-grade the existing property to create appropriate management and controls of the rainfall runoff at the property.

Photographs taken during our inspection, including photographs that were not included in this report, were retained in our files and are available to you upon request.

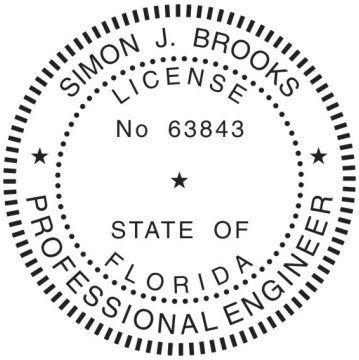
This report was prepared for the exclusive use of Mr. Kressler and is not intended for any other purpose. Our report is based on the information available to us at this time. The opinions and conclusions herein are based on sufficient facts or data; they are the product of our analysis utilizing reliable, generally accepted principles and methods in our applicable professional field; and they reflect a reliable application of these principles and methods to the facts of this matter. Should additional information become available, we reserve the right to determine the impact, if any, the new information may have on our opinions and conclusions and to revise our opinions and conclusions if necessary and warranted. This report was reviewed by John D. Wallace, P.E., District Manager.

Thank you for allowing us to provide this service. If you have any questions or need additional assistance, please call.

Sincerely,
Rimkus

Digitally signed by: Simon J Brooks
Date: 2025.11.24 13:41:10 -05'00'

Simon J. Brooks, MSc., P.E.
Florida Licensed Engineer No. 63843
Practice Leader



Attachments: Photographs, Curriculum Vitae

This item has been digitally signed and sealed by Simon J. Brooks, MSc., P.E., on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Basis of Report

1. An on-site inspection of the Kressler residence was performed by Simon J. Brooks, MSc., P.E., on November 6, 2025.

2. Measurements and photographs were taken by Simon J. Brooks, MSc., P.E., on November 6, 2025.

3. A relative elevation survey was performed with a SmartLevel on November 6, 2025.

4. Interviewed the homeowner, Mr. Andre Kressler, on-site on November 6, 2025.

5. Moisture measurements were taken on November 6, 2025, using an Extech MO55 Moisture Meter.

6. Reviewed Orange County Property Appraiser's records retrieved on November 20, 2025, from http://www.ocpafl.org/.

7. Reviewed aerial photographs obtained from Google Maps.

8. Reviewed documents provided by Mr. Andre Kressler:

    a. Survey prepared by Boundary and Mapping Associates, Inc.

    b. Topographic survey prepared by Ireland & Associates Surveying, Inc.

    c. Letter "Structural Compliance" prepared by Sun State Plans, LLC, dated September 18, 2025.

    d. Letter prepared by Tom Price Architects, P.A., dated September 15, 2025.

    e. Letter "Structural assessment/Single Family House" prepared by Bown Engineering Corporation dated September 29, 2025.

9. Reviewed excerpts from the following technical documents:

    a. 'Soils and Foundations Handbook, Florida Department of Transportation, 2011.

    b. 'Forensic Geotechnical and Foundation Engineering', Day R.W. 1999.

    c. 'Settlement of Buildings and Associated Damage,' J.B. Burland and C.P. Wroth Building Research Establishment Current Paper, 1975, Building Research Establishment, Watford.

    d. 'Bearing Capacity of Soils', ASCE Technical Engineering and Design Guides, American Society of Civil Engineers 1993.

e. ‘Practical Foundation Engineering Handbook’, second edition, McGraw Hill, 2001.

f. ‘Soil Mechanics Design Manual 7.1’, Department of the Navy, Naval Facilities Engineering Command, 1982.

g. ‘Settlements of Shallow Foundations on Granular Soil – An Overview’, International Journal of Geotechnical Engineering, Braja M. Das, Nagaratnam Sivakugan, 2007.

h. *Soil Survey of Orange County, Florida*, 1989, prepared by the United States Department of Agriculture, Soil Conservation Service.

i. Soil survey from United States Department of Agriculture, Natural Resources Conservation Service website (http://websoilsurvey.nrcs.usda.gov/app/).

j. United States Geological Survey topographic map of the Orlando East Quadrangle obtained from the United States Geological Survey Store.

k. *Interpreting Continuous v. Repeated Water Damage*, Moon, Forensic Engineering (American Society of Civil Engineers) 2012.

l. *Investigating and Diagnosing Moisture Problems*, ASHRAE Journal, Lstiburek, 2002.

m. *Decay of Wood and Wood-Based Products Above Ground in Buildings*, Journal of Testing and Evaluation, JTEVA, Carll and Highley, 1999.

n. *Limiting Conditions for Decay in Wood Systems*, The International Research Group on Wood Preservation, Morris and Winandy, 2002.

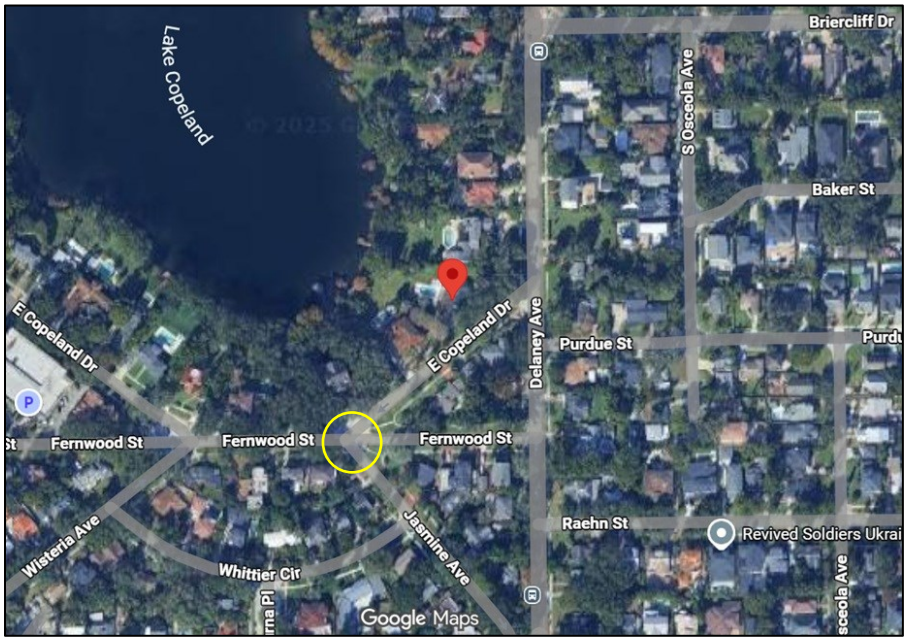
o. *Understanding Biodeterioration of Wood in Structures*, Forintek Canada Corp, Morris.

p. *Moisture-Related Properties of Wood and the Effects of Moisture on Wood and Wood Products*, MNL18-EB, Carll and Wiedenhoeft, 2009.

Photographs

Photograph 1
View of the front (east) elevation of the Kressler residence. Note the area of depressed, replacement sidewalk (circled) at the front walkway.

Photograph 2 (Courtesy of Google Maps)
Aerial image depicting the Kressler residence (marker) relative to the surrounding streets. The collection of stormwater inlets was located at the intersection of Copeland and Fernwood (circled).



Photograph 3
View across the negatively sloped front yard. Note the depression of the sidewalk by the front walkway (arrow) and the reduction in elevation from the sidewalk to the front of the residence.

Photograph 4
The southern neighbor's yard was approximately level with the sidewalk elevation.

Photograph 5
Further view of the depressed, replaced sidewalk adjacent to the erosion gullies (circled) at the front walkway.

Photograph 6
Closer view of erosion alongside the front walkway (circled). Note the cracked and vertically displaced first step (arrow).

Photograph 7
There was a strip drain adjacent to the garage door, at the base of the negatively sloped driveway. The adjacent landscaping/sodded side yard was elevated and did not allow water to flow around the building.

Photograph 8
The corrugated drain within the strip drain was buried in soil and leaf deposits that eroded from the front yard.

Photograph 9
The crawlspace vents were surrounded by walls, creating a well, a common means to try to prevent water from entering the crawlspace due to inadequate drainage. The impoundments were filled with soil deposits.

Photograph 10
There were water stains on the faces of the masonry throughout the crawlspace, indicative of former water accumulation.

Photograph 11
There was suspected fungal growth on the underside of the wood floor due to inadequate ventilation (i.e., buried and blocked vents) and prior water impounded within the crawlspace.

Photograph 12
Water marks were noted within the garage and utility areas from prior water intrusion.

Photograph 13
Water marks and deterioration were noted in the kitchen cabinetry near the exterior entry door from prior flooding events.

Curriculum Vitae

Simon J. Brooks, P.E.

Property Practice Leader

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Altamonte Springs, FL 32714

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Background

Mr. Simon Brooks holds a BEng. in Civil Engineering and an MSc. in Soil Mechanics and Environmental Geotechnics. Mr. Brooks is also a registered Professional Engineer in Florida and Texas and a licensed Mold Assessor in Florida. He has over 25 years of experience in the civil, structural, and geotechnical engineering, construction material testing, and forensic evaluation fields.

His experience includes design, engineering assessment, project and construction management, cost estimating, and implementing quality and control procedures. Mr. Brooks has prepared and reviewed calculations, construction plans, technical specifications, and bid documents for civil, structural, and geotechnical analyses and design. Mr. Brooks is a certified XL Tribometrist and performs slip resistance index testing and Building Code compliance assessments in relation to personal injury claims. He has provided expert witness trial and deposition testimony to attorneys and juries, desktop reviews, and engineering consultations to attorneys, contractors, insurance adjusters, condominium and homeowners associations, property management companies, and property owners for civil, structural, and geotechnical issues.

As a forensic engineer, Mr. Brooks has investigated and evaluated residential, commercial, industrial, religious, marine, and municipal properties to determine the cause, origin, timing, and effect of civil, structural, and geotechnical concerns, including structural analysis, structural and material failures, construction activities, vibration damage, and foundation settlement. Specifically, damage to roofs, exterior and interior finishes, windows and doors, framing, flooring (tile, wood, commercial flooring, etc.), concrete slabs, pools, screened enclosures, and mold growth, resulting from water intrusion, storm damage, construction and installations defects, deficient maintenance, incidental or intentional contact, and subsurface/foundation (geotechnical) related to sinkholes, settlement/subsidence, slope stability, earth retaining structures, bulkhead seawalls, excavations, grading, and erosion. Analyses include materials testing and subsequently determining appropriate repairs/remediation, including shoring, compaction grouting, polyurethane injection, and underpinning/helical design and installation.

In addition, Mr. Brooks has industry and field experience in project management, subsurface investigations, deep foundation analyses, settlement, seepage, surface and subsurface drainage, dewatering, slope stability analyses, industrial waste and wastewater disposal, dredging operations, embankment dams and levees,

concrete, sheet-pile and modular retaining wall and bulkhead seawalls, retention ponds, roadway evaluations and design, soft soil improvement and site preloading with wick drains, and sinkhole remediation primarily at port and mining facilities.

Professional Engagements

- **Geotechnical/Environmental**
  - PCS Phosphate Company, Inc. – White Springs, FL (2008), Resident Engineer providing on-site oversight, exploration, and remediation of 150-foot-wide, 300-foot-deep sinkhole beneath a phosphogypsum waste disposal facility.
  - Port of Tampa – Tampa, FL (2005-2009), Evaluation, design, and geotechnical recommendations for seawalls and docking facilities.
  - Cemex – Brooksville, FL (2004-2009), Evaluation and design of facilities related to mine waste and water management for hard and soft rock mining operations.
  - DuPont de Nemours – Starke, FL (2004-2008), Feasibility and design of water management facilities during dredge mining operations.
  - The Mosaic Company – Florida (2001-2009), Feasibility, design, and performance monitoring of waste disposal impoundment dam facilities related to mining waste storage.
  - Port Canaveral Port Authority – Cocoa, FL (2001-2009), Evaluation, design, and geotechnical recommendations for various waterfront facilities, including land reclamation, dredging, seawalls, dolphins, roadways, large roadway signage, water management, and materials handling and storage. Evaluation and recommendations for foundation design for various waterfront facilities, including cruise terminals, offices, hotels, warehouses, parking structures, and an oil tank farm.

Forensic Engagements

- **Property Damage (2009 to Present)**
  - Shingle, TPO, PVC, and EPDM membranes, built-up, metal, gravel ballast, tile (slate, concrete, and clay) and foam roof damage, installation deficiencies, vandalism/intentional damage, solar panel installation, pressure washing damage, and repairability evaluations for residential and low- to mid-rise commercial, municipal, religious, and multi-family structures, including historic and coastal structures.
  - Structural evaluations of damage associated with improper renovations, fire, lightning strikes, and vehicle and tree fall impacts. Associated subrogation related to improper renovations/repairs.
  - Hardwood, laminate, engineered wood, linoleum, parquet, tile, and commercial flooring (CVT and carpet tile) evaluations related to moisture, installation, and accidental damage.
  - Moisture intrusion evaluations due to plumbing, roof, flashing, stucco, window, door, wall, shower pan leaks, storm surge, slab/groundwater sources and grading, and moisture source identification associated with apparent fungal growth.
  - Wood siding, composite board, masonry brick, and EIFS exterior wall cladding system and stucco distress evaluations.
  - Interior plaster, gypsum board, cabinetry, glazing, door, and trim distress evaluations.
  - Screened enclosure framing evaluations.
  - Construction vibration evaluations.
  - Concrete slab cracks, uplift, settlement, spalled surface, and deterioration evaluations.
  - Matterport Camera documentation for estimating purposes.

- **Premises Liability**
  - Various locations in Florida (2022-Present), XL Tribometer slip index testing, curb, stair, threshold, and walking surface evaluations for restaurant, retail store locations, and cruise ships with interior/exterior floor finishes, walking pavement, and parking areas.

- **Settlement/Geotechnical Property Damage**
  - The Villages, FL (2022), Evaluation of impact of sinkhole formation on a golf course property to adjacent residential structures.
  - Melbourne, FL (2022), Evaluation of residential structure distress associated with excavation of clarifying pond for canal dredging and subsequent City of Melbourne park construction.
  - Casselberry, FL (2022), Evaluation of historic (1800s) residential structure from construction vibration and dewatering for stormwater system installation.
  - Jacksonville, FL (2020), Evaluation of site preparation, bulkhead seawall installation, and shallow foundation design related to settlement of a mid-rise, multi-family residential structure constructed at a former dockyard property.
  - Daytona Beach, FL (2019-2020), Paving movement evaluation at a warehouse distribution facility.
  - Jacksonville, FL (2018), Golf course cart path wood bridges settlement evaluation.
  - Various locations in Florida (2016-Present), Storm surge and wave action impacts from hurricanes to bulkhead seawalls, swimming pools, retained land areas, and foundations of structures.
  - Orlando, FL (2014), Parking lot evaluation at college campus around stormwater pipe installations.
  - Deland, FL (2014), Evaluation of surface runoff and stormwater conveyance at a residential mobile home park on neighboring downslope storage facility.
  - Jacksonville, FL (2013-2014), Deep excavation impact during construction adjacent to a multi-story commercial/residential structure supported on stone column improved ground.
  - Deland, FL (2013), Sinkhole evaluation at a historic commercial structure and evaluation of nearby gasoline service station environmental impact.
  - Orlando, FL (2013), Sinkhole evaluation of a commercial structure and parking area constructed atop partial remnants of historic building foundations.
  - Jacksonville, FL (2012-2017), Stormwater runoff and conveyance, flooding, dewatering, excavation, and pipe breaches resulting in damage of properties for City of Jacksonville.
  - Various locations in Florida (2010-Present), Swimming pool pop-ups and evaluation of impact of excavation of new pool installations to residential structures.
  - Various locations in Florida (2009-Present), Evaluated property damage claims and developed repair recommendations for residential and commercial structures/property related to karst sinkhole activity and subsurface soil migration, including design and oversight of subsurface grouting programs for sinkhole repair, performance and interpretation of geophysical surveys, and oversight of boring drilling and sampling.
  - Various locations in Florida (2009-Present), Various settlement and/or ground surface depression-related issues including paving pothole development, buried debris and foundations, pipe breaches, broken water mains, cisterns, septic/sanitary systems, utility excavations, differences in adjacent foundation elements, boat dock, retaining wall, bulkhead seawall, retention pond failures, and groundwater well collapses.

Professional Experience

- **Rimkus** **2009 – Present**
  - Property Practice Leader
    Responsible for investigating and evaluating commercial and residential structures and properties to determine the cause of apparent civil, geotechnical, and structural concerns. Evaluate damage in roofs and structures related to storms, water penetration, vibration, settlement, foundation failures, structural deficiencies, and mold growth, including, but not limited to, damage related to errors and omissions during design and/or construction and failures due to material, method, maintenance, corrosion, decay, wind, rain, hail, moisture, abuse, vandalism, impacts, misuse, shrinkage, swelling, rainfall runoff, retaining wall failure, soil-related movement, underground utility and infrastructure installations, and excavation. Investigate and verify construction compliance with applicable building codes, ordinances, regulatory compliance, and contract specifications. Performs soil and construction material testing, structural analyses, subsurface investigations, and provides restorative repair and remedial recommendations. Performs slip resistance index testing and Building Code compliance assessments in relation to personal injury claims.

- **Ardaman & Associates, Inc.** **2001 – 2009**
  - Project Engineer
    Provided geotechnical and environmental services related to disposal of by-products created from strip and dredge mining for various minerals and the subsequent chemical processing at industrial facilities. Analyzed and designed embankment dams and also conducted slope stability, seepage, and drainage analyses, and designed erosion control for spillways and retaining walls. Resident engineer in charge of coordinating the subsurface exploration and remediation of a 300-foot-deep sinkhole in the side of a phosphogypsum stack. Coordinated, analyzed, and managed various civil engineering projects at major Central Florida tourist, military, and commercial ports, including maintenance dredging of an entrance channel; bulkhead seawall replacements; preliminary work on a 30-acre oil tank farm founded on soft fill clays, roads, and parking areas; shallow and deep foundations for single- and multi-story office, warehouse, and parking buildings; silos and conveyors; retention ponds; erosion protection; roadway signage; and waterfront redevelopment.

- **Holden Brown Associates, Ltd.** **1998 – 2001**
  - Junior Engineer
    Assisted the principal and various consultants on projects, including home structural inspections; design of roads and parking areas; drainage; public waterworks; retaining walls; foundation underpinning; subsidence; structural analyses and design for home additions, commercial buildings, and warehouses; inner-city redevelopment; and remediating contaminated soils for residential, municipal, and commercial facilities.

Education and Certifications

- **Soil Mechanics and Environmental Geotechnics, MSc.:** Imperial College, London, U.K. (2001)
- **Civil Engineering, BEng.:** University of Southampton, U.K. (1999)
- **Licensed Professional Engineer:** Florida and Texas
- **Licensed Mold Assessor:** Florida
- **Certified XL Tribometrist**
- **TRI Florida High Wind Manual Certification**