

## Curriculum Vitae

### Paul L. Johnson

Construction – Expert Witness & Owner's Representative

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An Expert Witness having testified in court or through deposition on seventeen occasions since 2022, Owner's Representative, and Consultant on matters related to residential and light commercial new construction and renovation projects. Award-winning construction professional with 45 years of hands-on experience. Founder/operator of two successful construction firms. Experience includes all aspects of residential construction, new builds and remodeling, light commercial construction, and tenant buildout -- multiple new builds, over 60 whole home remodels, more than 500 kitchen remodels, almost 400 master bath remodels, numerous tenant fit out projects, restaurants, and a historic landmark complete renovation. Extensive consulting experience as an owner's representative. Patented inventor of a cabinet installation assembly. Author of the book Residential Building & Remodeling, available on Amazon.

Areas of expertise include, but are not limited to:

- Construction Defects
- Cabinetry/Trim Defects
- Interior Finish Defects
- Exterior Finish Defects
- Water Intrusion Issues
- Window & Door Defects
- Framing Defects
- Tile & Stone Defects
- ADA, IRC, IBC, OSHA & Florida Building Codes
- Construction Defect Related Slip/Fall, Personal Injury
- Design Process
- Critical Path Scheduling

## **Professional Experience**

### **Gryphon Consulting**

Founder and President, 2021-Present

- Expert Witness and Owner's Representative. Consulting on matters related to high-end, high-value residential new construction and renovation projects and light commercial construction. Provide Expert Witness services to Plaintiff, Defense counsel and insurance companies.

### **Paul L. Johnson Interiors, Inc., Greenville, SC**

Founder & President, 2012-2021

- Served some of the area's most well-known and high-profile residents with high-end whole home remodels, wine cellars, custom kitchens, and custom master suites/baths. Construction work included the complete build-out of a condominium within a mixed-use commercial building.

### **Nice Contracting Consulting & Management, Inc., Washington, DC area**

Founder & President, 1986-2012

- Licensed in Maryland 1986-2012
- First million-dollar revenue year 1991
- First Fortune 500 Client (Telco) 1995
- Company record (The Rouse Company) for fastest build-out of mall restaurant with no disruption to adjacent tenants; build-out time 31 calendar days 1996.
- GSA qualified contractor 1998
- Performance and payment bond qualified 1998
- Complete demolition of 1,600sf ranch style home down to first floor deck and construction of 4500sf home, while maintaining a fully operational dental office in basement 1998-99.
- First five-million-dollar sales year 1999
- In 2006 shifted focus to smaller high-end custom projects and consulting
- Extensive consulting experience as an Owner's Representative - provided advice on which design professional, contractor, etc. to hire, and also monitored progress along the way, reviewed changes, monitored schedule, etc.
- Owners Representative for Fourth Presbyterian Church Bethesda, MD for \$13.2 million-dollar construction/renovation project.
- Complete remodeling of kitchen for contest winner of HGTV Design On-A-Dime TV program through the Rachel Ray Show. Completed total custom kitchen renovation in 7 days.

- Earned Contractor of the Year award from NARI (National Association of the Remodeling Industry) in 2010 for “Kitchen Remodel over \$150,000” and second place for “Interior Remodel over \$500,000”.
- Remodeled homes for some of the nation's most recognized public figures

### **Independent Order of Foresters (Now, Foresters Financial)**

Sales Representative, 1983-1986

- Became licensed California, straight commission Insurance Agent.
- Earned company-wide sales awards each year

### **Solar Energy Sales, Palm Springs, CA**

*Installer's Helper, 1983-1984*

- Installed solar hot water systems for pools, spas and commercial hot water needs

### **Harvey Construction, Washington, D.C.**

*Laborer and Carpenter Apprentice, 1982-1983*

- Received On-Job Training
- Performed various framing, interior/exterior trim carpentry duties, installation of windows and doors, concrete forming, and other commercial carpentry services.
- Promoted 3 times

### **RT Estabrook Cabinetry, Silver Spring, MD**

*Cabinetmaker's Helper/Apprentice, 1981-1982*

- Custom cabinet fabrication/installation

### **United States Army National Guard**

*Maryland Army National Guard Soldier, PFC 1980-1983*

- Enlisted Soldier with 11-C M.O.S. (Military Occupational Specialty), 41mm mortar, mechanized infantry.
- Earned Soldier of the Day with competition from 5,000 other soldiers, during Advanced Infantry Training at Ft. Benning, now Ft. Moore, GA
- Promoted to Squad Leader
- Graduated having earned expert marksman in rifle, pistol and grenade launcher
- Received Honorable discharge in 1983

### **JH Lawrence Construction, NASA, Goddard Space Flight Center, Greenbelt, MD**

*Union Carpenter's Apprentice, 1979*

- Beginners' carpentry apprentice work performing various kinds of commercial carpentry, doing tenant build-out and general upfit type work.

## Education

Paint Branch High School, Burtonsville, MD

- Maryland High School Diploma

Montgomery County Maryland Fire/Rescue Academy

- Firefighter 1 & II
- EMT
- Auto Extrication

## Licenses, Certifications & Certificates

1. Licensed Unlimited Home Builder, South Carolina. Current
2. Licensed Class A Residential Building Contractor, Virginia, Current
3. Licensed Certified Building Contractor, Florida, Current
4. Licensed Commercial General Contractor, South Carolina. Expired 2023
5. Licensed Home Improvement Contractor, Maryland. Expired 2012
6. Licensed Home Improvement Contractor, Washington, D.C. Expired 2012
7. ASHI certified Home Inspector. Expired 2002
8. Appraisal Institute certified Residential Appraiser. Expired 2003

## Publications

Residential Building & Remodeling, Straight Talk About the Industry & Process, Amazon

Straight Talk, New Home Construction

Straight Talk, Whole Home Remodel

Straight Talk, Addition

Straight Talk, Kitchen Remodel

Kitchen Project Schedule of Values

Straight Talk, Bath Remodel

Straight Talk, Design of New Home

Straight Talk, Design of Whole Home Remodel

Straight Talk, Design for Kitchen Remodel

Straight Talk, Design of Bath Remodel

Contract Sample Terms

Partial Lien Release Sample

Final Lien Release Sample

Hold Harmless Agreement

Straight Talk Invoicing Standards

Straight Talk Change Order Standards

Straight Talk Allowance Standards

Household Operations – Bonus

All articles published on the Gryphon Consulting Website:

<https://gryphonconsulting.us/blog/>

## Patent

US Patent # 8146873 for Cabinet Installation Assembly

## Professional Organizations & Societies

- Rotary International, Greenville, SC Paul Harris Fellow 2013-2018
- American Institute of Architects, Former Allied Member
- American Bar Association, Former Associate Member
- National Kitchen & Bath Association (NKBA), 2006-2011
- National Association of the Remodeling Industry (NARI), 2006-2011
- American Society of Home Inspectors, 2002-2006
- Associated Builders & Contractors, Washington D.C. Chapter, 1992-1996

## Emergency Medical & Fire Department Experience

Hillandale Volunteer Fire Department, Montgomery County, Maryland  
Firefighter II/EMT 1977-1983; 1986-1987

## Honors & Awards

- Contractor Of the Year (COtY) for kitchen renovation over \$150,000, 2010
- COtY for remodel over \$500,000, second place, 2010
- Best of Houzz 7 consecutive years, 2014-2020
- Recommended by Houzz Community 2015
- Houzz Influencer 2015 - 2020
- Rouse Company, Columbia, Maryland, fastest build-out of mall space as well as no disruption to adjacent tenants, best in company history, 1996

## Testimony Report of Paul Johnson

CASE NO.	STATE	COURT TYPE	PARTY	PROCEEDING	CASE TYPE	CLIENT
01-20-0014-7543	SOUTH CAROLINA	Arbitration	DEFENDANT	TESTIMONY	CONSTRUCTION DEFECTS	Yarlagadda
2021-CC-7573	FLORIDA	County - Civil	DEFENDANT	DEPOSITION	CONSTRUCTION DEFECTS	Dexter Contracting
01-21-0003-9568	FLORIDA	Arbitration	PLAINTIFF	TESTIMONY	CONSTRUCTION DEFECTS	Clark
01-22-0000-5310	GEORGIA	Arbitration	PLAINTIFF	DEPOSITION	CONSTRUCTION DEFECTS	Bodkin
2021-CV-0262	GEORGIA	County - Civil	PLAINTIFF	DEPOSITION	SLIP/FALL INJURY	Favors
152369/2017	NEW YORK	County - Civil	PLAINTIFF	TESTIMONY	CONSTRUCTION DEFECTS	Kim/Westfall

	FLORIDA	Private Arbitration	PLAINTIFF	TESTIMONY	CONSTRUCTION DEFECTS	Ho
48-2018-CF-012472-0	FLORIDA	State - Criminal	DEFENDANT	DEPOSITION	MURDER	Tronnes
BER-L-6895-21	NEW JERSEY	Superior - Civil	PLAINTIFF	DEPOSITION	CONSTRUCTION DEFECTS	Lukacs
2416-CV00965	MISSOURI	County - Civil	PLAINTIFF	DEPOSITION	PERSONAL INJURY	Vallee
24-CA-000849	FLORIDA	County - Civil	PLAINTIFF	DEPOSITION	CONSTRUCTION DEFECTS	Hoffman
2:21-CV-19599	NEW JERSEY	Federal - Civil	PLAINTIFF	DEPOSITION	CONSTRUCTION DEFECTS	Lukacs
BER-L-001140-23	NEW JERSEY	Superior - Civil	PLAINTIFF	DEPOSITION	CONSTRUCTION DEFECTS	Lukacs
22 L 8226	ILLINOIS	County - Civil	DEFENDANT	DEPOSITION	PERSONAL INJURY	Gilcor
5460001367	FLORIDA	Private Arbitration	PLAINTIFF	TESTIMONY	CONSTRUCTION DEFECTS	Desai
CIVSB2028102	CALIFORNIA	Superior - Civil	DEFENDANT	DEPOSITION	PERSONAL INJURY	Koki America
20-007534-CO	FLORIDA	County - Civil	PLAINTIFF	TESTIMONY	CONSTRUCTION DEFECTS	Ceriano
CIVSB2028102	CALIFORNIA	Superior - Civil	DEFENDANT	TESTIMONY	PERSONAL INJURY	Koki America

#### PERCENTAGE:

PLAINTIFF	67%
DEFENDANT	33%

#### TOTALS

PLAINTIFF	12
DEFENDANT	6
DEPOSITION	11
TRIAL	7