



THE EXPERT CONSTRUCTION WITNESS, LLC

970.234.2415/call or text

Office Location: Colorado

office@TheExpertConstructionWitness.com

www.TheExpertConstructionWitness.com

Mark “Jake” Jacobson Curriculum Vitae



Building Inspector
Building Official
Construction Expert Witness
Consultant
Facilities Manager
General Contractor
Pre-Purchase Inspector
Project Manager
Project Superintendent

Professional Summary

As a construction expert witness, I am utilizing my hands-on knowledge, skill, and experience earned from over 30 years of work in the fields of construction, construction management, facilities management, and business management. This experience comes from the 360-degree perspectives of a building inspector, building department official, jobsite superintendent, facilities manager, general contractor and construction consultant/analyst. Managing residential new construction and remodeling, additions and light commercial construction are the cruxes of my building expertise.

Expert Services Offered But Not Limited to the Following:

➤ Construction & Construction Defects Analysis: Residential & Light Commercial	➤ Trades Work Product Analysis: Framing, Heating & Ventilation, Plumbing & Electrical
➤ Building Inspections (all types)	➤ Building Envelope & Water Intrusion Issues
➤ Building Code Requirements & Plan Reviews	➤ As-Built Per Plans Verification
➤ Site Evaluations of Conditions & Drainage	➤ Building Components Analysis
➤ Product and Product Installation Evaluations	➤ Exterior Wall & Roof Construction
➤ Poor Workmanship Analysis	➤ Cost of Repair & Cost Completion Analysis
➤ General Contractor Construction Contracts, project documents & Business Practices	➤ Stucco Installation Analysis v. Building Code and Manufacturer Installation Requirements
➤ Manufacturer Product Installation Requirements	➤ Cost, Quality & Project Time Completion Analysis
➤ Concrete Flatwork and Foundation Systems Defects Analysis	➤ Property Management and Maintenance – Standards of Care
➤ Project Management Analysis	➤ Facilities Management and Maintenance Evals
➤ Insurance Claim and Warranty Inspection Review and Analysis	➤ Standards of Care Evaluations for Construction Industry & Individual Product Installation

I provide fair, well-researched unbiased analysis with accurate, consistent, and defensible reports for plaintiff, defense or insurance claims regarding construction issues and defects. My education and

experience guide me in determining causes of defects and whether they are the result of products, methods, materials, or faulty installation. Analysis of failures and defects includes extensive building code knowledge and research to provide potential remedies and cost recommendations.

Immediate availability for consultation, research, travel, reports, project management and on-site inspections with photo documentation. Experienced with a variety of construction issues for both plaintiff and defense attorneys.

Number of Times Testified in the last four years (trial, mediation, arbitration): five (5).

Customer Testimonial

"We wanted to formally thank you, Mr. Jacobson, for your expert witness work and for testifying against our non-performing former general contractor. We were very impressed with your building knowledge, background, and your professional presentation regarding the many issues we had to confront. You were very calm, clear, and matter-of-fact. Your testimony was the turning point in our case, and we won! We just can't say enough about what you did for us!" – Thomas and Priscilla H., Colorado

Continuing Professional Development

- **Exterior Walls and Roof Construction: International Residential Code (IRC)**
Mesa County Building Department / Shums Coda Associates, Inc.
- **2024 International Building Code (IBC) Changes from the 2018 to the 2024 IBC**
Mesa County Building Department / Shums Coda Associates, Inc.
- **F13 National Standard Residential Contractor Test** – ICC International Code Council
- **Colorado Chapter I.C.B.O.** – Continuing Education
- **Western Wood Products Association** – Code Training Seminar, I.C.B.O.
- **Uniform Building Code Training Seminar** – I.C.B.O. International Conference of Building Officials
- **Pre-Purchase Inspection Training Class** – Inspection Training Associates
- **How to Perform Home Inspections** – Home Tech Seminars
- **Residential Building Code Requirements – 1992 Uniform Building Code (U.B.C.)** – Colorado Mountain College/Carbondale Campus; Continuing Education encompassing eight classes.

Memberships, Licenses and Certifications (Past and Present)

International Code Council (I.C.C.) – Participating Member

Certified Building Inspector 1994 and 1997 UBC. – International Conference of Building Officials (I.C.B.O.) #91150 and #1057541-10

Certified Building Inspector 2000 UBC & IRC. – International Conference of Building Officials (I.C.B.O.) #1057541-01

Registered Building Official – International Conference Building Officials (I.C.B.O.)

Mountain Building Officials/Colorado Chapter I.C.B.O. – Member

TITEFLEX – Certified Interior Gas Pipe Installer #95T12089

TracPipe Certified Gas Pipe Installer #98-21-16

International Association of Plumbing and Mechanical Officials (I.A.P.M.O) Member # 02467

Combination General Contractor License, City of Grand Junction, Colorado

Residential/General Contractor License, City of Grand Junction, Colorado

Business License – City of Fruita, Colorado

Commercial Driver License – Colorado (CDL) – Class A with TX endorsements, Current DOT Medical Card

Education

Bachelor of Arts Business Administration (BBA): Dual Major: Management and Finance, Western State College/Western Colorado University, 1982. Member of the Dean’s List for academic achievement.

Professional Experience

Founder and President

The Expert Construction Witness, LLC

2024 - Present

Based on my background, I am skilled to properly evaluate, analyze, and report on relevant construction-related issues. Advanced analytical, financial, project management and communication skills. Clear, concise reports, deposition and testimony with comprehensible explanations of complex situations and issues. I am dependable and reliable with professional conduct and appearance. Provide expert witness services to plaintiffs and defense attorneys as well as insurance companies. In addition, I am able to provide on-site inspections, reports, and analysis for individuals who need assistance determining the extent of the construction defects and determining the necessity of litigation.

General Contractor/Project Manager/Consultant

Grand Mesa Homes, Inc. - President

2000 – 2011, 2021 – Present

General Contractor:

- **DESIGN/BUILD COLLABORATION:** Collaborate with owners, investors, developers and design professionals to design and build custom, semi-custom and speculation single family dwelling units, tenant finishes, additions, townhomes and remodels. Actively implemented best construction practices, building designs and specifications, project management, scheduling, contracting and financial management.
- **PLANS & SPECIFICATIONS:** Create building code compliant building plans and specifications for permits and construction.
- **PROJECT MANAGEMENT:** Perform Project Management functions for the entire construction process from project conception, project planning and production schedules, project implementation, materials ordering and scheduling, subcontractor scheduling and project wrap up and close out.
- **SUPERVISION:** On-site supervision of excavation, soils conditioning and compacting, concrete forming and pouring, framing, roofing, plumbing, heating, electrical, insulation, drywall, stucco, painting, cabinets and shelving, flooring, trim and landscaping work. Perform quality assurance and control inspections.
- **CONTRACT PERFORMANCE MONITORING:** Contract with vendors and subcontractors for materials, labor and other services. Continually monitor contractor performance and deliverables to assure compliance with contract terms, specifications and conditions. Physically inspect products, work product and quality of services received. Review contract/agreement specifications. Modify contracts or negotiate supplemental agreements in response to changes in project objectives or procurement requirements.

Consultant:

- Integrity Homes, LLC
 - Project Management – Plan reviews, estimating, issuing purchase orders, scheduling, oversee field and office team members.
 - Field Supervision – Visit jobsites on a regular basis to coordinate with subcontractors and suppliers on schedules, material deliveries and completion dates.

- Process analysis of current systems and improvement recommendations for upgrading internal operating systems.
- Established internal standards for specific plan content and plan user end product by drafting department.
- Special projects and warranty repair coordinator.
- High Grade Excavation and Concrete, LLC
 - Coordinate excavation and concrete schedules with Integrity Homes, LLC build schedules.
- Envision One Builders
 - Managed extensive interior and exterior remodel project start to finish.
 - Monitored numerous new home projects for schedule compliance and quality.
- RoadRunner, LLC
 - Created LLC with partners to develop and subdivide raw land in Mesa County.
- B&G Excavation and Concrete, LLC
 - Collaborated with owner to create super awesome visual, intuitive color-coded scheduling and invoice triggering scheduling system.
 - Performed in-depth operational time and motion study and implemented findings to improve flatwork production time 35-40%.

General Manager/Facilities Manager

American Furniture Warehouse, Grand Junction, CO

2011 – 2021

MANAGED DAILY OPERATIONS of the American Furniture Warehouse (AFW), Grand Junction, CO store. AFW is the largest furniture retailer in Colorado and Arizona. The Grand Junction location is a combination 100,000 sq. ft. retail showroom and 50,000 square foot warehouse operation with over \$26M in annual sales. Joined AFW as a Sales Associate in 2011, promoted to Sales Manager in 2012, promoted to Facilities/General Manager in 2016. Supervised, motivated and trained 120+ full time team members, including 10 assistant managers. General Management included retail sales, showroom display and staging, customer service, warehouse and inventory operations, receiving and delivery logistics, fleet maintenance and customer pick-up dock operations.

In addition to extensive safety training, awareness and documentation was responsible for the proper maintenance and repair of all building and facility operations including heating, cooling, plumbing, electrical, signs, parking lot, landscaping, fire suppression pump and sprinklers, fire alarm system operations, fire and insurance inspections and compliance.

Oversaw the procurement of products, supplies, services and inventory to support operations. Evaluated vendor products and services. Applied knowledge of contract and procurement requirements to prepare solicitations that clearly defined the contract type, scope, provisions, clauses, terms and conditions. Ensured that acquisitions were consistent and compatible with the company's business objectives, requirements, and budget.

Managed logistics of a four state, nine truck, 20+ driver in-home furniture delivery system. Collaborated with delivery team managers to orchestrate a varied and complex scheduling and routing system to assure on-time deliveries that meet or exceed customer expectations.

Key Accomplishments

➤ **SALES RESULTS: STEADY INCREASE IN SALES AND CUSTOMER SATISFACTION**

Established and maintained a trend of ever-increasing sales and customer satisfaction ratings while maintaining the highest employee retention company-wide. Grew sales by 25% over three years without increasing staff size by promoting a culture of teamwork, collaboration, communication, and customer service excellence. Identified special training needs to enhance team efficiency through effective training, coaching and mentoring.

➤ **INVENTORY MANAGEMENT RESULTS: TOP RANKED FOR INVENTORY ACCURACY**

Highly effective pro-active inventory management included: Proper barcode scanner use and maintenance, forklift driving and safety policies, continual monitoring and enhancement of shipping and receiving procedures, establishing appropriate stocking levels based on sales history and future needs anticipation, order picking process and efficiency, achieving efficient inventory turnover, physical inventory and parts control and security.

Recognized by senior management for four consecutive inventory counts over two years for delivering the most accurate semi-annual inventory reconciliation counts of all 14 AFW locations. Achieved accurate inventories by continually communicating with the team, effective planning and process changes, mentoring and motivating the team to stay focused on long term results.

➤ **MAINTENANCE PROCESS IMPROVEMENTS**

Led effort to create a facilities maintenance program to reduce operational delays caused by the breakdown of critical equipment and machinery due to lack of documentation and written procedures and policies. Worked collaboratively with corporate and local department managers to implement a contracted preventive maintenance program for HVAC systems, Fire Suppression system, and landscape sprinkler maintenance. Results were vastly improved equipment performance and reduced frequency of breakdowns.

➤ **MAJOR FACILITY CONSTRUCTION REPAIR PROJECTS**

Warehouse floor stabilization: Using project management principles, created an extensive detailed operational plan to keep the receiving, shipping and customer pick up warehouse fully operational while simultaneously clearing sequential sections of warehouse floor space to complete extensive concrete floor repairs. Results were the successful implementation and completion of \$750,000 repair to warehouse's 50,000 sq. ft. of concrete flooring. Major planning and oversight of the almost year-long project included coordination of receiving trucks, delivery trucks, clearing and rotation of work areas, removal and relocation of inventory and equipment, and dust control were required to keep us in business and operational during the repairs.

Repairing exterior concrete walls to remove extensive rust staining: The entire surface of the exterior concrete walls were exhibiting rust streaks and pitting from exposed aggregate containing iron that was not sealed properly at the beginning of construction. Originated and developed a process to correct the problem areas, seal them properly, primed and repainted all the exterior walls. Eight-month long process was completed with existing team members without overtime by carefully managing time and work assignments.

Project Superintendent

Crosswhite, Inc., Rifle, Colorado

1999-2000

Supervised a new \$2.1 Million, 30-unit multifamily ADA compliant apartment complex construction at the direction of the general contractor. Responsibilities included:

- Communicating Scopes of work and soliciting for bids from subs and suppliers.
- Coordinating work schedules with subcontractors and suppliers
- Verifying percentage of work completed and quality of work.
- Supervised and scheduled installation of infrastructure work including imported earth fill, installation of water and sewer mains, utility installation and landscaping.
- Reporting on daily and weekly progress.
- Contract monitoring and closeout.

Chief Building Official
City of Rifle, Colorado

1996-1999

General Responsibilities included administering all aspects of the building department function for the booming community of the City of Rifle, CO., including:

- **Building Department Function** - All communications, record keeping and office administration duties including:
 - **Daily Building Code Inspections** - Performed daily residential and commercial building code inspections on new construction, additions and remodels.
 - **Plans Examiner/Plan Review** - Performed residential and light commercial plan reviews for code compliance requirements in preparation for issuing building permits.
 - **Facilities Management** - Responsible for facilities management and maintenance function for city hall and other City of Rifle buildings. Supervised and utilized inmate labor for maintenance and repair as well as outside subcontractors to perform repairs.

Reorganized and modernized department functions for improved communication, customer service and efficiency. Improvements and upgrades included:

- Initiated the purchase of a computer system and inspection software to maintain accurate records of building permits, applications, inspections, and Certificates of Occupancy.
- Streamlined outdated and ineffective workflow process of permit application and plan reviews.
- Created 37 new informational handouts communicating technical information on building code and City of Rifle building requirements.
- Interacted with the public, contractors and other city departments in a positive and professional manner.
- Recognized by superiors, coworkers and the public for improving communication, customer service and efficiency through use of interpersonal interaction skills and quality analysis.

Planning Department Collaboration:

- *Planning Clearance:* Reviewed proposed projects for planning and zoning compliance and communicated results and any additional requirements to applicants in preparation for the applicant to apply for a building permit.
- *Land Use Considerations:* Collaborated with the planning department on a wide variety of land use issues of mutual concern between departments resulting from increased growth in the area.
- *Informational Handouts:* Assisted planning staff in creating new informational handouts regarding land use permit applications and requirements.
- *Sign Code:* Collaborated with the Planning Department regarding the outdated and difficult to administer City Sign Code. Undertook the gathering of opinions and information from a variety of sources and interested stakeholders. Drafted proposed new sign code administration table along with new text to replace existing city code language. Made a formal presentation of proposed changes to City Council and the Planning and Zoning commission which were accepted with minor revisions.

Finance Department Collaboration:

- Collaborated with the finance department and City Manager to overhaul cumbersome, ineffective, and outdated use-tax collection policies and procedures. Implementation of the new system was praised by contractors and city staff as a much needed and overdue improvement.

Building Inspector

Garfield County, Glenwood Springs, CO

1995-1996

Performed daily building code inspections on new construction, remodels and additions in Garfield County, Colorado ranging from Parachute, Colorado to Carbondale, Colorado. Maintained proper inspection records. Issued correction notices for non-code compliant inspections and performed re-inspections as necessary. Additional duties included:

- **Individual Sewage Disposal System (I.S.D.S):** Performed water percolation tests for proposed septic system locations and calculated design requirements for septic tank sizes and leach field size per State of Colorado Health Department Standards.
- **Building Address Assignment:** Measured precise mileage location of driveways on county roads to determine proper addressing for new construction according to established county policy.
- **Plans Examiner/Plan Review:** Performed residential and light commercial plan reviews for code compliance requirements in preparation for issuing building permits.
- **Zoning & Building Code Enforcement:** Worked in partnership with the county planning department to inspect and report on a variety of suspected building code or zoning code violations.
- **Planning Department Collaboration:** Worked in partnership with the county planning department to develop workable strategies to monitor land use application requirements for public notification.

Pre-Purchase Building Inspector

H.O.M.E. Inspections, Glenwood Springs, Colorado

1993-1995

- Performed over 100 pre-purchase residential and commercial building inspections for home buyers and investors in the tri-county area of Garfield, Pitkin and Eagle counties, CO.
- Performed on-site interior and exterior building inspection with photo documentation.
- Performed numerous Radon tests. Communicated results to customers along with information on how test results determine possible courses of action regarding remediation.
- Wrote technical reports of findings and recommendations to communicate to potential buyers following the American Society of Home Inspectors (A.S.H.I.) 10 Point inspection categories: Structural System, Exterior, Interior, Roof System, Electrical, Plumbing, Heating, Air Conditioning, Insulation and Ventilation, and Fireplace and Fuel Burning Appliances.

CV revised February 10, 2026.