

DAVID K. WALTERS

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PROFESSIONAL SUMMARY

Construction Expert Witness specializing in construction defects, property damage, and insurance-related loss disputes. Licensed Georgia Residential and Light Commercial Contractor, former Insurance Property Claims Adjuster, and former Claims Director within the termite and pest control industry, with approximately 30 years of combined construction and claims experience.

Provides expert analysis and testimony involving damage causation, standard of care, repair scope development, and cost valuation. Extensive experience evaluating construction defects, moisture intrusion, structural damage, and wood-destroying organism (WDO) conditions, including hidden and progressive damage scenarios.

Recognized for objective, defensible opinions based on site inspection, industry standards, and applied construction experience, with clear communication of technical findings in written reports and testimony.

CORE COMPETENCIES

- Construction Defect Analysis
- Property Damage Evaluation
- Insurance Loss Analysis
- Damage Causation
- Standard of Care
- Repair vs. Replacement Analysis
- Xactimate Estimating & Cost Valuation
- Scope & Cost Disputes
- Moisture Intrusion & Building Envelope Failures
- Structural Damage Assessment
- Wood Destroying Organism (WDO) Damage Analysis
- Expert Witness & Litigation Support
- Technical Reporting
- Construction Means & Methods
- Code & Regulatory Compliance

PROFESSIONAL EXPERIENCE

ContractorMen, Inc. — Cumming, Georgia

Owner / Licensed General Contractor | 2011 – Present

- Performs forensic evaluation of construction defects and property damage for litigation and claims-related matters.
- Manages design review, estimating, permitting, budgeting, and field execution.
- Performs structural and building damage evaluations and develops repair scopes.
- Specializes in VA Specially Adapted Housing (SAH) accessibility projects.
- Oversee subcontractors and multi-trade teams to ensure code compliance and workmanship standards.
- Ensures compliance with ADA and Georgia Soil & Water Conservation (GASWCC) requirements.
- Provides consulting and construction damage analysis for property owners, insurers, and legal professionals.
- Produces technical repair scopes, cost estimates, and project documentation.

Construction Expert Witness & Consultant

Construction Defects, Property Damage & Loss Evaluation | 2005 – Present

- Provides expert consultation, investigation, reporting, and testimony.
- Conducts field inspections and damage documentation.
- Evaluates causation, repair methodology, and scope adequacy.
- Prepare technical reports with photographic documentation and cost analysis.
- Assists attorneys, insurers, and property owners with construction damage evaluation.
- Provides deposition and courtroom testimony as requested.
- Provides opinions based on inspection, industry standards, and construction methodology.

Insurance Property Claims Adjuster

Property Claims Representative | 2009 – 2011

- Investigated and resolved residential and commercial property damage claims.
- Conducted on-site inspections and damage assessments.
- Verified coverage and evaluated repair scope and pricing.
- Prepared estimates and issued settlements.
- Served catastrophe deployments across multiple regions.
- Coordinated with contractors, engineers, and insured parties.
- Applied policy interpretation to construction damage conditions

Arrow Exterminators — Atlanta, Georgia

Director of Claims & Construction Services | 1995–2001; 2004–2007

- Directed structural repair operations and claims-related construction services.
- Managed reconstruction teams and multi-trade projects
- Oversaw claims-related repair scopes and execution.
- Authored company claims policy handbook.
- Led fraud control and arbitration support efforts.
- Coordinated WDO-related structural repair projects.

LICENSES & CERTIFICATIONS

- Georgia Licensed Residential & Light Commercial Contractor — #RLCI001210
- Qualifying Agent — ContractorMen, Inc. - RLQA003679
- Georgia Property & Casualty Adjuster License - #2640513 (Inactive)
- Georgia Pest Control Operator License - #01518 (Inactive)
- Georgia Soil & Water Conservation Commission - Level 1A Certification
- Purdue University - Pest Control Technology (WDO)

AREAS OF EXPERTISE

- Construction Defect Analysis & Repair Scope Evaluation
- Property Damage & Loss Investigation
- Moisture Intrusion & Structural Damage
- Wood Destroying Organism (WDO) Damage & Repair Standards
- Insurance Scope & Cost Disputes
- ADA Accessibility & SAH Construction

TECHNICAL SKILLS

- Xactimate Estimating Software
- Construction Cost Estimating
- Technical Reporting & Documentation
- Expert Report Preparation
- Litigation Support