

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 eight 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. Founder of Ownerz Edge, an instructional platform related to the residential construction process and industry standard contract documents.

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 & Florida Building Codes
- Construction Defect Related Slip/Fall, Personal Injury
- Design Process
- Critical Path Scheduling

Professional Experience

Ownerz Edge, Nationwide

Founder, Content Developer, 2024-Present

- Providing homeowners with industry insights and sample contract terminology that will help them better navigate the construction and remodeling process.

Gryphon Consulting, Greater Tampa, FL area, Jackson, MS

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 used 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 GA

- Promoted to Squad Leader
- Graduated having earned expert marksman in rifle, pistol and grenade launcher
- Received Honorable discharge 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 Commercial General Contractor, South Carolina. Expired 2023
4. Licensed Home Improvement Contractor, Maryland. Expired 2012
5. Licensed Home Improvement Contractor, Washington, D.C. Expired 2012
6. ASHI certified Home Inspector. Expired 2002
7. Appraisal Institute certified Residential Appraiser. Expired 2003

Publications

Residential Building & Remodeling, Straight Talk About the Industry & Process, Paul L. Johnson, Author, 2014

Straight Talk, New Home Construction, 2024

Straight Talk, Whole Home Remodel, 2024

Straight Talk, Addition, 2024

Straight Talk, Kitchen Remodel, 2024

Straight Talk, Bath Remodel, 2024

Straight Talk, Design of New Home, 2024

Straight Talk, Design of Whole Home Remodel, 2024

Straight Talk, Design for Kitchen Remodel, 2024

Straight Talk, Design of Bath Remodel, 2024

Straight Talk Invoicing Standards, 2024

Straight Talk Change Order Standards, 2024

Straight Talk Allowance Standards, 2024

Contract Sample Terms, 2024

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