



Misty Kidder

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“Equally Representing the Interests of Homeowner Associations, Multi-Family Communities, Developers and Commercial Investors”

Principal and Founder of Kidder Incorporated. Leader in Construction Defect Investigation and Expert Consulting.



Western States
Roofing Consultants
Inc.

Proud Owner of Western States Roofing Consultants
mkidder@wsrconsultants.com
wsrconsultants.com

PROFESSIONAL EXPERIENCE

Elite Construction and Painting – Investigation Specialist | Aug. 2022 – 2024.

- Asst. Expert Consultant Responsible for Assessments, Investigation and Presentation of Defect/Damages Claims.
- Inspections, Testing and Property Assessments, and Engineering Review for Reconstruction.
- Scope of Work Review, Contracts/Specifications Compliance and Construction Management.

Evolution Construction – Defect Investigation Specialist | Sept. 2021 – Aug. 2022

- Asst. Expert Consultant Responsible for Estimating, Investigation and Presentation of Defect/Damages Claims.
- HOA/Defect Property Evaluations, Reporting and Presentation to Association Board of Directors.
- Asst. Estimating Division, Review Plans/SOW, Cost Estimating and Generate SubK Base.
- Review Contracts/Specifications for Compliance and Construction Management.
- General Superintendent for HOA Division, 42 Project Portfolio - Various Scopes of Work.

OakCraft Cabinetry - Commercial Division Coordinator | 2021 – Sept. 2021

- Assist/Support Project Manager, Estimators and Engineers in Production of Commercial AWI Certified Millwork.
- Responsible for Creating the Business Structure and Optimization for New Commercial Division, Creating Processes for Marketing, Technical, Custom and Production Departments, including Installation.
- AIA Billing/Accounting, Textura, Change Order Processing, Payment Applications.

Architectural Millwork Design - Commercial Project Coord. | May. 2019 – Feb. 2021

- Coordination and Management of Commercial Projects for Custom AWI Certified Millwork/Stone and Granite.
- Support President, VP, 3 Project Managers, Estimating and Engineering Departments. Assisted Production and Installation Teams Ensuring Production in Compliance with General Contractor Spec. and Schedule.
- Liaison for Superintendents, Project Managers and Production, Pre/Post Construction.
- Assisted With Overall Office Management and Accounting.

Burdman Willis, PLLC – Managing Litigation Const. Defect Paralegal | Phoenix, AZ | Oct. 2004 – Nov. 2018

- Paralegal to multiple Attorneys, Support Trade Expert Engineers, Arbitrators, Mediators and Judicial Officials in proving Plaintiff HOA/Homeowner Construction Defect Claims.
- Experienced in District, AZ State, Local Rules, and Guidelines including E-Filing Systems, Disclosure Requirements and Trial/Arbitration Prep.
- Preparation/Review and Analysis of HOA/HO Claims, Expert Reports, Depositions, Job Files and Cost Estimates. Discovery Requests, Production of Documents and Subpoenas. Scheduling, Supervision, Observation of Intrusive Testing and Inspections.

Software: Amicus, Westlaw, Federal, State and County Records, ProCore, Building Connected, ISqFt, Revu, Quick Books, Time Force, Timesolv, WinBid, Plexxis, Sage, OnScreen Take Off/QuickBid, ProEst, All Windows/MS Office Systems, Company Cam, Bluebook, Isq.ft.

QUALIFICATIONS

- Complex Litigation / Construction Defect Investigation
 - Property Inspection, Evaluation and Forensic Investigation
 - Residential/HOA, Commercial Project Management
 - Construction Consulting and Estimating
 - Marketing/Networking, Event Planning
 - Administrative/Office and Accounting
 - Strategic/Analytical, Result Driven
 - Energetic/Articulate, Motivated
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AFFILIATIONS & MEMBERSHIPS

- Member of International Institute of Building Consultants (IIBEC)
 - Arizona Association of Community Managers (AACM)
 - Arizona Multi Family Association (AMA)
 - Certified by the Tile Roofing Industry Alliance (TRI)
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PROFESSIONAL REFERENCES

Contact Person: Priscilla Weller, Paralegal – Construction Defect, Personal and Probate
Phone Number: 480.717.9107

Contact Person: Daniel Valverde, Project Manager – Custom Millwork, Commercial Construction
Phone Number: 951.675.8822

Contact Person: Martin Mendez, Owner/Manufacturer – Custom Millwork/Countertops
Phone Number: 623.330.0518

Contact Person: Brenda Lee, Legal Office Manager/Marketing – Burdman Willis
Phone Number: 602.222.3023

Contact Person: Robert Barry, Attorney – Vial Fotheringham
Phone Number: 602.692.4636

Contact Person: Linda VanGelder – Owner/Property Managers - Alpha Community Management
Phone Number: 623.825.7777

Contact Person: Dinah Wojcik – Property Manager – Metro Property Services
Phone Number: 630.788.9251

Contact Person: Steve Caldwell, Owner / Construction Expert Witness - Detect it, LLC
Phone Number: 602.451.7925

Castle Rock HOA (30 Condominium Buildings) – Construction Mgmt./Supervision, Asst. Construction Consultant

- Construction Management, Scope of Work Pursuant to Specification, Code and Contract.
- Project Walk and verification with Super Intendent, Nautilus General Contractors
- HOA Management Company, Osselear Management Group

Ciento Condominium Association (204 Units) – Asst. Construction Consultant

- Full Scope Property Assessment – Roofs, Stucco, Hardscape, Wrought Iron and Masonry Block
- Report and Repair Recommendation
- HOA Management Company, Associated Asset Management

Foothills Reserve (616 Single Family Homes) – Asst. Construction Consultant

- Wrought Iron Fencing Property Assessment
- Report and Repair Recommendation
- HOA Management Company, Vision

Montelucia Villas Condominium Association – Asst. Construction Consultant

- Full Scope Property Assessment – Roofs, Stucco, Foundations, Windows/Doors, Drives, Lighting and Common Areas.
- Report, Repair Recommendation, and Intrusive Investigation – Stucco, Foundations, Balconies, Roofs.
- HOA Management Company, Associated Asset Management
- Signed – Reconstruction and Paint 2023

Riata West Unit 2 Homeowners Association (400+ SFH) – Asst. Construction Consultant

- Community Wall Survey by Lot – Quantity, Map and Location.
- Damage Investigation / Data Analysis and Presentation.
- Repair Phasing Analysis Report and Recommendation.
- Homeowner Damage Allocation Review
- HOA Management Company, Snow Property Services.
- Signed – Reconstruction and Paint 2022

Copperwynd Condominium Association (27 Buildings) – General Superintendent HOA Division

- Stucco Damage Investigation, Data / Repair Analysis and Presentation to Board of Directors.
- Stucco Damages/Repairs and Re-Paint Entire Community and Re-Paint.
- HOA Management Company, Snow Property Services.

Muirfield Homeowners Association (118 Buildings) – Construction Mgmt./Supervision, HOA

- Construction Defect and Paint Testing Assessment and Scope Review – Specification/Contract.
- Scheduling, Sequence, Coordination and Execution of Scope of Work Confirmed by Mill Thickness Testing (each plain SFH, every 600 sq. ft. of surface – at least 2 Approved Mill Tests for Prime, Paint).
- Community Rep. and Liaison for Contractors, Board of Directors and Homeowners.
- HOA Management Company, Snow Property Services

Villaggio at Tempe Condominiums (244 Patio Roof Repairs) – Project Mgr. / General Superintendent

- Community Roof Survey by Building including Damage Investigation.
- Coordination, Management, Scheduling and Notice of Repairs.
- Community Rep. and Liaison for Contractors, Board of Directors and Homeowners.
- HOA Management Company, Associated Asset Management

Villagio at Happy Valley Homeowners Association (59 Buildings) – Structural / Geotechnical Scope Review for Reconstruction. *Signed – Reconstruction and Paint 2024*

- Helical Peir / Foam Injection Water Division Alternative Repair pursuant to Construction Defect Expert Report Recommendations
- HOA Management Company Associated Asset Management

Elite Construction and Painting (Commencement of General Contracting Company) – Commercial / Residential / Remodeling and Painting

- Assisted in Generation of the Footprint for General Contracting and Painting Company
- Current Investigation Specialist – Assessments, Evaluations, Scope Review and Construction Defect

Dos Rios (50 Single Family Homeowners) – Managing Paralegal for Burdman Willis / Construction Investigation

- Construction Defect Claims for Various Construction Components, including Stucco.
- Review / Analysis of HO Claims, Expert Reports and Cost Estimates, Settlement Documents.
- Contractor and HO Repair Coordination, Scheduling and Notice of Repairs.
- Firm, HO and Contractor Rep. and Liaison Executing Repairs for Final Settlement.

Lakeshore at Anderson Springs HOA – Re-Roof 16 Buildings, Foam Roofing System – Quality Assurance Inspections

- Visually inspect each roof during the tear-off, foam and coating application. Each building will be inspected at least twice and up to four times during the reroof.
- Photo documentation for each inspection, including the documentation of materials delivered.
- Foam depth and dry mil thickness measurements taken on each roof.
- Deficient work or repairs are addressed while the work is in progress.
- Review change order requests (wood replacement) and advise the HOA.

The Reserve at Lone Mountain, Single Family Home – Mold Investigation, Roof and Final Inspections – Expert Investigation and Reporting, Roofing and Final Inspection

- Expert Investigation in relation to Mold, including air sampling and remediation.
- Expert Roofing Inspection and Reporting
- Third Party Home Inspection

Park Center Casitas HOA – 26 blds. ReRoof, Tile Roofing System – Quality Assurance Inspections

- Visually inspect each roof during the tear-off, Dryin and Tile Roof Installation . Each building will be inspected at least twice and up to four times during the reroof.
- Photo documentation for each inspection, including the documentation of materials delivered.
- Deficient work or repairs are addressed while the work is in progress.
- Review change order requests (wood fascia replacement) and advise the HOA.

Eastmark Highschool, Core Construction, Commercial Project – Special Inspections Foam Roofing System – Quality Assurance Inspections

- Complete quality control roof inspections for new foam and TPO roof systems.
 - Inspections for compliance with the contract documents, manufacturer installation requirements and the standard of care.
 - Photo documentation and summary report for each inspection.
 - Stairway Alcove - developing a solution for weatherproofing
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