



T H E FALCON G R O U P

Robert Klein, CPE, CIT, CEI *Subject Matter Expert / Chief Estimator*

EDUCATION:

B.S., Commerce and Management, Rider University, Lawrenceville, NJ 1987

TRAINING:

- Building Inspector ICS Program, 75 Hours, Raritan Valley Community College, North Branch, NJ 2004
- Building Inspector HHS Program, 60 Hours, Raritan Valley Community College, North Branch, NJ 2004
- Construction Official Program, 45 Hours, Middlesex County College, Woodbridge, NJ 2006
- Subcode Official Program, 45 Hours, Middlesex County College, Woodbridge, NJ 2004
- Building Inspector RCS Program, 90 Hours, Raritan Valley Community College, North Branch, NJ 2003

LICENSES/CERTIFICATIONS:

- Construction Official-Uniform
- Construction Code, State of NJ
- Building Subcode Official-Uniform
- Construction Code, State of NJ
- Building Inspector HHS-Uniform Construction Code, State of NJ
- Mechanical Inspector 1 and 2 Family-Uniform Construction Code, State of NJ
- Certified Professional Estimator, American Society of Professional Estimators
- Certified Infrared Thermographer
- Certified EIFS Inspector

PROFILE:

Mr. Klein is a seasoned construction professional and Subject Matter Expert, with specialized expertise in forensic analysis, damage assessment and cost estimation and analysis. He conducts and supervises diagnostic and forensic inspections, including site investigations, data collection, and analysis to determine the root cause of failures, defects, or other issues. He is responsible for technical decisions, project management and for producing expert reports based upon findings from the inspections and investigations subject to peer review where applicable by a licensed professional(s).

His project background includes providing Expert Testimony, Construction Mediation/Litigation Support, and Developer/Association Transition/Turnover services for Residential, Government, and General Commercial/Industrial clients.

His background includes cost estimation, cost-to-cure analysis, and damage assessments for a variety of project types, including Transition and Turnover studies, building envelope consulting, property condition assessments, and construction management.

He is highly skilled in both non-invasive and invasive investigative techniques, including infrared thermography, moisture surveys, and specialized building envelope investigations and leak testing. His multidisciplinary experience enables him to evaluate complex construction conditions and provide technical support across all phases of investigation, analysis, and repair planning.

He serves on the National Certification Committee of the American Society of Professional Estimators collaborating with a nationwide committee responsible for oversight and administration of the Certification Program

SPECIAL TRAINING

- SEAK Expert Witness Testifying Skills and Law School for Expert Witnesses
- RSMMeans Conceptual Estimating
- New Jersey Department of Community Affairs, various training

ASSOCIATIONS

- American Society of Professional Estimators: National Certification Committee Member (6/2019- present). 2024-2025 Chairman.
- Association of the Wall and Ceiling Industry
- Municipal Construction Officials of New Jersey

PUBLICATIONS/PRESENTATIONS

- Stucco and EIFS: System overviews, installation and problems, Houston Claims Association 2018
- Condominium Transition/Turnover Studies: Inspections, Reports, and Capital Reserve Analysis 2020

RELEVANT EXPERIENCE

Defense Expert | 4 Midtown, Miami, FL

Observed Plaintiff's building envelope water testing on a high-rise residential building and prepared an Expert Defense Response Report on behalf of the Defendant window wall/ sliding glass door subcontractor.

Defense Expert | Deegan v. Cutler, et al.

Weathershield Manufacturing Inc., various locations in eastern Pennsylvania. Observed Plaintiff's invasive investigations, testing and deconstruction of stucco cladding and prepare Defense Response Expert Report on behalf of window manufacturer.

Defense Expert | 647-649 Washington Ave, Brooklyn, NY

Site observations of EIFS / Stucco / Masonry on a mid rise residential building and prepare Expert Defense Response Report on behalf of the Defendant general contractor.

Defense Expert | Franklin Village, Franklinville, NJ

Site observations of vinyl siding on luxury single family detached dwellings and prepare Expert Defense Response Report on behalf of the Defendant siding subcontractor.

Representative Property Condition Assessment | 720 Olive Way, Seattle, WA

Site observations of a 22 story office tower curtain wall / glazing system for an Enhanced Facade Study and cost estimates for a Property Condition Assessment.

Representative Property Condition Assessment | Tycon Courthouse, 2070 Chain Bridge Road Vienna, VA

Site observations of a 6 story office building curtain wall / glazing system for an Enhanced Facade Study and cost estimates for a Property Condition Assessment.

Representative Property Condition Assessment | AER Apartments, St. Petersburg, FL

Site observations, infrared roof and interior moisture assessments of a 20 story residential tower for an Enhanced Facade Study for a Property Condition Assessment.

Representative Transition Analysis / Plaintiff Defect Investigation | Four Seasons at Great Notch, Clifton New Jersey

Planned and conducted a Transition Analysis and subsequent forensic construction defect investigations of site improvements, amenities and low rise residential cluster building facades on behalf of a Plaintiff which included subsurface investigations, and specialized moisture detection of Stucco, Stone, Panel and Vinyl Siding.

Representative Plaintiff Defect Investigation | 1100 Adams Street Condominium, Hoboken, NJ

Planned and conducted a forensic construction defect investigation of a mid-rise residential building envelope on behalf of a Plaintiff which included specialized moisture detection and façade water testing.

Representative Plaintiff Defect Investigation | Rialto-Capitol Condominium, Jersey City, NJ

Planned and conducted extensive exterior façade investigations of gut-rehabilitated historic high- rise tower buildings including multiple suspended scaffold drops with documentation of conditions, probes and water testing of historic masonry with water infiltration and damages. Also included extensive interior investigations and testing documenting the effects of water infiltration and microbial growth.

Representative Transition Analysis / Plaintiff Defect Investigations | Port Liberte HOA, II and III, Jersey City, NJ

Planned and conducted Transition Analysis and forensic construction defect investigation of site and waterfront improvements and low rise residential cluster building facades on behalf of a Plaintiff which included specialized moisture detection and façade water testing of EIFS/ Brick/ Panel/ Balcony/ Roof.

Representative Building Diagnostics | Byrne Lofts Condominium, Phoenixville, PA

Planned and conducted a building diagnostic investigation of a historic masonry gut- rehabilitated residential building envelope on behalf of a condominium association including specialized moisture detection and infrared thermography of the roofs and interiors.

RELEVANT EXPERIENCE CONTINUED:

Damages Expert | Northern Eagle Beverages, Oneonta, NY

Repair and Upgrade Estimates for Refrigerated Warehouse

Cost Estimating | Maxwell Place Condominium Association, Hoboken, NJ

Prepared scope, productivity and cost estimates and cost analysis for repairs to three high rise condominium buildings.

Damages Expert | County of Hudson, Sinatra Drive, Hoboken, NJ

Independent cost estimates and analysis of costs incurred including historical indexing, comparisons, opinions concerning the Reasonableness of Cost and expert testimony at Trial

Damages Expert | Zawadsky Residence, Mantaloking, NJ

Developed scope and cost estimates for reconstruction or replacement of storm Sandy destroyed oceanfront residence

Representative Cost Estimate | Port Liberte III, Jersey City, NJ

Developed scope and cost estimates for construction defect repairs to the interiors and the building envelopes

Representative Cost Estimate | Cambridge Heights at Nutley, Nutley, NJ

Developed scope and cost estimates for construction defect repairs to the building envelopes.

Representative Cost Estimate | Automann Warehouse, Franklin Township, NJ

Developed scope and cost estimates for repairs to Tilt-Up concrete walls.

Representative Cost Estimate | Randolph Tennis Center, Randolph, NJ

Developed scope, phasing plans and cost estimates for structural repairs and upgrades to pre-engineered metal building in partial structural failure.

Representative Cost Estimate | NVE Pharmaceutical, Andover, NJ

Developed scope and construction defect cost estimates for replacement / repairs of structural slabs in a live manufacturing environment.

Representative Plaintiff Defect Investigation / Cost Estimate | Newark Housing Authority, Newark, NJ

Provided building diagnostics, moisture detection, and investigations of construction defects on behalf of the housing authority on low rise residential buildings including window water testing. Developed scope and cost estimates for construction defect repairs to the interiors and the building envelopes.

Representative Plaintiff Defect Investigation / Cost Estimate | Bald Eagle Commons, West Milford, NJ: EIFS/ Brick Cavity/ Vinyl Siding

Planned and conducted a forensic construction defect investigation of low rise residential cluster building facades on behalf of a Plaintiff which included specialized moisture detection and façade water testing. EIFS / Brick / Vinyl. Developed scope and cost estimates for construction defect repairs to the interiors and the building envelopes.

Representative Plaintiff Defect Investigation / Cost Estimate | Port Imperial Condominium, W. New York, NJ

Planned and conducted forensic construction defect investigations of low rise residential cluster building facades on behalf of a Plaintiff which included specialized moisture detection and evaluations of significant building settlement and rotation. Brick/ Panel/ Vinyl Siding/ Balconies / Roofs. Developed scope and cost estimates for construction defect repairs to the interiors and the building envelopes.

TESTIMONY EXPERIENCE:

TRIAL

County Of Hudson, Plaintiff, V. Pmk Group, Inc., Hoboken, NJ

Superior Court Of New Jersey, Law Division, Hudson County, Docket No. Hud-L-2728-12 Cost Analysis and Reasonableness Of Repair Cost For The County Of Hudson, NJ After Bridge Collapse (2017)

ARBITRATION

Northern Eagle Beverages, Inc., Plaintiff V. Eastman Associates, Inc., Oneonta, NY

AAA Arbitration

Estimate of Repair Cost and Facility Upgrades, Representing Defendant (2018)

Divya Hattay, Plaintiff V. Streamline, et al., Philadelphia, PA

AAA Arbitration

Repair Estimate, Representing Plaintiff (2022)

Stephen Hassler, Plaintiff V. Streamline, et al., Philadelphia, PA

AAA Arbitration

Repair Estimate, Representing Plaintiff (2022)

Patrick Becker, Plaintiff V. Streamline, et al., Philadelphia, PA

AAA Arbitration

Repair Estimate, Representing Plaintiff (2022)

Stephen Kellner, Plaintiff V. Streamline, et al., Philadelphia, PA

AAA Arbitration

Repair Estimate, Representing Plaintiff (2022)

Victor Williams, Plaintiff V. Streamline, et al., Philadelphia, PA

AAA Arbitration

Repair Estimate, Representing Plaintiff (2022)

Ryan King, Plaintiff V. Streamline, et al., Philadelphia, PA

AAA Arbitration

Repair Estimate, Representing Plaintiff (2022)

Varadachary V. Jepol

AAA Arbitration

Repair Estimates/ Analysis, Representing Defendant, Brooklyn, NY (2023)

DEPOSITION

Design and construction deficiencies and damages estimates for West Essex Highlands Condominium Association, West Orange, NJ, Representing Plaintiff (2011)

Design and construction deficiencies and damages estimates for Pike Run Woods Condominium Association, Inc., Belle Mead, NJ, Representing Plaintiff (2013)

Design and construction deficiencies and damages estimates for the Zawadsky Residence, Mantaloking, NJ, Representing Plaintiff (2015)

Design and construction deficiencies and damages estimates for the Riva Point Condominium Association, Weehawken, NJ, Representing Plaintiff (2015)

Design and construction deficiencies and damages estimates for the Views at Hudson Pointe Condominium Association, West New York, NJ, Representing Plaintiff (2016)