



STACIE RAE PUTNAM

Senior Consultant, President

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EDUCATION

St. Edwards University

Bachelor's in Business Administration

2011

Concentration: Entrepreneurship

Honors: Dean's list

AWARDS

Dean's List

Fall 2005

Dean's List

Fall 2006

Business Plan Competition Finalist

Spring 2009

PROFESSIONAL EXPERIENCE

Putnam Consulting, Inc.

President

2019 – Present

Manage all aspects of company, including finances, team management, company policy and project objectives. Perform forensic water intrusion investigations and testing of residential, commercial and public works projects. Provide litigation services.

Putnam Construction Consulting

Senior Project Manager

2012 – 2019

Manage and perform forensic water intrusion investigations and testing of residential, commercial and public works projects. Developed, implemented and trademarked WallScan®, FloorScan®, and StuccoScan™ investigative protocols.

Project Manager

2008 - 2012

Manage and perform forensic water intrusion investigation of residential, commercial and public works projects. Developed, designed maintained and operated company's web presence.

Project Assistant

2005 - 2008

Assist senior expert through data collection and record keeping. Perform and/or document visual inspections of residential, commercial and public works projects.

MEMBERSHIPS

International Institute of Building Enclosure Consultants (IIBEC)

TRAININGS & CERTIFICATIONS

Xactimate Level I certification – Xactimate Fundamentals	2019
Xactimate Level II certification – Xactimate Proficiency (Power User)	2019
IIBEC Roof Technology & Science I (16 hrs)	2018
IIBEC Roof Technology & Science II (16 hrs)	2018
Property and Casualty Adjuster Training (40 hrs)	2010

NOTABLE PROJECT EXPERIENCE

<p>Department of Public Safety – Austin, Texas</p> <p>Assisted performance of forensic water penetration testing during construction of project entitled <i>Building “I” Renovations per AAMA 501.2-03-Quality Assurance and Diagnostic Water Leakage Field Check of Installed Storefronts, Curtain Walls, and Sloped Glazing Systems.</i></p>	2005
<p>Brooks County ISD – Falfurrias, Texas</p> <p>Assisted plaintiff’s expert in investigating and providing construction defect analysis of retrofit metal roof system installed over gravel surfaced built-up roofs on four campuses. Performed roof defect analysis and coordinated forensic water penetration testing.</p>	2006
<p>Donna ISD – Donna, Texas</p> <p>Assisted plaintiff’s expert in investigating and providing construction defect analysis of modified bitumen membrane and metal roof systems installation on three school campuses. Documented and coordinated forensic water penetration testing and selective deconstruction of brick masonry, steel-framed windows, and other affected assemblies. Performed moisture survey of roofs and gymnasium floors to determine extent of water intrusion and to identify boundaries of concealed damage.</p>	2006
<p>Fourteenth Fairway Condominiums – Austin, Texas</p> <p>Assisted expert in inspecting concrete tile roofs for hail damage. Investigated and located areas of mold contamination. Performed stucco survey and identified deficiencies. Moisture surveyed hardwood floors using Tramex Moisture Encounter. Documented all findings in field notes.</p>	2006 - 2008
<p>Austin Oral Surgery – Austin Texas</p> <p>Performed complete interior inspection of commercial office space and roof moisture survey of modified bitumen roof using Tramex Deck Scanner. Created report graphics of all findings to illustrate extent of necessary repairs.</p>	2009

Metric Blvd – Austin Texas**2009 - 2013**

Performed complete interior inspection of commercial office space and roof moisture survey of modified bitumen roof using Tramex deck Scanner. Assisted with planning and execution of forensic water penetration testing. Documented all inspection and testing in field notes and photographs. Created report graphics from field notes. Reviewed opposing expert's reports. Wrote summary report of follow up inspection regarding continued leakage.

Orleans Harbor – Austin Texas**2009**

Performed exterior survey and limited interior inspection of townhome community to support expert in preparation of scope of repairs. Attended onsite meetings with expert, HOA client, and roofer.

Texas Windstorm Insurance Association (TWIA) – Austin Texas**2010**

Assisted TWIA defense expert in Texas Department of Insurance v. TWIA, SOAH Docket No. 454-08-6187.c. Designed and built courtroom exhibit that assisted in demonstrating the "lifted shingle" claims were invalid.

404 Rio Grande – Austin Texas**2010**

Performed interior inspection and roof moisture survey of TPO roof on low-rise multifamily building. Documented all inspection and testing findings in field notes. Created report graphic of all findings.

Cherry Creek Shopping Center – Austin Texas**2011 – 2014**

Created roof plan in Microsoft Visio. Performed interior inspection and roof moisture survey of modified bitumen roof on commercial shopping center. Documented all inspection and testing findings in field notes. Created report graphics of all findings. Reviewed and organized repair bids.

River City Lofts – Austin Texas**2015**

Performed and documented interior leak inspection of multifamily complex. Performed, documented and managed forensic water penetration testing of selected windows. Utilized WallScan™ and FloorScan™ investigative protocols. Created report graphics of all findings. Co-authored expert report.

Village Park Condominiums – Austin Texas**2015 - 2018**

Performed and documented interior leak inspection and exterior survey of large multifamily complex consisting of 10 buildings. Performed, documented and managed forensic water penetration testing. Co-authored expert report and created report graphics. Assisted in creating scope of repairs for concrete tile and TPO membrane roofs and project management during construction phase.

Mansions at Woodbridge – Dallas, Texas**2016**

Performed and documented interior water intrusion inspections of windows and exterior walls in multifamily complex. Performed forensic water penetration testing in accordance with ASTM E1105 *Standard Test Method for Field Determination of Water Penetration of Installed Exterior Windows, Skylights, Doors, and Curtain Walls, by Uniform or Cyclic Static Air Pressure Difference* through utilization of various tool, equipment, data collection, and team management.

Mansions at Little Elm – Dallas, Texas**2016**

Performed and documented interior water intrusion inspections of windows and exterior walls in multifamily complex. Performed forensic water penetration testing in accordance with ASTM E1105 *Standard Test Method for Field Determination of Water Penetration of Installed Exterior Windows, Skylights, Doors, and Curtain Walls, by Uniform or Cyclic Static Air Pressure Difference* through utilization of various tool, equipment, data collection, and team management.

Agave InTown Homes – Austin, Texas**2016 - 2018**

Performed and documented interior water intrusion inspections of 28 single family homes. Evaluated the installation and detailing of exterior finishes, including 3-coat stucco, exterior insulated finish system (EIFS), Hardie siding, single-wythe concrete masonry unit (CMU), horizontal corrugated metal cladding, and vertical ribbed metal cladding, wood lap siding, and flat panel and batten wood siding. Performed and documented forensic water penetration testing in 21 of the homes. Utilized WallScan™ and FloorScan™ investigative protocols. Provided litigation support services.

Roma ISD – Roma, Texas**2016**

Reviewed, summarized, and catalogued voluminous construction phase document file. Monitored and documented forensic water testing and destructive testing by opposing experts. Performed and documented interior water intrusion inspection. Co-authored expert report and created report graphics of all findings.

Hermleigh ISD – Hermleigh, Texas**2016 - 2018**

Reviewed and summarized construction phase document file. Collaborated with team in planning onsite data collection. Performed and documented interior water intrusion inspection and observed forensic water testing by opposing experts. Created report graphics of all findings. Coauthored expert report.

Fat Quarter Shop – Buda, Texas**2017**

Performed and documented interior water intrusion inspection of commercial office and manufacturing space. Performed, documented,

and managed forensic water penetration testing of storefront windows, concrete tilt-up walls, roof, and foundation. Created report graphic of all findings.

La Hacienda Oro Negro – Westhoff, Texas

2018

Inspected and conducted forensic water penetration testing on historical landmark home built in 1936. Documented all inspection finding, test protocols and results. Created report graphics from field notes that assisted with repairs to stop leakage from roof, skylight and 2 story steel framed windows.

Canyonwood Ridge – Dripping Springs, Texas

2017 - 2020

Performed visual, thermal, and moisture meter inspection of wedding venue. Planned, managed, performed, and documented forensic water penetration testing of selected windows. Collected all data in field notes and created report graphics of all findings. Provided client with repair estimate using Xactimate. Researched and reviewed construction phase documents. Coauthored expert report.

Provided deposition testimony.

Undisclosed Client - Multifamily complex – Austin, Texas

2018 – Present

Performed and documented water intrusion inspection of newly constructed multifamily complex. Observed and documented deconstructive testing by opposing experts. Reviewed and summarized construction documents for expert. Performed research supporting expert opinion regarding moisture trapped within a highly reflective and emissive “cool roof” allowing excessive condensation to deteriorate the OSB decking. Coauthored expert report.

Undisclosed Client - Manufacturing Facility – Dallas, Texas

2018 - Present

Performed and documented interior water intrusion inspection of commercial office and manufacturing space. Performed, documented, and managed forensic water penetration testing of metal roof. Created graphics of interior conditions and water testing used in expert report using Microsoft Visio. Coauthored expert report.