

Claudio A. Bluer, RHI

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SUMMARY OF QUALIFICATIONS

Proven professional experience in the field of Housing Inspections for over 30 years, in both the public and private sectors, including five years as City Housing Inspector • Worked exclusively in forensics for the past 12 years • Extensive experience as Expert Witness testifying on Landlord / Tenant Law, Personal Injury, Real Estate and related practices • Knowledge of Construction Codes (Housing, Building, Electrical, Plumbing, Mechanical and local requirements) • Ability to convey code findings within litigation context • Worked for plaintiffs and defense. Qualified in most Bay Area Courts as an Expert in Housing Code Violations • Certified by FEMA and State of California and accredited by the Housing Inspection Foundation • High quality photography.

- State Certified Lead Based Paint Inspector (#6877)
 - FEMA Certified Disaster Housing Field Inspector (#9903)
 - Member ICBO / ICC International Conference of Building Officials (# 0853534).
 - Registered Housing Inspector with The Housing Inspection Foundation (#2888).
 - Member Better Business Bureau (Honor Roll).
 - Past Member California Association of Code Enforcement Officers.
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PROFESSIONAL EXPERIENCE

AUSTRAL, Housing Inspections, Oakland, CA

Private Housing Inspector • Self Employed • (January 1995 - Present)

• Inspect all types of structures for Construction Code violations • Generate thorough reports establishing habitability and other related issues • Reports include detailed itemized findings with floor plans and pictures • Extensive experience in residential housing and health and safety • Work is geared specifically for forensic use • High quality, digitized photography • All digital files (photographs, video, and word processing documents) available in CD-ROM / DVD media and via web /email • Provide consulting services to lawyers and other professionals regarding building codes and local agencies • Testify as expert witness pertaining to forensics in court, arbitrations, and/or depositions. (See testifying experience and expertise below) • Aerial photography and videography available.

OFF- SITE PROPERTY MANAGEMENT AND REPAIRMAN, San Francisco Bay Area, CA Self-employed (June 1978 - Present).

• Responsible for management of residential and commercial properties requiring upkeep through execution of preventative, periodic, and responsive maintenance • Repair and maintain properties and dwellings, and when necessary, hire necessary services to rectify conditions and address related issues • Hire repairpeople, Contractors, sub-contractors and other professionals to tend to issues • Respond to all tenants' concerns regarding their dwellings and general rental issues • Interact with owners by assisting in rental issues, evictions, and other related situations • Send inspection notices, request and respond to city inspections, and maintain records in order to be submitted to ownership and other professionals (i.e. accounting - legal) • Consult and interact with local utility companies, city agencies (i.e. fire department), Rent Board, building / housing department, contractors, subcontractors, and maintenance personnel.

CITY OF OAKLAND, Oakland, CA

Office of Planning and Building / Office of Community Development

Housing Inspector / Code Enforcement Inspector (May 1989 - June 1994).

- Inspected residential and commercial properties to identify code violations with emphasis on Housing Code issues, as well as all other Construction Codes and other related municipal codes (i.e. Traffic, Zoning, Blight, etc.)
- Interpreted City Codes and Enforced Compliance through written and oral notices
- Prepared detailed reports for Court and administrative review
- Communicated with the public regarding Housing and Building Codes
- Communicate with the public, perform public speaking to groups
- Had continual training in area of habitability, construction codes, and other issues by other City departments, other agencies, and outside contractors
- Worked with Oakland Police Department, Community Policing, and SMART (Specialized Multi Agency Response Team) pertaining to general issues that affected neighbors, neighborhoods, and the city in general
- Scheduled inspections with Police regarding drug enforcement
- Learn proper use of safety equipment including MACE, bullet proof vests, defensive flashlights.

TESTIFYING EXPERIENCE AND EXPERTISE

- Testified in 100 plus cases in Limited and Unlimited Jurisdiction Courts, Federal Court, Rent Board Hearings, Alternative Dispute Resolution (i.e. JAMS), mediations, and arbitrations.
- Numerous bench and jury trials
- Worked on civil and criminal cases, class actions, and in pro per type litigation
- Worked on behalf of plaintiffs and defense, landlords and tenants, “insurance defense”, large law offices, and solo practitioners.
- Qualified and testified extensively with emphasis on code violations, habitability issues, repairs, maintenance, standards of care for all structures, personal injury, and premise liability
- In addition, testified on bankruptcy and family law cases.

EDUCATION AND PROFESSIONAL TRAINING

B.A. Degree, Latin American Studies • March 1983 • University of California • Berkeley, California

Housing related courses:

- UC Berkeley Extension • Lead Based Paint Inspection and Assessment • April 1999
- California Department of Health Services • Childhood Lead Poisoning Prevention Program • Lead Paint Abatement • Fall 1992
- The Owner Building Center • Earthquake Retrofit Seminar By, Mr. A. DeMascole, Consulting Engineer • Fall 1990
- Armstrong Installation School • Armstrong Resilient Floors Installation Course By, Mr. Ray Thompson May 1982
- MCLE (Minimum Continuing Legal Education) • Advanced Landlord and Tenant Law • September 2005

PROFESSIONAL INVOLVEMENT

- Lectured and attended MCLE (Minimum Continuing Legal Education) in area of Landlord-Tenant law pertaining to housing codes
- Quoted extensively in newsprint by The Oakland Tribune, San Francisco Chronicle, and other newspapers regarding habitability, Housing Codes, and mold. Interviewed on TV by local Station.