

R Jason Keen, CBC, HI

Office: 813-444-2470 | Email: jasonk@keenservice.net

Tampa, Florida.

Certified Building Contractor | Certified Home Inspector

SUMMARY

Licensed Building Contractor with over thirty-two years of experience as a laborer, superintendent, subcontractor, building contractor, and business owner in the residential, commercial, and municipal construction industries with a solid track record for ensuring client satisfaction while adhering to industry quality standards. Efficient leader with experience in crew management, estimation, contract negotiations, hands-on installation experience in the fields of demolition, heavy equipment operation, concrete installation, plumbing, electrical, roofing, painting etc.

Construction Industry Consultant with over eight years of experience as a licensed home inspector consulting for residential, commercial, and legal industries which includes evaluating residential and commercial properties for transactional sales, construction phased inspections, forensic inspections, insurance inspections, product failure analysis, permit research, unpermitted construction activity, water intrusion, construction defects, quality control, estimating etc.

Registrations / Certifications:

Florida Maintenance of Traffic Certification 1999

State Certified Building Contractor: Florida, #CBC-1254501, 2006

California OSHA Training and Certification 2009

Florida IMSA Certification 2011

Florida OSHA Training Certification 2011

State Certified Home Inspector: Florida #Hi-9654, 2016

Certified Residential Thermographer 2022

Official Documents / Appearances:

Opinions Written: 2

Reports Written: 1

Depositions Given: 2

Court Appearances: 0

Memberships / Affiliations:

Florida Association of Building Inspectors (FABI), Registered Professional Inspector #1102

Education / Training:

Cam Tech School of Construction: Florida General Contractor License Certification

Florida Certified Professional Inspector

Florida Maintenance of Traffic (MOT) Training

Florida OSHA Training

Florida IMSA Training

California OSHA Training

Certified Residential Thermographer (CRT) & Infrared Moisture Detection (IMD) Training

Representative Forensic Investigation Project Experience:

- FDOT Highway Construction; Broward County, Florida. Forensic investigator in litigation over the lack of maintenance of traffic systems (MOT) installed in an active highway construction zone that caused an accident.
- Residential Rental Property; Pinellas County, Florida. Forensic investigator in litigation over newly installed roof system that was leaking.
- Residential Rental Property; Hillsborough County, Florida. Forensic investigator in litigation over a tenant's complaint of rodent infestation and asbestos contamination.
- Residential Property; Hillsborough County, Florida. Forensic investigator in litigation over an unlicensed general contractor performing work without the proper licensing and insurance.
- Residential Property, Sumter County, Florida. Forensic investigator in litigation over the purchase of property sold with termite damage after a termite inspection report stated that the property did not have any visible signs of termite damage.
- Residential Property, Pinellas County, Florida. Forensic investigator in litigation over the construction of a new building by a general contractor that had missing design components and water intrusion.

Representative New Construction Phase Investigation Assessments:

- Residential Buildings, Florida.
 - Inspector responsible for review of client's documentation with the builder (contract, change orders, structural, truss, window, and door engineering packs.

- Onsite inspections and reports documenting deficiencies between the above-listed documents and actual onsite conditions for the following construction phases.
- Post foundation pour and site drainage review.
- Post first story masonry block and steel installation review and laser measurement of foundation elevation discrepancies.
- Post second story masonry block, steel installation, and structural framing review.
- Pre-drywall inspection including foundation, floor, roof, walls, windows, doors, plumbing, electrical, HVAC, exterior walls, roof coverings, and any other system that could be covered by interior or exterior coverings.
- Post certificate of occupancy quality control review, and functionality tests.
- Post 11-month warranty review of all construction systems.

Representative Construction Management Projects:

- Veterans Affairs Hospital; Fresno County, California. Superintendent responsible for the day-to-day management of demolition and remodeling of emergency room. Demolition of existing interior structure with remediation of asbestos-contaminated materials. Foundation trenching for new electrical and plumbing systems. Onsite design, installation, and balancing of the new HVAC system. Installation of new medical-grade gas and suction management system. Installation of the new sheet rock wall and metal-framed door system.
- Veterans Affairs Hospital; Santa Clara County, California. Superintendent responsible for the day-to-day management of the construction of a new outbuilding. Clearing and grubbing of a vacant lot, foundation fine grading, compaction, in-ground footer excavation, in-ground concrete footer wooden form installation, rebar footer reinforcement installation, fabrication, and installation of rebar structural column supports, and placement and finishing of concrete.

Representative Earth Work Construction Projects:

- Residential Site Work; Lake County, Florida.
- Residential Site Work; Manatee County, Florida.
- Residential Site Work; Polk County, Florida.
 - Sub-Contractor responsible for site clearing on new construction lots, filler dirt installation, compaction, manufacturing, and installation of positive drainage plans,

rough grading, stucco grading, fine grading, and grading for concrete driveways and sidewalks, irrigation system installation, and landscaping and sod installation.

Representative Highway Construction Projects:

- FDOT Highway Modifications; Polk County, Florida. Sub-Contractor responsible for maintenance of traffic (MOT) for traffic control and road closures, removal of existing sidewalks, driveways, and F curb, installation of new sidewalks, driveways, curbs, and Americans with Disability Act (ADA) systems.
- Municipal Highway Modifications; Greater Polk County, Polk County, Florida. Sub-Contractor responsible for maintenance of traffic (MOT) for traffic control and road closures, removal of existing sidewalks, driveways curb systems, installation of new sidewalks, driveways, F curb, D curb, valley curb systems, Americans with Disability Act (ADA) systems, site grading, sod, reinforced concrete pipe (RCP) and Galvanized pipe drainage systems.
- Municipal, Commercial Sidewalk/Driveway Construction Projects; Various Locations, Florida. Contractor responsible for permitting, design, maintenance of traffic (MOT) for traffic control and road closures, demolition of existing concrete sidewalks, driveways, and drainage systems. Filler dirt installation, fine grading, compaction, metal reinforcement installation, drainage system installation, placement, finishing of concrete, and sod installation.

Representative Foundation Construction Projects:

- Seminole Indian Casino; Collier County, Florida. Sub-Contractor responsible for parking systems demolition, foundation fine grading, compaction, in-ground footer excavation, in-ground column pad excavation, and elevator pit excavation. Rebar footer reinforcement installation, fabrication, and installation of rebar structural column support with the embedded attachment system, placement and finishing of concrete with block elevator pit.
- Commercial Restaurant; Brinker International, Chilies, Cape Coral Florida. Sub-Contractor responsible for foundation fine grading, compaction, in-ground footer excavation, in-ground concrete wooden-form footer installation, rebar footer reinforcement installation, fabrication and installation of rebar structural column supports, placement and finishing of concrete, preparation, and placement of site concrete sidewalks, curbing, and driveways.
- Commercial Mini-Warehouse system; Polk County Florida. Sub-Contractor responsible for site clearing, filler dirt installation, fine grading, compaction, excavation of perimeter earthen

footers, rebar footer reinforcement installation, placement, and finishing of concrete, preparation, and placement of site concrete sidewalks, curbing, and driveways.

- Habitat for Humanities; Polk County, Florida. Sub-Contractor responsible for site clearing, filler dirt installation, fine grading, compaction, excavation of perimeter earthen footers, rebar footer reinforcement installation, placement, and finishing of concrete, preparation, and placement of site concrete sidewalks, curbing, and driveways.

Representative Shell Contracting Construction Projects:

- Municipal Fire Station; Polk County, Florida. Sub-Contractor responsible for foundation fine grading, compaction, in-ground footer excavation, in-ground concrete footer wooden form installation, rebar footer reinforcement installation, fabrication and installation of rebar structural column supports, placement and finishing of concrete foundation, installation of split face block structural wall system with formed and poured tie beams, preparation, and placement of site concrete sidewalks, curbing, and driveways.
- Commercial Restaurant; Brinker International, Chilies, Cape Coral Florida. Sub-Contractor responsible for foundation fine grading, compaction, in-ground footer excavation, in-ground concrete footer wooden form installation, rebar footer reinforcement installation, fabrication and installation of rebar structural column supports, placement and finishing of concrete, installation of split face block structural wall system, and installation of metal truss roof supports, preparation and placement of site concrete sidewalks, curbing, and driveways.
- Residential Metal building; Polk County, Florida. Sub-Contractor responsible for site clearing, filler dirt installation, fine grading, compaction, excavation of perimeter earthen footers and column pads, rebar footer reinforcement installation, fabrication, and installation of rebar structural column supports with embed attachment system, placement and finishing of the concrete and assembly of prefabricated single-story metal building system.

Representative Bridge Repairs:

- Municipal bridge repair; Polk County Florida. Sub-contractor working with on-site engineer to repair washed-out bridge supports including: installation of activity control systems; installation of an upstream earthen dam with bypass pumping system; installation of sheet piling support system; excavation of the eastern and western bride approaches; excavation

of the under-bridge sheet piling support system; installation of a wooden concrete form system with rebar reinforcement; installation of approximately 300 yards of flowable filler material, and reconnection of eastern and western bridge approaches with asphalt.

Representative Precision Demolition Projects:

- Commercial Building Modifications; Sam's Club, Polk County, Florida. Sub-Contractor responsible for precision demolition of structural masonry wall openings and floor systems.
- Residential Building Modifications; Hillsborough County, Florida. Installed structural support system, removal of failing wooden load-bearing wall system, Installation of a new wooden load-bearing wall system.

Representative Underground Utility Projects:

- Commercial/Municipal drainage system; Pinellas County, Florida. Sub-Contractor responsible for maintenance of traffic (MOT) for traffic control and road closures, dewatering installation, excavation of street to expose 48" reinforced concrete pipe (RCP) drain line, installation of trench shoring system, installation of concrete foundation under 48" (RCP), installation of two six-foot tall control structures over 48" (RCP), backfill and compaction of control structures, installation of (RCP) lateral drain system connection retention pond to control structure, and installation of asphalt to reconnect street above 48"(RCP) pipe and control structure.

Representative Water Collection and Pump Station Projects:

- Industrial lift station/water collection system; Polk County, Florida. Building contractor responsible for site grading, earthen road construction, concrete storage pads, lift station design, and installation of a roof water collection and discharge system.
- Residential lift station/water collection system; Hillsborough County, Florida. Building contractor responsible for the installation of filler materials, dewatering system, and lift station with ground-level water collection inlets.

Representative General Contracting Projects:

- Residential Remodel; Pinellas County, Florida. Building contractor responsible for design, estimation, permitting, demolition, and floor leveling of the existing fourth floor condominium. Installed new plumbing, electrical, HVAC systems, interior doors, sheetrock, cabinetry, showers, tubs, toilets, sinks, appliances, tile, paint, and trim.

- Residential Historic Remodel; Hillsborough County, Florida. Building contractor responsible for the interior remodel and design, estimation, engineering, and permitting of a single story 1908 historic building. Demolition of interior lath and plaster walls, and ceiling systems. Removal, refurbishment, and reinstallation of the original counterbalanced window systems. Removal of the electrical, plumbing, and HVAC systems. Replacement and refurbishment of original hardwood flooring. Structural support and replacement of an exterior loadbearing wall. Installation of new plumbing, electrical, HVAC systems, interior doors, sheetrock, cabinetry, showers, tubs, toilets, sinks, appliances, tile, paint, and trim.
- Residential Historic Remodel; Pinellas County, Florida. Building contractor responsible for designing, estimating, engineering, and permitting a two-story 1900s era historic building exterior remodel. Installation of a complete foundation support system with the removal and reinstallation of the perimeter stem wall support systems and select interior load-bearing support columns. Removal of all exterior siding and roofing. Repair of damaged wooden structural wall supports with the installation of a wooden structural wall reinforcing system. Design and installation of a wall waterproofing system with a composite siding covering. Installation of a modern roof, soffit, fascia, and gutter system with an additional commercial painting system.
- Residential Remodels; Orleans Parish, Louisiana. Building contractor responsible for the design, estimation, engineering, permitting, and repair of flooded structures. Repair of any damaged load-bearing structures. Installation of new plumbing, electrical, HVAC systems, interior, exterior doors and windows, sheetrock, cabinetry, showers, tubs, toilets, sinks, appliances, tile, paint, trim, and siding.
- Commercial Tenant Improvement; Duval County, Florida. General contractor responsible for the design, estimation, engineering, and permitting of a single-story commercial retail space. Demolition of the existing tenant's space, saw cutting of the existing foundation system to allow for new plumbing and electrical systems, construction of a new structural red iron steel front entry, reconfiguring existing electrical, plumbing, and HVAC systems, and installation of a fire suppression system. Installation of new metal wall framing, sheetrock and tong, and groove wall, ceiling, and floor systems. Installation of new bathrooms, retail checkout stations, storage systems, and a new glass storefront.

Representative Residential Building Assessments:

- Transactional Sale Inspection; (203) Hillsborough County, Florida. Inspector responsible for the visual review and functionality testing of a 5,423 square foot, two story structure.
- Transactional Sale Inspection; (126) Hillsborough County, Florida. Inspector responsible for the visual review and functionality testing of a 4,884 square foot, three story structure.
- Transactional Sale Inspection; (273) Hillsborough County, Florida. Inspector responsible for the visual review and functionality testing of a 4,024 square foot, two story structure.
- Transactional Sale Inspection; (112) Pinellas County, Florida. Inspector responsible for the visual review and functionality testing of a 4,935 square foot, two story structure.
 - Reviewed and documented existing roofs, plumbing, HVAC, electrical, waterproofing, drainage, pools, hot tubs, flooring, walls, and structural systems.
 - Tested all accessible windows, doors, receptacles, switches, appliances, water valves, and drainpipes.
 - Generated inspection report documenting all deficiencies and requirements under the rules governing home inspections required by the State of Florida (Rule Chapter:61-30).
 - Generated 4-point inspection report and wind mitigation insurance inspection reports per the standards as set forth by Citizens Property Insurance Corporation.

Representative Commercial Building Assessments:

- Multifamily Transactional Sale Inspection; (5) Pinellas County, Florida. Inspector responsible for the visual review and functionality testing of a 9,300 square foot, three story structure.
- Retail Space Tenant Inspection; (271) Hillsborough County, Florida. Inspector responsible for the visual review and functionality testing of a 6,500 square foot, two story structure.
- Retail Space Tenant Inspection; (293) Hillsborough County, Florida. Inspector responsible for the visual review and functionality testing of a 3,040 square foot, single story structure.
- Retail Space Tenant Inspection; (193) Hillsborough County, Florida. Inspector responsible for the visual review and functionality testing of a 5,720 square foot, single story structure.
 - Reviewed and documented existing roofs, plumbing, HVAC, electrical, waterproofing, drainage, pools, hot tubs, flooring, walls, and structural systems.

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- Tested all accessible windows, doors, receptacles, switches, appliances, water valves, and drainpipes.
- Generated inspection report documenting all deficiencies and requirements under the rules governing home inspections required by the State of Florida (Rule Chapter:61-30).
- Generated American with Disabilities Act reports, when applicable.

Representative Technical Training:

FLORIDA CONSTRUCTION LICENSING	6/6/2008	ROOF INSPECTIONS	5/16/2019
FL WORKERS' COMPENSATION UPDATE	6/9/2008	HURRICANE AND WIND MITIGATION	2/20/2020
SAFETY WITH LADDERS & SCAFFOLDS	6/9/2008	CITIZENS 4-POINT INSPECTION FORM	2/20/2020
ADVANCED CODE	6/12/2008	ROOF INSPECTIONS	2/21/2020
WIND MITIGATION	7/10/2008	ADVANCED ROOF INSPECTIONS	2/21/2020
FL CONSTRUCTION LIEN LAW	7/10/2008	MECHANIC'S LIENS, PART ONE	5/28/2020
RE-COVER YOUR ASSETS	7/23/2008	FLORIDA LAWS AND RULES - CHAPTER 489	7/1/2020
REQUIRED LICENSING RULES	8/26/2008	MECHANIC'S LIENS, PART TWO	7/1/2020
REQUIRED ADVANCED CODE	4/5/2010	ADVANCED FBC PERMITS, INSPECTIONS AND	7/1/2020
FL CONSTRUCTION LIEN LAW	4/7/2010	HVAC, AIR CONDITIONING	3/13/2021
REQUIRED BUSINESS PRACTICES	4/26/2010	GENERAL CONTINUING EDUCATION COURSE	3/13/2021
REQUIRED LICENSING RULES	4/26/2010	WIND MITIGATION TRAINING	6/11/2021
REQUIRED WORKER'S COMPENSATION	4/27/2010	4-POINT AND ROOF CERTIFICATION	6/11/2021
REQUIRED WORKPLACE SAFETY	4/29/2010	STRUCTURE: ROOF FRAMING	6/11/2021
RECOVER YOUR ASSETS	5/3/2010	EXTERIOR INSPECTIONS	6/12/2021
REQUIRED WIND MITIGATION	5/4/2010	THE FULL HOME INSPECTION	6/12/2021
FL CONSTRUCTION LIEN LAW 2010	4/27/2012	4-POINT ROOF INSPECTIONS	9/10/2021
REQUIRED ADVANCED CODE 2010	4/27/2012	HURRICANE MITIGATION	9/10/2021
LAWS AND RULES 2010	4/27/2012	ELECTRICAL: GFCIs AND AFCIs	9/11/2021
WORKER'S COMPENSATION 2010	4/27/2012	STRUCTURE: ROOF FRAMING	9/11/2021
BUSINESS PRACTICES 2010	4/27/2012	ELECTRICAL SYSTEMS	9/11/2021
WIND MITIGATION METHODOLOGY 2010	4/30/2012	PRE-DRYWALL INSPECTION	10/9/2021
WORKPLACE SAFETY 2010	4/30/2012	4-POINT INSPECTION & ROOF CERTIFICATION	6/10/2022
RECOVER YOUR ASSETS 2010	5/1/2012	GENERAL CONTINUING EDUCATION COURSE	6/11/2022
2010 REQUIRED CONTINUING	5/13/2014	HURRICANE MITIGATION - HOME INPSECTOR	6/11/2022
RECOVER YOUR ASSETS 2010	7/7/2014	GENERAL CONTINUING EDUCATION COURSE	6/11/2022
2010 REQUIRED CONTINUING	3/22/2016	THE FULL HOME INSPECTION	6/12/2022
CONTRACTING IN THE NEW ECONOMY	5/5/2016	ADA - A GUIDE FOR SMALL TOWNS	7/2/2022
IN THE CRAWL SPACE	5/5/2017	WORKERS COMPENSATION: UNDERSTANDING	7/3/2022
LOW SLOPE ROOFING	5/6/2017	SCAFFOLDS & SCAFFOLD SAFTEY	7/3/2022
MAJOR FOUNDATION FAILURES	5/6/2017	WORKERS COMPENSATION: UNDERSTANDING	7/3/2022
ADVANCED FBC CODE ENFORCEMENT	8/17/2017	LEAD (AND OTHER METALS) IN CONSTRUCTION	7/5/2022
WIND MITIGATION METHODOLOGIES RETROFITS	8/17/2017	FLORIDA LAWS AND RULES - 61G4 F A C	7/6/2022
FLORIDA LAWS AND RULES - 61G4 F A C	8/17/2017	HOME BULIDER'S GUIDE TO COSTAL	7/6/2022

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ENERGY STAR QUALIFIED NEW HOME TOUR	8/28/2017	ADVANCED FBC CODE ENFORCEMENT, PRODUCT	7/10/2022
BUILDING FOR ENERGY EFFICIENCY	8/28/2017	HURRICANE MITIGATION	8/1/2022
EMPLOYER'S GUIDE TO A DRUG-FREE	9/10/2017	THE TRUTH ABOUT STUCCO DEFECTS	10/13/2022
THE BUILDING ENVELOPE	9/10/2017	2020 ADVANCED FLORIDA BUILDING CODE: MEANS OF EGRESS	10/17/2022
FAIR HOUSING: AN IN-DEPTH STUDY	9/11/2017	CERTIFIED RESIDENTIAL THERMOGRAPHER	12/2/2022
PREVENTING MOLD IN NEW CONSTRUCTION	9/11/2017	HOME INSPECTOR BUSINESS EDUCATION	2/2/2024
AIR CONDITIONING - BASICS AND BEYOND	5/4/2018	HURRICANE WIND MITIGATION	3/1/2024
GROUNDING AND BONDING OF ELECTRICAL	5/4/2018	HVAC, AIR CONDITIONING	3/3/2024
HURRICANE & WIND MITIGATION	5/5/2018	WORKERS COMPENSATION: UNDERSTANDING	4/29/2024
ROOF INSPECTIONS	5/5/2018	4-POINT INSPECTION & ROOF CERTIFICATION	6/7/2024
MATERIALS HANDLING, STORAGE, USE.	7/27/2018	HOME INSPECTOR BUSINESS EDUCATION	6/8/2024
ADVANCED MECHANICAL INSPECTION	3/8/2019	HOW TO PREFORM A WARRANTY INSPECTION	6/8/2024
STRUCTURE - ATTIC	3/9/2019	HOW TO PREFORM A WARRANTY INSPECTION	6/8/2024
ELECTRICAL SYSTEMS	3/9/2019	THE BUILDING ENVELOPE	7/1/2024
STRUCTURE - CRAWL SPACES	3/10/2019	FLORIDA LAWS AND RULES - 61G4 F A C	7/1/2024
INSPECTION REPORT WRITING	3/28/2019	TRENCHING AND EXCAVATING SAFETY	7/1/2024

I declare under penalty of perjury that the foregoing is true and correct.

Signature: Roger Jason Keen
Roger Jason Keen (Jul 17, 2024 11:26 EDT)

Email: jasonk@keenservice.net

Title: President

Company: Keen Consulting
Roger Jason Keen







Keen CV 07-17-2024.

Final Audit Report

2024-07-17

Created:	2024-07-17
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-  Document created by Jason Keen (Office@KeenService.net)
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