

**Kai Andersen**

**PO BOX 6058**

**Laguna Niguel, CA 92607**

**Cell: (949) 525-1129**

**Kai@reExpertWitness.com**

- Licensed as a General “B” Contractor through CSLB (License #554633) since 1989
- Licensed as a Real Estate Broker through the DRE (CA-License #01185585) since 2002 (licensed since 1994).

**Services Provided to Support Litigation:**

- Expert Witness Testimony (Opinion Based)
- Case Review & Evaluation
- Review- Defect Report(s)
- Site Inspections / Testing -  
(determination as to causes of Defects)

**Specialized Services**  
**(Standards of Practice & Standards of Care)**

**Construction Strengths:**

- Structural Issues & Defects
- Water Breaches (water intrusion, mold detection, water proofing & leak source(s) -Identify & suggest repairs)
- Electrical & Plumbing Defects
- Decks & Footings
- Kitchen & Bathroom Remodels
- Flooring Defects
- Drywall (moisture & Mold remediation)
- Lot line boundaries
- Setbacks & Easements

**Broker Strengths:**

- Determination of Value (pre & post damage)
- Damage Assessment & Cost Evaluation
- Disclosures related to Selling a property w/ Damage & / or Deferred Maintenance
- Duties of a Real Estate Agent
- Other Seller Related Disclosures & Advisories & Addendums
- Distressed Properties: Short Sales, Foreclosures, HOA issues, Bankruptcy & Probate, Deferred Maintenance Issues

## **Education and Experience Summary**

### **Education:**

Notre Dame High School, Sherman Oaks, CA – Class of 1982

Augustana College, Sioux Falls, S.D. (1989-1993)

### **Experience:**

Being licensed as a General “B” Contractor since 1989, I’ve worked on numerous projects mostly in the realm of a remodeling perspective. I’ve worked with all of the trades performing most of the work myself.

My focus has been on kitchen and bathroom remodels, opening up rooms, moving electrical and plumbing and at times dealing with roof water leaks, interior water leaks, and mold remediation and testing.

Being licensed in the Real Estate industry since 1994 (licensed as a Broker since 2002), I have worked for some of the largest Real Estate companies in the industry. I have been with Keller Williams Realty (from 2006- 2023), however I have also owned and operated my own Real Estate company for 10 years (Sea Country Homes). While at Keller Williams, I have helped manage approx. 250 agents and served on the Risk Management Team, Broker Management Team, and have been the main “go to” person for contract questions and disclosures. I am currently running my own Brokerage

In 2010, I was asked to set up and run a short sale division, on behalf of the 250 agents, for Keller Williams and worked on several categories of distressed properties, including but not limited to properties in bankruptcy, probate, divorce & partition cases, foreclosure, and HOA proceedings/issues.

Distressed properties also include properties with deferred maintenance and thereby needing the necessary disclosures. Often, I have had to determine reduced market value given the extent of deferred maintenance and/ or damage. This is where my knowledge and experience of being a licensed Real Estate Broker and a licensed General “B” Contractor came together and formed my expertise and unique ability to serve as an expert in both fields simultaneously.

**CASE / COURT EXPERIENCE:** Successfully testified in depositions as well as in court Arbitration / Trial experience for both modalities as a Real Estate Broker and a Licensed General “B” Licensee.