



Construction Consulting

741 41st Avenue, Santa Cruz CA 95062 831-588-9767 www.adconstruction.com

Anthony Demma
Inspector/Consultant
Curriculum Vitae
8/1/25

Highly accomplished and versatile Construction Consultant and Inspector with over 30 years of hands-on experience in construction, design/build, and forensic investigation. Proven ability to identify and resolve complex construction challenges, provide expert witness testimony, and deliver comprehensive solutions for a diverse range of clients. Expertise includes construction management, defect analysis, code compliance, testing, cost estimating, and litigation support. A skilled communicator with a passion for detail, committed to delivering exceptional results and building long-term relationships through integrity and expertise. California Contractor License #780397, Class B-General Building. International Code Council (ICC) Certified California Residential Building Inspector, J1, and Certified Residential Electrical Inspector, E1, Certificate #8900332.

Professional Experience

CM Squared & Associates (2021-2025) Inspector/Consultant

Joined CM Squared & Associates with their acquisition of Myles F. Corcoran Construction Consulting, Inc.

Construction Management

- Scope development including project manuals with detailed repair outlines, product specifications and bidding guidelines.
- Managed bid procurement, qualifying/vetting contractors, conducted bid analysis and negotiations.
- Oversaw project quality assurance, including compliance with building plans, engineering, building codes, project manuals and manufacturer specifications,
- Permitting, inspections, change order approvals, invoice review/approval, submittals, and RFI management.
- Coordinate and communicate with property management, HOAs, contractors, architects, engineers, building/planning departments, and homeowners.

Architectural Forensic

- Provided expert witness testimony/litigation support, including deposition, participation in mediations, trial testimony, experts meetings/testing, all for both plaintiff and defense cases.
- As lead consultant, conducted detailed investigations including inspections, data analysis, estimating, coordinating sub-consultants and developing repair recommendations.
- Prepared comprehensive reports, construction defect analysis, inspection findings, defense response, cost feasibility, and presentations.

Inspection/Testing

- SB-800 inspection and reporting including coordination with legal counsel and destructive testing contractors. Site inspections with water testing, destructive testing, photo documentation and analysis of building envelope, roofing, cladding, waterproofing, balconies, utilities, structural elements, and site conditions.
- Conducted inspections, testing and prepared reports for SB-326, coordinating with engineers, architects, testing contractors.
- Performed specialized testing including air sampling, mold testing, negative air pressure, calcium chloride testing, spray rack testing and flood testing.
- SB-721 inspection and reporting for structural safety, repair recommendations and estimating.



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Myles F. Corcoran Construction Consulting, Inc (2018-2021)

Conducted inspections for construction defect analysis, litigation support, water intrusion issues and scope of repair development. Performed specialized testing including air sampling, mold testing, negative air pressure, calcium chloride testing, spray rack testing and flood testing. Provided expert witness testimony and litigation support. Provided construction management and oversight services to homeowners, businesses, management companies and homeowners associations. Produced waterproofing details, plan sets and specifications. Prepared comprehensive reports for all the above.

Santa Cruz Design + Build / A D Construction (2000-2018) - General Contractor/Owner

www.santacruzdesignbuild.com

Managed a design/build construction company specializing in high-end custom remodels and additions. Assisted clients through the design, cost estimating, and permitting process. Managed employees, project schedules, and inspections. Developed a thorough knowledge of all phases of construction from foundation to finish. Worked directly with various planning and building departments, engineers, architects, subcontractors and homeowners.

A D Construction, a similar construction company with less emphasis on design, was rebranded as Santa Cruz Design + Build in 2008.

Gettri Company (1994-1999) - Grew from apprentice to foreman over a period of several years. Supervised many phases of construction. Specialized in finish carpentry, custom milling and waterproofing. Additional duties included supervising subcontractors, ordering materials, supervising employees, and coordination between homeowners and Gettri Company.

Education

Cabrillo College, Aptos, CA (2018 - 2019)

Completed courses in National Electric Code, California Residential Building Code, and Arc Welding.

North Bennet St. School, Boston, MA (1992 - 1993) Carpentry Certificate

Certifications

California Contractor License #780397, Class B-General Building

ICC Certified California Residential Building Inspector (J1)

ICC Certified Residential Electrical Inspector (E1), Certificate #8900332

Continuing Education

Ongoing coursework and seminars in Construction, Product Manufacture Specifications, Green Building, and Lead Safe Remodeling.