

Paul L. Johnson

High-End Residential Construction -
Expert Witness & Owner's Representative

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An expert witness, owner's representative, and consultant on matters related to high-end, high-value residential new construction and renovation projects. Award-winning construction professional with 35 years of hand-on experience. Founder/operator of two successful construction firms. Experience includes all aspects of high-end residential construction, new builds and remodeling, light commercial construction and tenant buildout -- multiple new builds, over 60 whole home remodels, more than 500 kitchen remodels, almost 400 master bath remodels, numerous tenant fit out projects, restaurants, and a historic landmark complete renovation. Extensive consulting experience as an owner's representative. Patented inventor of cabinet installation assembly. Author of the book *Residential Construction & Remodeling: Straight Talk About the Industry & Process*.

Areas of expertise include, but are not limited to:

- High-End New Home Construction
- High-End Residential Remodeling
- High-End Kitchen Remodeling
- High-End Bathroom Remodeling
- Cabinetry/Trim Installations
- Interior Finishes
- Exterior Finishes
- Water Intrusion
- Windows & Doors
- Framing
- Tile & Stone Installation
- Slip & Fall – Construction, ADA Codes
- Design Process
- Critical Path Scheduling

Professional Experience

Gryphon Consulting, Greater Tampa, FL area

Founder and President, 2021-Present

- Expert witness and owner's representative. Consulting on matters related to high-end, high-value residential new construction and renovation projects. Provide expert witnesses services to both plaintiff and defense counsel and insurance companies.

Paul L. Johnson Interiors, Inc., Greenville, SC

Founder & President, 2012-2021

- Served some of the area's most well-known and high-profile residents with high-end whole home remodels, wine cellars, custom kitchens and custom master suites/baths.

Nice Contracting Consulting Management, Inc., Washington, DC area

Founder & President, 1986-2012

- Licensed in Maryland 1986-2012
- First million-dollar revenue year 1991
- First Fortune 500 Client (Telco) 1995
- Company record (The Rouse Company) for fastest build-out of mall restaurant with no disruption to adjacent tenants; build-out time 31 calendar days 1996
- GSA qualified contractor 1998
- Performance and payment bond qualified 1998
- Complete demolition of 1,600sf ranch style home down to first floor deck and construction of 4500sf home, while maintaining a fully operational dental office in basement 1998-99
- First five million-dollar sales year 1999
- In 2006 shifted focus to smaller high-end custom projects and consulting
- Extensive consulting experience as an owner's representative - provided advice on which design professional, contractor, etc. to hire, and also monitored progress along the way, reviewed changes, monitored schedule, etc.
- Representative for Fourth Presbyterian Church Bethesda, MD for \$13.2 million-dollar construction/renovation project
- Complete remodeling of kitchen for contest winner of HGTV Design On-A-Dime TV program through the Rachel Ray Show. Completed total custom kitchen renovation in 7 days.

- Earned Contractor of the Year award from NARI (National Association of the Remodeling Industry) in 2010 for "Kitchen Remodel over \$150,000" and second place for "Interior Remodel over \$500,000"
- Remodeled homes for some of the nation's most recognized public figures

Independent Order of Foresters (Now, Foresters Financial)

Sales Representative, 1983-1986

- Became licensed California, straight commission Insurance Agent
- Earned company-wide sales awards each year

Solar Energy Sales, Palm Springs, CA

Installer's Helper, 1983-1984

- Installed solar hot water systems for pools, spas and commercial hot water needs

Harvey Construction, Washington, DC

Laborer and Carpenter Apprentice, 1982-1983

- Received on-the-job training
- Performed various framing, interior/exterior trim carpentry duties, installation of windows and doors, concrete forming and other commercial carpentry services
- Promoted three times

RT Estabrook Cabinetry, Silver Spring, MD

Cabinetmaker's Helper/Apprentice, 1981-1982

- Custom cabinet fabrication/installation

United States Army National Guard

Maryland Army National Guard Soldier, PFC 1980-1983

- Enlisted Soldier with 11-C M.O.S. (Military Occupational Specialty), 41mm mortar, mechanized infantry
- Earned Soldier of the Day with competition from 5,000 other soldiers, during Advanced Infantry Training at Ft. Benning, GA
- Promoted to Squad Leader
- Graduated having earned expert marksman in rifle, pistol and grenade launcher
- Received Honorable discharge 1983

Superior Carpet Shop, Washington, DC

Warehouseman, Installer's Helper/Apprentice, 1980-1981

- Prepared material orders in warehouse for installers
- Prepared carpet sections according to drawings for installers
- Prepared rooms/areas for installers

JH Lawrence Construction, NASA, Goddard Space Flight Center, Greenbelt, MD

Union Carpenter's Apprentice, 1979

- Beginners carpentry apprentice work performing various kinds of commercial carpentry, doing tenant build-out and general upfit type work

Education

Paint Branch High School, Burtonsville, MD

- Maryland High School Diploma

Montgomery County Maryland Fire/Rescue Academy

- Firefighter 1 & II
- EMT
- Auto Extrication

Licenses, Certifications & Certificates¹

- Licensed Unlimited Home Builder, South Carolina. Current
- Licensed Commercial General Contractor, South Carolina. Expired 2022
- Licensed Home Improvement Contractor, Maryland. Expired 2012
- Licensed Home Improvement Contractor, District of Columbia. Expired 2012
- Licensed Home Improvement Contractor, Virginia. Expired 2012
- Appraisal Institute certified Residential Appraiser. Expired 2003
- American Society of Home Inspectors (ASHI) certified Home Inspector. Expired 2002

Publication

Residential Building & Remodeling, Paul L. Johnson, Author

First published 2014

Patent

US Patent # 8146873 for Cabinet Installation Assembly

Professional Organizations & Societies

- Rotary International, Trinity, Florida Local Club, Paul Harris Fellow, Current
- American Institute of Architects, Allied Member 40715206, Current
- American Bar Association, Associate Member 05730621, Current
- National Association of the Remodeling Industry (NARI), 2006-2011
- National Kitchen & Bath Association (NKBA), 2006-2011
- American Society of Home Inspectors, 2002-2006
- Associated Builders & Contractors, Washington, DC Chapter, 1992-1996

Emergency Medical & Fire Department Experience

Hillandale Volunteer Fire Department, Montgomery County, MD

Firefighter II/EMT 1977-1983; 1986-1987

¹ South Carolina License number is 49135; South Carolina Commercial General Contractor License number is 123067; Maryland Home Improvement License number was 28200; Virginia Contractor's License number was VA2705035760; District of Columbia Home Improvement Contractors License number was 66003911. No known registration information for ASHI and Appraisal Institute.

Honors & Awards

- Contractor Of the Year (COtY) for Kitchen Renovation over \$150,000, NARI, 2010
- COtY for Remodel over \$500,000, second place, NARI, 2010
- Best of Houzz 7 consecutive years, 2014-2020
- Recommended by Houzz Community 2015
- Houzz Influencer 2015
- Rouse Company, Columbia, MD, fastest build-out of mall space as well as no disruption to adjacent tenants, best in company history, 1996