CURRICULUM VITAE

Dennis M. McCoy

Building Envelope Consultant · Forensic Construction Expert · Expert Witness

Updated August 2, 2026 · Managing Director, Complete Property Repair, LLC

FOUNDED / YEARS IN BUSINESS	LITIGATION CASES	PROPERTIES REMEDIATED
1987 · 39 yrs	40+	2,300+

// OVERVIEW

QUALIFICATIONS

39 years of hands-on remedial construction experience

Dennis is the Managing Director of Complete Property Repair, LLC (CPR). CPR provides consultation and an avenue to design services intended to provide solutions to post-construction problems, as well as to avoid post-construction problems in new construction planning. CPR works in conjunction with engineering and architectural firms when design is required or requested. CPR and Dennis McCoy also provide expert witness services. CPR has worked, and currently works, with several large commercial and residential builders to create sound building envelope design. Dennis draws on his background and education in civil building inspection, and his 39 years of hands-on experience in remedial construction.

Dennis is currently providing consultation services for BUILT Exteriors, Inc., a Utah-based company specializing in complete building envelope construction. BUILT's work includes masonry cladding systems such as brick, CMU block, natural stone, and precast stone veneer, as well as metal cladding systems, including metal siding and ACM panel systems. The company also installs composite siding systems, waterproof decking, fluid applied WRB systems, and all synthetic stucco claddings. He is intimately familiar with the construction and the proper installation of these exterior finishes. Although BUILT focuses primarily on new construction, the company relies on Dennis's extensive experience and expertise to assist with the integration and interface of these various exterior cladding systems. His role includes helping identify and address potential compatibility, sequencing, waterproofing, and transition issues between dissimilar materials and assemblies before they develop into construction defects or building-envelope failures.

Dennis worked as the primary exterior building envelope consultant for Edge Homes, Inc., a Utah company, from 2016 to March 2025. He worked with the in-house architects for Edge in designing and detailing the exteriors on their condominiums and townhomes, including their exterior waterproof decking, and provided third-party oversight and inspections for the same.

Dennis was the Sole Director and CEO of RAM Builders, Inc. from April 1986 to October 2015. In this capacity he oversaw the remedial repairs of failed claddings comprising the various components of the building envelope on over 1,875 single-family homes and over 40 condominium projects in California, Idaho, and Utah, as well as over 450 homes in Texas. He and his company

also performed extensive remedial repairs of failed claddings on commercial buildings such as hospitals, hotels, office buildings, and government buildings, and served as subcontractor for new construction stucco and masonry, wood siding/cement board siding, and TPO/EPDM/asphalt composition roofing on many hundreds of new homes and commercial buildings in Utah.

He has been the prime remedial contractor, or consulting contractor, on many hundreds of failed, resilient-surfaced exterior decks, completing this work on more than 40 separate projects. He has also been the prime remedial contractor on many hundreds of cracked concrete foundation walls and concrete footings, both structural and non-structural, in both California and Utah. From 1996 through 2000 he worked with soils engineers in Magna, Utah to regrade and install subsurface and surface drainage systems at 60 homes for a national builder, and was the primary contractor in the repair of failed foundations, concrete flatwork, and consequential damages caused by soil settlement and improper drainage at those homes. He provided similar remedial services on 250 homes/townhomes in California and 11 homes in Texas.

From 1990 through 1996 he performed remedial sub-surface drainage and stucco repair in Escondido, California on 180 homes on a hillside project. From 1988 through 1995 he repaired failed and cracked foundations and replaced missing concrete piers, as well as providing subsurface drainage systems, on 159 townhomes in San Jose, California. In June 1989 he graduated from Chabot College in Hayward, California with an Associate of Arts degree in Construction Inspection. In February 1989 the International Conference of Building Officials certified him as a Certified Building Inspector.

From 1987 through 1990 he completed numerous and varying remedial construction projects in the state of California for Kaufman & Broad, a national builder. He started his own construction business in April 1986. He worked as a superintendent from 1982 to 1986 for Forrest Construction of Fremont, CA, and as a trim carpenter for the same company from 1981 to 1982. From 1975 to 1978 he worked as a carpenter for Doug Beck Construction of Spanish Fork, Utah.

// PUBLICATIONS

PUBLICATIONS

5 publications, 1999–2005

Manufactured-Stone Nightmares

Article · Journal of Light Construction · December 2004

A Close Look at Stucco

Feature article · Journal of Light Construction · September 2003

Stucco Solutions

Informational pamphlet, RAM Builders, Inc. · Published August 1999

What's Happening Behind Your Stucco?

Informational video, RAM Builders, Inc. · Released October 1999, re-released October 2005

RAM Builders Guide to Understanding and Solving Stucco Problems

Informational booklet, with Shaan Sanderson · RAM Builders, Inc.

// RATES

HOURLY RATE SCHEDULE

Published rates, subject to change

Deposition / Court Time	**$280/hr or $180/hr + travel**
Consultation / Study / Report Preparation	**$180/hr**
Negotiated Rate (larger projects)	**Hourly or lump sum**
Travel Time (beyond 30 min each way)	**$70/hr**
Out-of-State / Extended Travel	**Airfare/hotel + $150/day per diem**

Negotiated-rate projects require a minimum retainer of $3,000.

// RECENT TESTIMONY

RECENT DEPOSITION / TRIAL TESTIMONY HISTORY

Past 4 years

Dorsal Dee Bates v. Dallas Kennedy and Crystal Kennedy PLAINTIFF

Provided expert testimony, including being deposed and participation in a bench trial, on behalf of the Plaintiff regarding alleged E.I.F.S. stucco and Marblelight installation defects, as well as epoxy coating installation.

Case No. 220906617

Arboretum at Barber Station, LLC v. Pentalon Construction, Inc. v. Western Wallboard, LLC DEFENSE

Provided expert testimony, during arbitration proceedings, on behalf of the Defendant regarding alleged defects in the installation and supply of hard coat stucco.

Case No. 01-21-004-1645

John & Kathy Facer v. Farmers Insurance Group, and Hatfield Construction DEFENSE

Provided expert testimony, including being deposed and participation in a jury trial, on behalf of the Defendant regarding alleged E.I.F.S. stucco defects.

Case No. 120700627

// LITIGATION HISTORY

EXPERT WITNESS & LITIGATION HISTORY

41 matters · plaintiff & defense · UT, CA, ID, WY, KS

JD Masonry & Exteriors, LLC v. Blake Miller Companies, LLC

DEFENSE

Expert testimony on behalf of the Defendant regarding alleged defects in brick installations.

Case No. 240401235

Brett A. Robinson v. Shaw Roofing & General Contracting

DEFENSE

Expert testimony on behalf of the Defendant regarding alleged defect of asphalt composition shingle roofing installation.

Case No. 220907204

Dorsal Dee Bates v. Dallas Kennedy and Crystal Kennedy

PLAINTIFF

Expert and deposition testimony, and bench trial participation, regarding alleged defects in E.I.F.S. stucco and Marblelight installation and epoxy coating installation.

Case No. 220906617

Arboretum at Barber Station, LLC v. Pentalon Construction, Inc. v. Western Wallboard, LLC

DEFENSE

Expert testimony during arbitration proceedings regarding alleged defects in the installation and supply of hard coat stucco.

Case No. 01-21-004-1645

Hyde Drift Boats v. Eagle Rock Blasting and JKY Properties

PLAINTIFF

Expert testimony regarding alleged damage to CMU block and concrete foundation due to excavation blasting.

Case No. CV-18-5066

M&L Holdings, LLC; Derbyhawk LLC v. Construction Solutions Co., LLC, Croft Enterprises LLC

PLAINTIFF

Expert testimony and report regarding alleged construction defect and non-disclosure connected to grade clearances, TPO roof installation, Hardie Panel cement board installation, precast stone veneer installation, window installation, and more.

Case No. CV10-20-2438

Claudia Anderson / J. Lyne Roberts & Sons, Inc. v. Quicksilver Construction, Inc.

DEFENSE

Expert testimony regarding alleged construction defect and non-disclosure connected to E.I.F.S. stucco installation.

Case No. 160903902

Claudia Anderson / J. Lyne Roberts & Sons, Inc. v. Raintight Roofing, Inc. DEFENSE

Expert testimony regarding alleged construction defect and non-disclosure connected to cedar shake roof installation.

Case No. 160903902

Claudia Anderson / J. Lyne Roberts & Sons, Inc. v. Four Bs Roofing Management, Inc. DEFENSE

Expert testimony regarding alleged construction defect and non-disclosure connected to cedar shake roof installation.

Case No. 160903902

Nayer Honarvar v. Servey's Quality Roofing, Inc. dba Lloyd's Quality Roofing, Inc. DEFENSE

Expert testimony regarding alleged construction defect and non-disclosure connected to TPO roof installation.

Case No. 190904256

Alex Hines v. Calute Homes, Inc., Ramos Roofing DEFENSE

Expert testimony regarding alleged construction defect and non-disclosure connected to TPO roof installation.

Case No. 140904181

Eric D. Christensen and Connie Christensen v. Lane Meyers Construction, L.C., and Collins Products, LLC PLAINTIFF

Expert testimony regarding alleged defects in cement board siding installation and stone veneer.

Case No. 170900543

Daybreak Townhomes HOA v. Hamlet Homes, Holmes Homes, DB Towns, Kennecott Land, Hobbs & Olsen, L.C., et al. DEFENSE

Expert testimony regarding alleged defect and non-disclosure connected to legal counsel.

Case No. 150901577

Daybreak Townhomes HOA v. Hamlet Homes, Holmes Homes, DB Towns, Kennecott Land, Hansen HVAC and Durrant & Slate, Inc. DEFENSE

Expert and deposition testimony regarding alleged construction defects and non-disclosure connected to HVAC and plumbing installation.

Case No. 150901577

Daybreak Townhomes HOA v. Hamlet Homes, Holmes Homes, DB Towns, Kennecott Land, Titan Sheet Metal, Jack's Prop and Ornamental Iron DEFENSE

Expert testimony regarding alleged construction defect and non-disclosure connected to defects in roof jack/sheet metal installation and iron railing installation.

Case No. 150901577

Daybreak Eastlake Townhomes HOA v. American Excavating DEFENSE

Expert testimony regarding alleged defect of excavation services, settlement of concrete flatwork and finished landscaping.

Case No. 150908049

Bella Monte HOA v. 21 Construction, LLC, Vinyl Guys Stucco & Stone, Inc., et al. DEFENSE

Expert testimony regarding alleged defects in the installation and supply of stucco.

Case No. 150907072

The Gables and Villas at River Oaks HOA v. Castlewood River Oaks, LLC, Castlewood Development, Castlewood Builders, Mitchell Excavation DEFENSE

Expert and deposition testimony regarding alleged defect of excavation services, settlement of concrete flatwork and finished landscaping.

Case No. 100903697

The Gables at Saratoga Springs HOA v. Goldsworth Real Estate, Inc., K&K Stucco & Stone, Inc., et al. DEFENSE

Expert testimony regarding alleged defects in the installation and supply of precast stone veneer and stucco.

Case No. 150401246

The Stoney Brook Cottages HOA v. All Purpose Windows and Doors; Vinyl Guys, Inc., et al. DEFENSE

Expert testimony regarding alleged construction defect connected to vinyl siding installation, as well as precast stone veneer, brick veneer, and stucco installation.

Case No. 150902423

The Springs at Harvest Hills HOA v. Blue Ridge Homes, K&K Stucco, et al. DEFENSE

Expert testimony regarding alleged construction defect connected to metal fascia/soffit installation, precast stone veneer, and stucco installation.

Case No. 140401785

The Gables and Villas at River Oaks HOA v. Castlewood River Oaks, LLC, Castlewood Development, Castlewood Builders, New Look Siding, LLC DEFENSE

Expert testimony regarding alleged Hardie/CertainTeed siding installation defects and precast stone veneer defects.

Case No. 100903697

Daybreak Townhomes HOA v. Hamlet Homes, Holmes Homes, DB Towns, Kennecott Land Company, Capital Consultants Management DEFENSE

Expert and deposition testimony regarding alleged construction defects and non-disclosure connected to Hardie/CertainTeed siding installation, precast stone veneer, stucco, roofing, and concrete flatwork.

Case No. 150901577

Lance Funk v. Johnson Homes PLAINTIFF

Expert testimony regarding stucco, stone veneer, and precast stone veneer defects.

Case No. CV 2013-311 · Power County, ID

Tarek Mango and Tabitha Thompson v. Ted Epley, DeSpain Construction, Inc. DEFENSE

Expert and deposition testimony regarding alleged framing and window installation defects, roofing installation defects, and hard coat stucco defects.

Case No. 120901928

Ironwood HOA v. New Star General Contractors, Berger Construction DEFENSE

Expert testimony regarding alleged hard coat stucco/cedar siding defects.

Case No. 120500204

Windy Gates Business Complex v. BMA Construction & Development, Inc. PLAINTIFF

Expert testimony regarding alleged hard coat stucco defects, soils settlement, and concrete settlement and failure.

Case No. —

John & Kathy Facer v. Farmers Insurance Group, and Hatfield Construction DEFENSE

Expert and deposition testimony, and jury trial participation, regarding alleged E.I.F.S. stucco defects.

Case No. 120700627

Intrigue Home Owners Association v. Red Point Homes, Vinyl Guys, et al. DEFENSE

Expert and deposition testimony regarding alleged hard coat stucco defects, defective decks over living space, and precast stone veneer defects.

Case No. 080907356

Central Point Condominium Owners Association v. Central Point MS, LLC; SLC Development Partners; Knight Brothers Construction, et al. DEFENSE

Expert and deposition testimony regarding alleged stucco defects.

Case No. 080907354

The Townhomes at Pointe Meadows Owners Association v. Pointe Meadows Townhomes LLC, American Housing Partners, Unique Plastering DEFENSE

Expert testimony regarding alleged stucco defects.

Case No. 080101706

The Residences at Snake River Lodge v. Union Point General Contractors DEFENSE

Jury trial. Expert and deposition testimony regarding precast stone veneer defects.

Case No. 15373 · Jackson, WY

Foxpoint at Redstone Association, Inc. v. McCullough Engineering, et al. DEFENSE

Expert and deposition testimony regarding alleged siding and precast stone veneer defects.

Case No. 430100211

Ayers, Louie and Patsy, et al. v. Price Residential, Inc. et al. PLAINTIFF

Jury trial. Expert and deposition testimony regarding stucco, structural wood, and roofing defects.

Case No. 05CV06934 · Johnson County, KS

Paul Taggert v. James Neu PLAINTIFF

Jury trial. Expert, deposition, and trial testimony regarding stucco, cedar siding, and precast stone veneer defects.

Case No. 050500139 CN · Wasatch County, UT

William and Kathleen Lopez v. Joseph K. Grantham PLAINTIFF

Jury trial. Expert, deposition, and trial testimony regarding roof, stucco, and suspended garage slab defects.

Case No. 050401256 · Utah County

Compass Cove HOA v. Compass Cove Development, et al. DEFENSE

Expert and deposition testimony regarding stucco and precast stone veneer defects.

Case No. —

Gene and Jane Hiatt v. Victor Plastering, Inc. PLAINTIFF

Jury trial. Expert, deposition, and trial testimony regarding stucco defects.

Case No. 010403941 · Utah County

Stan and Tamara Dubois v. Dumouchel Inc. PLAINTIFF

Jury trial. Expert, deposition, and trial testimony regarding stucco and precast stone veneer defects.

Case No. 020404450 · Utah County

Anderson Co. of Utah, Inc. v. Stephen B. Clough dba Wasatch Excavation DEFENSE

Jury trial. Expert and deposition testimony regarding soil settlement, foundation settlement and cracking, and failed post-tension slabs.

Claim No. CM25712854

Spanish Fork Ranch, et al. v. C.A. Johnson Excavating, et al. DEFENSE

Expert testimony regarding multiple alleged construction defects pertaining to soils settlement and utilities placement.

Claim No. 104-4301001660