



---

## *Curriculum Vitae*

---

**Glenn Duxbury, CHI, QAO,  
Technical Specialist**



I worked in the renovation and construction industry for a number of years after completing high school in 1975 and some post-secondary education at Pacific Vocational Institute and the British Columbia Institute of Technology (“BCIT”).

Over many years since the late 1970’s, I have renovated and added-onto the family home in New Westminster.

My knowledge with homes and properties continued to grow and grow. Friends and neighbours would come to me with needs and seeking answers for their own needs and continue to do so.

Eventually, my career led to working in Property Management, which I did for some 12 years from the late 1980’s until 2000. In this capacity, I continually learned from engaging trades and technicians for the portfolio of properties I was responsible for. I also began documenting deficiencies on a large range of homes, strata properties and commercial buildings.

In 2002, after earning my Certification through the Applied Science Technologists and Technicians of British Columbia (“ASTTbc”) as a Certified Home Inspector (“ASTTbc-PI”), after my required BCIT training, I opened Glenn Duxbury & Associates-Building Inspection and Consulting. This is a professional business wholly-owned by me and all work completed by the firm has been done under my supervision. The Business was Incorporated in 2013 and thus became *Duxbury & Associates-Building Inspection and Consulting Ltd.*

The firm has provided a broad scope of services to home buyers and home owners over the many years as a Property *Consultant* including Quality-Control, Home and Building Investigations, Trouble-Shooting Problems and Worries, Warranty-Checks, Documentations for Litigation, Deciphering Reports, Project and Renovation-Planning, Evaluations of Completed Work, Assistance to Legal Counsel (*including expert witness testimony*), as well as Inspections for Home and Property Buyers and Sellers of properties.



Over these recent years, I have also worked closely with Professional Engineers and at least one Professional Quantity Surveyor, assisting them with collecting data in the field on a number of important investigations for formal Reports to be rendered.

I have served for many years on the Board of my professional association – since 2003 as a Director-at-large, Secretary /Treasurer and most recently as Vice-President since 2006. I continue to mentor and assess new candidates into their intended careers in home inspections, in order to maintain standards to the highest level.

I have written articles and have been published – Vancouver Sun and other print media, such as Business in Vancouver and Black Press. I have also been repeatedly interviewed for CBC Television and Radio [CKNW & CBC] as an ‘Expert’ on renovation issues as a property /real estate Consultant...

I have prepared detailed reports for litigation and deficiency purposes and also deciphering big Reports for Strata Corporations and Co-Op Boards with their needs as administrators. I have previously been accepted as an expert witness by the Provincial Court of British Columbia, as well.

**MEMBER:**

- Applied Science Technologists and Technicians of British Columbia (*Technical Specialist*)
- ASTTbc-PI - Home and Property Inspectors
- SAFERhome Society
- Greater Vancouver Home Builders’ Association
- Canadian Home Builders’ Association
- Better Business Bureau (*A-Plus rating*)
- RCI – an international association of professional consultants, architects and engineers who specialize in specification, design and quality-control of roofing, waterproofing and exterior wall systems (*Quality Assurance Observer*)
- CCI Vancouver – Canadian Condominium Institute (*Vancouver Chapter*)
- BCBECC – B. C. Building Envelope Council



- Consumer Protection B.C.

### **Professional Experience – In Industry**

**President – 2002 to 2013 – Glenn Duxbury & Associates-Building Inspection and Consulting**

**Principal Owner and Director – since 2013 – *Duxbury & Associates-Building Inspection and Consulting Ltd.***

**In addition to conducting over 2,100 Home and Property Inspections, date:**

#### **Work with Legal Counsel:**

- Satinder Sidhu, Lauren Liang  
Clark Wilson Single family home, North Vancouver (*botched renovation needing to be documented for legal proceedings*)
- Daniel Richardson, Catherine Coakely  
BTM Lawyers Two (2) individual Single family homes, Port Moody (*botched renovations needing to be documented for legal proceedings*)
- Robbie Fleming  
Robert Fleming Law Single family home, Richmond (*botched renovation needing to be documented for legal proceedings*)
- Gene Fraser
- CBM Lawyers Single family home, Langley (*residence vandalised and water-damaged during transfer to the Buyers, from the Vendors*)



- Douglas Simpson
- CBM Lawyers Single family home, North Delta (*residence needing documentation of failed systems and /or age-related decline, for litigation purposes*)
- Brahm Dorst
- Kerr Redekop Leinburd Single family home, Vancouver (*documented construction deficiencies for litigation purposes*)
- Sat Harwood & Rob Mallett
- LESPERANCE MENDES Lawyers Single family home, Vancouver (*documented non-disclosed existing deficiencies for litigation purposes*)
- Andrew Zacharias
- Kane, Shannon & Weiler LLP Single family home - Home Inspection Report under dispute, as to proper content to protect Buyer from basement flooding

#### **EXPERT WITNESS:**

- **Richmond Court Registry** *Identified and documented renovation deficiencies on a Richmond family home – Owners in dispute with the Contractor over deficiencies*
- **Chilliwack Small Claims Court** Defended Report authored for Client, as to dissatisfaction with Home Inspection Report paid for

#### **DEFICIENCY /CONDITION IDENTIFICATION & PROJECTS:**

- Queen's Avenue Housing Co-Op, New Westminster (*numerous botched renovation work*)
- Novak residence, Surrey – Roof Deficiencies to be documented
- Matheson residence, Surrey – Renovation Deficiencies to be documented
- Trafalgar Housing Co-Op – Document the interior condition of the 20 Units for the Administration
- Conducted overview and authored Report on buildings /structures for repairs on existing infrastructure at Camp Creina – Vancouver Island (*Girl Guides organization*)



- Li residence, North Vancouver – Renovation Deficiencies (*“I write to advise that on February 14, 2014 this legal action was settled. My client and I thank you for the report you had prepared, which was crucial in achieving the settlement. Thank you very much again for your assistance and professional courtesy in this matter – Brian F. Schreiber, McQuarrie Hunter LLP”*)
- Segounis residence, Richmond – Renovation Deficiencies to be documented for litigation purposes
- Kenwood townhouse complex, Burnaby – Roof Restoration Quality-Control
- Slump residence, Surrey – Document Renovation Deficiencies
- Bentley Wynd Condominiums, Richmond – Ongoing Consulting projects and Quality-Control
- Lau residence, Vancouver – Document Builder Deficiencies
- Port Moody residence (Sabbaghi) – Document botched renovation work for litigation purposes
- Windsor Apartments, Burnaby – Balcony renovation work Quality-Control
- PiFab Investments, Vancouver – Balcony renovation work Quality-Control
- Conducted overview of the former Olympic Village living Units, as to *SAFERhome* Standards and related Certification where such were met
- Riverbend Housing Co-Op, New Westminster – Move-in and Move-out Documentation
- Bantry Apartments, Vancouver – Renovation work Quality-Control
- Startup residence, Vancouver – Contractor Dispute
- Rental residence – Surrey – for Residential Tenancy Branch /Arbitration Hearing
- New residence – Burnaby – Document Builder Deficiencies
- Hendriks residence – Coquitlam – Water-Ingress damage documented as to claim against Roofing contractor failing to adequately protect the residence
- Grewal residence – Surrey – Document Builder Deficiencies
- Yakemchuk residence – Langley – Fire-Damage Restoration Deficiencies
- Vacant residence – New Westminster – water-damage investigation
- Kenwood townhouse complex, Burnaby – Reviewed and reported on current conditions as to needed roof gutter-replacement



- HAO residence – Richmond – Document Renovation Deficiencies
- Richmond Rental Property – Advocate for Dispute Between Tenant and Landlord
- Coquitlam Apartment – Document Dangerous Mercury-Spill in a Tenant’s Home
- Riverbend Housing Co-Op – Document Member’s Claim against the Board of Directors (*moisture-ingress and resulting damage*)
- Governor’s Court – New Westminster – Document Resident Concerns Regarding Non-Permitted (interior) Structural Alterations
- Garry Gardens – Richmond Townhouse Complex – Documented Building Envelope Deficiencies for 5-Year Warranty Claim
- Surrey residence – Document total volume of concrete forms, as to maximum capacity, in legal dispute over charges for concrete billed
- Port Moody residence (Woodbridge) – Document botched renovation work for legal purposes
- New Westminster residence (Jayamaha) – Investigate and document interior water damage origin
- Vancouver residence (Hayer) – Investigate and document cause and remedy as to interior water-damage
- New Westminster residence – Assist with determining scope-of-work for re-roofing project
- New Surrey home – Document a long list of defects and deficiencies for potential Buyer
- Maple Ridge townhouse (McLeod) – Investigate and document interior structural concerns
- Coquitlam Condominium – Document botched Kitchen & Bathroom cabinetry renovation work for litigation purposes
- Tsawwassen new home defects (Panusa) – drywall finishing /quality-control
- Vancouver Co-Op (Trout Lake) – document interior conditions for budgeting
- Vancouver Co-Op (Marine Court) - document interior conditions for budgeting
- Coquitlam residence – quality-control on an extensive home renovation
- Coquitlam residence – water-leak origin investigation in 4-storey Condominium building for Insurance /Legal purposes



- Conducted overview and authored Report on site-specific buildings /structures for repairs needed on existing infrastructure at Camp Olave – Sunshine Coast (*Girl Guides organization*)
- Vancouver Co-Op (Helen's Court) - document interior conditions for budgeting
- Vancouver Co-Op (Heritage) - document interior conditions for budgeting
- Maple Ridge Co-Op (Maples) - document interior conditions for budgeting
- Surrey Co-Op residence – investigate and report on extent of interior damages for Management
- New Westminster residence (Rental) – investigate and report on water-escape
- Vancouver Co-Op (David Wetherow) - document interior conditions for budgeting
- Provided oversight /quality-control on new piping & ductwork insulation for McCarthy Tetrault /BCICA at new corporate offices in Vancouver (22<sup>nd</sup> /23<sup>rd</sup> & 24<sup>th</sup> floors)
- Reviewed foundations at Burnaby residence, out of concern for failure
- Reviewed roof at New Westminster residence for renewal planning and condition
- Reviewed – for 1-year Warranty purposes – a Langley townhome for a past Client
- Provided contractor oversight /quality-control on new piping insulation for UBC Brimacombe building
- Provided oversight /quality-control on new piping & ductwork insulation, for new Vancouver Public Library /YMCA building (Hastings Street)
- Provided oversight /quality-control on new piping & ductwork insulation, for addition to (Vancouver) private Talmud Torah School addition
- Reviewed new roof covering and decks at new Coquitlam residence under construction for Owners (Charney)
- Conducted condition review on Coquitlam house for priority repairs (Benna)
- Provided oversight /quality-control on new piping & ductwork insulation for Whole Foods /Uptown Phase 3 mall expansion in Victoria /Saanich
- Provided oversight /quality-control on new ductwork insulation, for Kelowna Community Health & Service Centre under construction
- Provided oversight /quality-control on new ductwork insulation for addition for E A Sports head office Kitchen addition /renovation project – Burnaby



- Reviewed and reported on Vancouver Condo renovations carried out – with no Permits or permission from the Strata Corporation, whatsoever, for Strata administration
- New Westminster retail store – checked out & reported on multiple concerns for the proprietor on the leased premises, as to them buying or relocating elsewhere
- Provided oversight /quality-control on new connecting piping insulation for cooling tower upgrade and condensing water loop installation – 400 Burrard St., Vancouver
- Reviewed roof at Burnaby residence as to replacement needs, to assist with determining remaining, as to aging-in-place or moving
- Provided oversight /quality-control on new ductwork & piping insulation installation - UBC Bio Sciences Swing Space installation in on-site underground steam tunnel
- Provided oversight /quality-control on new supply air, exhaust air and outdoor air ductwork insulation for new *Maison* Seniors Assisted Living project – West Vancouver
- Provided oversight /quality-control on new ductwork insulation – supply air and exhaust air – office tower (*510 Seymour Street*)
- Provided oversight /quality-control on new piping insulation, for new *Maison* Seniors Assisted Living project – West Vancouver
- North Vancouver residence – reviewed the property and provided needed advice as to priority repairs /maintenance required, for renovation planning & safety (Sutherland)
- Reviewed and advised on Roofing concerns (*Solarium, as well*) for a Burnaby residence, to assist with planned renovations [Sidambaram]
- Vandalised and water-damaged Langley residence – reviewed the condition and authored a Report for litigation purposes (CBM Lawyers)
- Provided oversight /quality-control on new piping insulation installation, for new construction - UBC Quantum Matter Institute
- Conducted quality-control review on new stucco application over concerns by the homeowner to withhold full payment, in North Vancouver (Pall residence)
- Conducted 5-year building envelope review for North Vancouver residence (Crane /Codrington)
- Provided oversight /quality-control on new *ductwork* insulation installation, for new construction – Parq Resort & Casino



- Conducted and documented construction deficiencies on a new, custom Vancouver home for construction litigation purposes
- Conducted 2-year review on 9-phase, 171-Unit Langley town home development for Management (*ongoing Warranty-claims – Yorkson Creek South*)
- Carried out condition overview of old windows – Maplevue Place Strata building in Vancouver – for the Administration, as to replacement needs and priorities
- Conducted 5-year building envelope review on 11-building, 40-Unit Richmond town home complex for the Administration (*Kadina Warranty-claims*)
- Provided oversight /quality-control on new *ductwork & piping* insulation installation – BC Hydro Head Office Lobby renovation (*Dunsmuir Street*)
- Reviewed Claim for new home warranty issues – for the Builder, so as to allow for response to the homeowner, with not exceeding the required warranty-coverage level (North Vancouver)
- Provided oversight /quality-control on new *piping* insulation installation, for new construction – Parq Resort & Casino
- Conducted review /investigation following clothes dryer duct failure and accumulated water in ductwork cascading into the interior of 2 year-old townhouse, for the Management
- Provided oversight /quality-control on new *piping* insulation installation – South Okanagan General Hospital (*Boiler Replacement*) - Oliver
- Provided oversight /quality-control on new *ductwork & piping* insulation installation – Gateway Casino – 325 Power Street (*Penticton*)
- Conducted quality-control review for new home buyers – 3250 Rupert Street, Vancouver
- Provided oversight /quality-control on new piping insulation for addition for E A Sports head office Kitchen addition /renovation project – Burnaby
- Provided oversight /quality-control on new *ductwork* insulation installation – Newton Rec Centre renovation /addition (*City of Surrey*)
- Provided oversight /quality-control on new piping & ductwork insulation, for new construction – 1515 Douglas Street and 750 Pandora Avenue, in Victoria
- Provided oversight /quality-control on new piping & ductwork insulation, for new construction at Capital Park Buildings A1 & B – 521 Superior Street and 355 Menzies Street, respectively, in Victoria



- Authored Report on the function and importance of a working bathtub overflow drain assembly (*Insurance claim*) for Client's Lawyer
- Provided oversight /quality-control on new piping insulation for new Boiler installed at West Point Grey Community Centre, in Vancouver
- Conducted assessment of detached residence (*Vancouver*), as to conditions inside contributing to health issue concerns, for the St. Mary's Parish administration
- Conducted 2-year review on 5-Building, 15-Unit Richmond town home development for Management (*ongoing Warranty-claims – Oval Gardens*)
- Conducted assessment of detached residence (*North Delta*), as to conditions on outright failure and age-related decline in need of replacement of systems, for Client's Lawyer and Court litigation preparation
- Provided oversight /quality-control on new *ductwork* insulation installation, for new construction – Hornby Island Fire Hall (*Comox Valley Regional District*)
- Provided oversight /quality-control on piping & ductwork insulation, for new construction – Fortis BC Kootenay Operations - 120 Ootischenia Road, in Castlegar
- Provided oversight /quality-control on new *piping* insulation installation, for new construction – Hastings and Skeena, Vancouver new mixed-use building ("*The HEIGHTS*")
- Provided oversight /quality-control on new *ductwork* insulation installation, for new construction – Polygon House Gallery (*North Vancouver*)
- Conducted overview and analysis on controversial deck reconstruction at single family dwell in – Tsawwassen – for litigation purposes
- Authored Report on another Home Inspection report under dispute after a flooded basement, as to whether or not the report met the Standard of Practise (*former CAHPI BC*) for Client's Lawyer
- Conducted Commercial inspection for a business owner relocating their auto-repair operations (Burnaby)
- Reviewed and authored Report on poorly-installed new roof at Richmond residence (*Hatzigiannakis*)
- Authored Report on another Home Inspection report, under dispute regarding finding active water-ingress and resulting structural wood-rot, as to whether or not that report met the Standard of Practise (*HIABC - former CAHPI BC*) for Clients and their Lawyer for litigation purposes



- Authored Report for litigation purposes for a home buyer alleging deceit on the part of the Seller and their Home Inspector, failing to provide a proper Report to alert them of the water-ingress risk due to foundation cracks
- Conducted overview and authored Report on buildings /structures for repairs on existing infrastructure at Camp Kanakis – Whonnock (*Girl Guides organization*)
- Attended Chilliwack Small Claims Court, as Expert Witness – to defend a Litigation Report written earlier
- Provided oversight /quality-control on insulation being applied to new ductwork, for existing SFU Education Building - 120 Ootischenia Road, in Burnaby
- Authored Report for litigation purposes for homeowner – documenting renovation deficiencies on the part of the contractor
- Carried out investigation of near-new detached home (*Coquitlam*), as to a lingering “stink” being experienced in one particular bathroom described as fleeting and annoying, for homeowners
- Conducted an review on a concrete tile roof, as to determining whether or not that installation met the required standard for filing a formal acceptance Certificate, for the Township of Langley
- Carried out a pre-listing overview of a detached home, as to safety issues /major defects, the home being prepared for selling (*North Delta*)
- Reviewed roof conditions on a detached residence in West Vancouver for the Owners, as to the need for imminent replacement or not
- Conducted a roof assembly review on a detached home, as to concerns on the part of the Owners and Tenant, regarding the roof overhang & structure compromised by extreme past winter conditions (*New Westminster*)
- Conducted a roof and chimney review on a detached home, as to concerns on the part of the Owners and a Contractor, regarding leaks experienced and no response at all received (*Vancouver*)
- Conducted a Safety Review on a detached home, for peace-of-mind on the part of the Owner (*Coquitlam*)

**Courses and Ongoing *Continuing Professional Development*:**

- ***Building Envelope*** Solutions and Theory – BCIT
- ***Commercial Inspections*** – Carson Dunlop



- AHERA Course – U.S. EPA (**Asbestos**)
- **Mechanical Insulation** Inspections – BCIT (*Quality-Control Assurance as to insulation applications – Piping and Ductwork – for non-residential properties and buildings*)
- **Depreciation Reporting** – Okanagan College
- Inspecting **Building Envelopes** – BCIT, Burnaby
- Underground **Oil Tanks** – Surrey
- **Grow-Ops** – Awareness and Identification
- Inspecting and Awareness – **Stucco** Issues
- **Electrical** Awareness and Issues
- Residential **Fire-Suppression Systems**
- **Wet Basements /Crawl Spaces**
- **Roofing** Systems – Awareness and Issues
- **Attics and Crawl Spaces** – Awareness and Issues
- **Building Envelopes** – RCI Conventions (*Hawaii & California*)
- **Fenestrations** – RCI Conventions
- **Non-residential Roofs** – RCI Conventions
- **Residential Roofing** – RCI Conventions
- **Building Envelope Quality Assurance** – RCI All-day Seminar
- **Electrical** Awareness and Updates – BC Safety Authority (*Home & Property Inspection Conference*)
- **Alternative Heating /Cooling Systems and Applications** (*Ductless Mini-Splits*)
- **CSA C22.6 #1.11 – Electrical Inspection for Existing Occupancies**

#### **Depreciation Reports:**

- NW 130 – North Vancouver
- LMS 1472 – New Westminster - 2013; **also 3-year update (2016)**



- NW 1832 – Abbotsford
- NW 3174 – Surrey
- NW 2228 – Coquitlam – 2014; **also 3-year update (2017)**
- NW 3063 – White Rock
- VR 2114 – North Vancouver
- NW 2249 – Richmond
- NW 2014 - Maple Ridge
- LMS 2369 – Abbotsford

### **Mentoring /Training:**

- Ongoing Mentoring & Assessing /Testing for new Home Inspectors – since 2008 – for my professional Association [ASTTBC-PI], for others needing such to join other Associations and also for our own growing team Home & Property specialists.
- Approved official Trainer & Evaluator of new Home Inspector candidates - CPBC - as of August, 2016.
- I also do considerable “teaching” and educating when on-site at a property or building, in the presence of Clients – especially 1<sup>st</sup>-Time Buyers, Realtors, Property and Facility Managers and /or Strata Council members when we find “issues” in need of attention. Neighbours and extended family regularly are in-need of critical information for all sorts of issues causing anxiety or worry and we educate them, as well.

### **Community Service:**

- Ongoing Public Seminars for 1<sup>st</sup>-Time Home-Buyers
- Ongoing presentations (*information on proactive maintenance, hazardous materials and risk-management*) to the Girl Guides property managers who administer the many properties and sites throughout B.C.
- Glenn has also become well-known as a respected Property Advisor – helping homeowners in his community and also now, as *the* Strata Specialist /Condo Advisor.



- **Elks Recreational Children’s Camp Society of BC**
- Glenn is pleased to support the **Elks Recreational Children’s Camp Society of BC**. The Society gives children who would not otherwise have the opportunity to take a camping vacation, the chance to participate in a camping trip at one of its three (3) BC locations. Through our support, deserving children get to participate in the program. We are proud to support this worthwhile cause.

