
CURRICULUM VITAE

STEPHEN J. DELGADO

CONTACT INFORMATION:

QCI Mold Inspections, Home Inspections, and
Remediations LLC
Coastal Disaster Recovery, Inc.
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LICENSES & CERTIFICATIONS:

State of Florida

- Licensed Certified Class “A” General Contractor – #CGC057555
- Licensed Certified Mold Assessor - #MRSA2030
- Licensed Certified Mold Remediator - #MRSR2218
- Licensed Certified Home Inspector - #HI4519

I.A.Q.A. - Indoor Air Quality Association certified as:

- Microbial Remediator – Since 1997
- Certified Indoor Environmentalist – Since 2004

I.I.C.R.C. - Institute of Inspection Cleaning Restoration Certification certified in:

- Water Damage Mitigation – Since 1993
- Fire Damage Mitigation – Since 1993
- Smoke Damage Mitigation – Since 1993

EXPERIENCE:

- 1973 – present
Residential and commercial construction experience in both new construction and renovations
- 1990 – 1995
Mark of Excellence, Inc.
Large Loss Vice President for this Florida corporation which specializes in hurricane, water, and fire damage emergency services and restoration.
- 1995 – 2008
Coastal Disaster Response, Inc.
President for this Florida corporation which specializes in mold assessment, mold remediation, and hurricane, water, and fire damage emergency services and restoration.
- January, 2009 – present
Coastal Disaster Recovery, Inc.
President and sole share holder for this Florida corporation which specializes in mold assessment, mold remediation, and hurricane, water, and fire damage emergency services and restoration.
- June, 2011 – present
QCI Mold Inspections, Home Inspections and Remediations LLC
Managing Member of this Florida LLC which specializes in mold assessment, mold remediation, and building inspections.

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EDUCATION:

- 1973 Towers High School; Atlanta, Georgia
- 1990 St. Pete Junior College; Clearwater, Florida
Business and Accounting
- 1990 Penna & Associates; Tampa, Florida
Insurance Claims Adjuster Course
- 1998 University of Wisconsin College of Engineering; Madison, Wisconsin
Diagnosing Indoor Air Quality Problems & Remediating Indoor Air Quality Problems
- Current Florida Licensing Requirements; Continuing education every 2 years

EXPERT TESTIMONY:

- 2005 - Hurricane Damage – Vero Beach, Florida
Riomar Condo Association v. Southern Family Insurance Company
- 2005 - Hurricane Damage – Sebastian, Florida
Shopping Center Owner v. State Farm Insurance Company
- 2006 – Hurricane Damage - Palm Beach, Florida
Commodore Realty Shopping Center Owner v. Zurich Insurance Company
- 2006 – Construction Defect, Mold - Bradenton, Florida
Riverwalk Condominium v. Contractor
- 2007 – Hurricane Damage - Port Charlotte, Florida
Edens & Avant Shopping Center v. Zurich Insurance Company
- 2007 - Construction Defect – Treasure Island, Florida
Wheeler Ocean Front Residence Owner v. Contractor
- 2007 – Construction Defect – St Petersburg, Florida
Buyer/Seller Dispute – *Sweeny v. Edwards*
- 2008 – Flood and Mold Damage – Cedar Rapids, Iowa
Bay Area Disaster Kleenup v. PAMI Ryan Town Centre
- 2009 – Construction Defect – Tampa, Florida
Guerrero et al v. Landcraft Development, Inc. et al
Interior damage to townhomes as result of truss deflection
- 2010 – Hurricane Damage, Ongoing Dispute - Palm Beach, Florida
Commodore Realty Shopping Center Owner v. Zurich Insurance Company
- 2011 – Water Damage Incident and Mold Remediation Dispute – Flagler County, FL
After Disaster v. Coastal Business Center
- 2012 –Mold Dispute in Assisted Living Community – Collier County, FL
Karl Connell v. CC-Naples, Inc.

- 2012 –Contractor Dispute – Storm Damage – Brevard County, FL
Roger Towers, P.A. - Jacksonville, Florida
- 2012 –Mold Dispute – Assisted Living Community – Collier County, FL
Fudge & McArthur, P.A.

SPEAKING ENGAGEMENTS:

- Building Owners and Managers Association (BOMA)
Post-Catastrophe Recovery Planning
- Institute of Real Estate Management (IREM)
Post-Catastrophe Recovery Planning
- National Windstorm Conference – Panel Discussion.
Hurricane Damage Mitigation Techniques for Commercial Buildings
- Optimist International
Post-Catastrophe Recovery Planning