



CURRICULUM VITAE

DIANE BALLARD, AIA

President and Principal Architect for Ballard & Morales Consulting, Inc., (BMC), offering architectural and construction consulting services for a full range of project types. Diane Ballard is currently a licensed architect in California, Arizona, and Nevada. She has been designated as an architectural expert on numerous cases since 2005. From 1994 to 2005, Ms. Ballard was actively involved as an architectural consultant, assisting in more than two-hundred (200) lawsuits involving major construction defect claims. As a licensed architect, she has provided professional services for all phases of project development including: Code Analysis, Zoning & Planning, Design Development, Construction Document Preparation and Construction Contract Administration. Additional professional consulting services provided include:

- Lead architect/designated expert in construction defect litigation
- Repair drawings and coordination of construction repairs
- Identification of code violations & coordination of corrections
- Contract dispute resolution
- Architectural design guidelines for master planned communities
- Design review for residential and commercial community associations
- Land use planning
- ADA review and compliance coordination
- Personal injury: investigation and analysis of as-built conditions
- Building code analysis
- Constructability reviews
- Condition assessment reports

Architectural Design Experience:

- Custom residential
- Residential remodeling
- Production housing
- Commercial office buildings
- Apartments and condominiums
- Golf course club houses
- Shopping center remodeling
- Medical buildings
- Tenant improvements
- Adaptive reuse
- Mini-storage facilities
- Interior Design

Forensic Investigation Experience:

- Designated expert
- Expert team coordination
- Contract document analysis
- Investigation of alleged defects
- Destructive testing
- Building system failure analysis
- Repair methodologies
- Repair drawings
- Allocation of responsibility
- Mediation & Arbitration
- Deposition / Trial testimony
- Product & Materials research

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Construction Defect / Architectural Issues Litigation Experience, Partial List (2005 – Present):

- Designated Expert: Lead Architect S v LJRC: Condominium, La Jolla, CA
- Designated Expert: Lead Architect N v C of E: Single-family home, Escondido, CA
- Designated Expert: Lead Architect R v B: (36) Single-family homes, San Bernardino, CA
- Designated Expert: Lead Architect A v K: Single-family home, Vista, CA
- Designated Expert: Lead Architect V v CC: Single-family home, Chula Vista, CA
- Designated Expert: Waterproofing GPP v KCP: Time-share / Hotel complex, Carlsbad, CA
- Designated Expert: Lead Architect L v TG: Single-family custom home, La Jolla, CA
- Designated Expert: Waterproofing G v C: Commercial building, San Diego, CA
- Designated Expert: Masonry B v L: (7) Single-family homes, Corona, CA
- Designated Expert: Masonry C v BA: (12) Single-family homes, Chino Hills, CA
- Designated Expert: Lead Architect V v Co. of SD: Single-family home, Bonita, CA
- Designated Expert: Lead Architect EM v AC: Single-family custom home, Vista, CA
- Designated Expert: Lead Architect McG v B: Single-family home, San Diego, CA
- Designated Expert: Lead Architect HJC v NH: Factory-built home, Phelan, CA
- Designated Expert: Masonry A v PCH: (40) Single-family homes, Lake Elsinore, CA
- Designated Expert: Masonry G v PCH: (39) Single-family homes, Riverside, CA
- Designated Expert: Masonry B v L: (35) Single-family homes, Murrieta, CA
- Designated Expert: Lead Architect MC v L: (13) Single-family homes, Las Vegas, NV
- Designated Expert: Bath Accessories Renovated Historical Hotel building, San Diego, CA
- Designated Expert: Glazing Renovated Historical Hotel building, San Diego, CA
- Designated Expert: Lead Architect MC-2 v L: (6) Single-family homes, Las Vegas, NV
- Designated Expert: Masonry S v. S: Single-family home, Dana Point, CA
- Designated Expert: Lead Architect B v SPD: Single-family home, Lake Arrowhead, CA

Contract Dispute Resolution Experience, Partial List (2005 – Present):

- Designated Expert: Architect V v C: Single-family home, San Diego, CA
- Designated Expert: Architect M v AC: Custom-home, Vista, CA
- Architectural Consultant C v MM: Single-family home, San Diego, CA
- Designated Expert: Architect HJC v NH: Manufactured home, Phelan, CA
- Designated Expert: Architect CPS v PTG: Airport Expansion, Palm Springs, CA

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Personal Injury Consulting Experience, Partial List (2005 – Present):

- Architectural Consultant (Verification of As-Built Conditions) W v S: Vehicular right-of-way, San Diego, CA
- Architectural Consultant (Verification of As-Built Conditions) J v C: Commercial Building, Alhambra, CA
- Designated Expert: Architect (ADA/Code Compliance) C v VDP: Commercial Building, Palm Desert, CA
- Designated Expert: Architect (ADA/Code Compliance) V v CMDW: Municipal Building, Oak Park, CA
- Designated Expert: Architect (ADA/Code Compliance) G v C: Commercial Building, Beaumont, CA
- Designated Expert: Architect (ADA/Code Compliance) B v SPBC: Religious Building, San Diego, CA

Pre-Litigation / Conflict Resolution Experience, Partial List (2005 – Present):

- Architectural Consultant (Third Party Inspection) D v RAH: Single-family home, Temecula, CA
- Architectural Consultant (SB 800) T v DCH: (10) Single-family homes, Eastlake, CA
- Architectural Consultant (SB 800) R v DCH: Single-family home, Eastlake, CA
- Architectural Consultant (Conflict Resolution) P v CM: Condominium, La Jolla, CA
- Architectural Consultant (Paint Subcontractor) DC v LVP: Shopping Mall, Las Vegas, NV
- Architectural Consultant (Chapter 40) V v KMH: (29) Single-family homes, Reno, NV
- Architectural Consultant (BOMA Compliance) IT4K: Commercial Building, Carlsbad, CA

Homeowners Associations Architectural Consulting:

- StoneCrest Village Mgmt. Co.: J.D. Richardson Associates
- Westport Mgmt. Co.: J.D. Richardson Associates
- Del Mar Highlands Mgmt. Co.: N.N. Jaeschke Associates
- Del Mar Highlands #2 Mgmt. Co.: N.N. Jaeschke Associates
- Pointe Del Mar Mgmt. Co.: N.N. Jaeschke Associates
- Villagio at Lomas Verdes Mgmt. Co.: N.N. Jaeschke Associates
- Santa Fe Promontory Mgmt. Co.: N.N. Jaeschke Associates
- Encinitas Ranch Mgmt. Co.: N.N. Jaeschke Associates
- Starlight Ridge Mgmt. Co.: Equity Management (Temecula, CA)
- Christal Ridge Business Park Mgmt. Co.: Equity Management (Temecula, CA)

DIANE BALLARD, AIA

Professional Education:

- California State Polytechnic University, Pomona CA
(Bachelor of Architecture, 1982)

Professional Licenses / Registrations:

- Registered Architect: State of California, No. C19087
- Registered Architect: State of Arizona, No. 45249
- Registered Architect: State of Nevada, No. 5844
- Registered Architect: National Council of Architectural Registration Boards (NCARB), No. 61,853

Active Professional Affiliations:

- Member: American Institute of Architects (AIA)
- Member: Forensic Expert Witness Association (FEWA)
- Member: Construction Specifications Institute (CSI)
- Member: Forensic Consultants Association (FCA)
- Member: American Society for Testing and Materials (ASTM)
- Member: American Concrete Institute (ACI)
- Member: Marble Institute of America (MIA)
- Member: The Society For Protective Coatings (SSPC)
- Member: Glass Association of North America (GANA)

Professional Seminars Presented:

- Common Construction Defects, Lorman Educational Services, Las Vegas, NV, May 2006
- Common Construction Defects, Lorman Educational Services, Reno, NV, June 2006

Contact Information:

- Address: 3033 Fifth Avenue, Suite 230, San Diego, CA 92103
- Telephone: 619.238.0035
- Fax: 619.342.9746
- Cell: 619.922.2992
- Email: db@ballardmorales.com
- Website: www.ballardmorales.com