

CURRICULUM VITAE
of
LANCE LUKE, CCC, CCI, CCPM

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SUMMARY/OVERVIEW

Lance Luke has been in the construction and real estate industry for over 45 years. He is a former general contractor and worked as a construction and project manager for real estate development companies. Currently he owns an independent construction consulting company, Construction Management Inspection, LLC. He has experience in design, engineering, construction inspections, construction management, reserve studies, real estate development, property management and condo association management.

His specialty is in inspection and construction management for condo association buildings and commercial properties. Various types of projects worked on include concrete spalling repair, painting, roofing, waterproofing, asphalt resurfacing, plumbing re-piping, electrical retrofit and structural wood repair. He provides construction oversight and progress inspections for residential and commercial projects. He has 44 years managing capital improvement projects for condominium associations.

Lance Luke serves as an expert witness on construction and real estate litigation cases. He was formerly an Advisory Board Member for the State of Hawaii Regulated Industries Complaints Office, as an expert consultant (for over 15 years). His expertise was in helping to resolve complaints filed with the Contractors' License Board. He was also selected in 2017 by Honolulu Assistant Fire Chief to serve on the RFSAC (Residential Fire Safety Advisory Committee) Building Code Sub-Committee to prepare the Fire Life Safety Evaluation criteria.

He has written numerous articles on construction and inspection, which have published in both local and national media. He conducts up to 30 presentations a year to the construction, real estate and property management industry including educational webinars and construction seminars.

Three-time Best-Selling Author on subjects of construction management and building safety. Numerous articles published in national construction, design, and building management publications.

Featured guest on national media shows such as Times Square Today and Hollywood Live which were broadcast on national media outlets such as ABC, CNBC, CNN, NBC, Fox Affiliates, A&E, and Bravo.

Mr. Luke is a qualified insurance inspector and an approved Federal HUD Construction Inspector. HUD projects included “from the ground up” assisted living facilities such as Plaza at Moanalua (2012), Plaza at Pearl City (2014) and Ilima at Leihano (2016) He is also listed as one of America’s Premier Experts and Marquis Who’s Who in America 70th Anniversary Edition. And is an instructor for National Seminar Providers such as Lorman Education Services, Compliance Prime, and Half Moon Education Seminars.

Lance Luke is a former member of the Structural Engineers Association of Hawaii and the American Bar Association serving on the Real Property/Probate Law Division and the Forum for the Construction Industry and a former member of the following Professional Associations:

PROFESSIONAL ASSOCIATIONS

- ❑ Construction Management Association of America (CMAA)
- ❑ Certified Home Inspector 1990 (American Inspectors Association)
- ❑ The Construction Specifications Institute (CSI)
- ❑ Hawaii Building Association (HBA)
- ❑ International Code Council (ICC)
- ❑ International Concrete Repair Institute (ICRI)
- ❑ National Institute of Building Sciences (NIBS)
- ❑ Roofing Consultant Institute (RCI)
- ❑ Structural Engineers Association of Hawaii (SEAH)
- ❑ Association of Construction Inspectors (ACI)
- ❑ American Association of Cost Engineers (AACE)
- ❑ InterNACHI (National Association of Certified Home Inspectors)

LICENSING/CERTIFICATIONS

- Real Estate License 1980 (currently licensed)
- Certified Real Estate Appraiser 1987 (National Association of Real Estate Appraisers)
- Registered Home Inspector 1996 (Housing Inspection Institute)
- Senior Certified Valuer 1996 (International Real Estate Institute)
- Registered Property Manager 1996 (International Real Estate Institute)
- Mortgage Solicitor/Designated Mortgage Broker 1996-2010
- General Residential Contractor (Oregon 1998-2000)
- Certified Construction Project Manager 2007 (Association of Construction Inspectors)
- Certified Construction Consultant 2007 (Association of Construction Inspectors)
- Certified Construction Inspector 2007 (Association of Construction Inspectors)

- Certified Environmental Inspector (2009)
- Certified Environmental Manager (2009)
- Certified Environmental Specialist (2009)
- Certified Environmental Consultant (2009)
- Certified Mold Inspector (2009)
- Certified Mold Specialist (2009)
- Certified Testing Specialist (2009)
- Certified Remediation Specialist (2009)
- Certified Air Quality Specialist (2009)
- Certified Environmental Records Specialist (2009)
- OSHA Certifications:
 - NFPA 70-E
 - Scaffolding Competent Person
 - Fall Protection Competent Person
 - Revised Hazard Communication
 - Standard (HCS) Globally Harmonized System
 - Aerial Lifts
 - Powered Industrial Truck Certification (Class VII Rough Terrain Telehandler Forklift)
 - Respirable Crystalline Silica
 - NFPA 70E Arc Flash Safety
 - Trenching & Excavation Safety

EDUCATION

- **Doctor of Philosophy (Ph.D.), Building and Construction Management**
Columbus University, 2010
- **Master of Science, Building and Construction Management (Summa Cum Laude)**
Columbus University, 2010
- **Bachelor of Science, Civil Engineering**
Hamilton University 1986
- **Associate of Arts**
University of Hawaii 1975

EXPERIENCE: REAL ESTATE CONDO ASSOCIATION MANAGEMENT, CONDO BOARDS

- Certified Properties Inc. 1978-1984
- First American Realty & Management Corp. 1981-1986

- First American Real Estate Services Inc. 1986- 1989
- Certified Management Inc./Associa Hawaii 2007-2011
- Certified Environmental Inspector (2009)
- Certified Environmental Manager (2009)
- Certified Environmental Specialist (2009)
- Certified Environmental Consultant (2009)
- Certified Mold Inspector (2009)
- Certified Mold Specialist (2009)
- Certified Testing Specialist (2009)
- Certified Remediation Specialist (2009)
- Certified Air Quality Specialist (2009)
- Certified Environmental Records Specialist (2009)
- OSHA Certifications:
 - NFPA 70-E
 - Scaffolding Competent Person
 - Fall Protection Competent Person
 - Revised Hazard Communication
 - Standard (HCS) Globally Harmonized System
 - Aerial Lifts
 - Powered Industrial Truck Certification (Class VII Rough Terrain Telehandler Forklift)
 - Respirable Crystalline Silica
 - NFPA 70E Arc Flash Safety
 - Trenching & Excavation Safety

EXPERIENCE: REAL ESTATE DEVELOPMENT, CONSTRUCTION MANAGEMENT, CONSTRUCTION ENGINEERING

- Central Pacific Development Corporation (Hawaii Headquarters) 1979-1990
- Capital Pacific Development Corporation (Mainland Branch) 1980-1990
- Building Inspection Consultants 1989-2000
- Lance Luke, Construction Consultant 2000-2007
- Construction Management Inspection LLC. 2008-current
- Served as construction manager on hundreds of capital improvement projects for condo and commercial buildings from 1990 to the current date.

EXPERIENCE: REAL ESTATE CONDO ASSOCIATION MANAGEMENT, CONDO BOARDS

- Certified Properties Inc. 1978-1984
- First American Realty & Management Corp. 1981-1986
- First American Real Estate Services Inc. 1986- 1989
- Certified Management Inc./Associa Hawaii 2007-2011

- Certified Association Services Inc 2007-2012
- Certified Real Estate Services Inc. 2007-2012
- Certified Reserve Studies 2007-2012
- Certified Maintenance 2007-2012
- Served on various condo boards from 1979 to 1984, and 2017 to current.
- Currently on three condo association boards serving as Vice President, Secretary and Treasurer respectively,

In addition to serving as corporate and consulting manager, Mr. Luke also trained many condo association property, resident and site managers from 1990 to the current date.

REAL ESTATE DEVELOPMENT PROJECTS (Served as Construction Manager for the following projects)

1. Makiki Plaza: 131 units, 25 stories, 1980
2. Tradewinds Plaza: 80 units, 11 stories, 1979
3. Punahou Surf: 7 units, 2 stories, 1980
4. Emerson Plaza: 12 units, 4 stories, 1979
5. Atkinson Plaza: 127 units, 18 stories, 1979
6. Plaza at Century Court: 94 units, 20 stories 1987
7. Century Park Plaza: 600 units, 40 story twin towers. 1984
8. Makiki Colony: 56 units, 9 stories, 1980
9. Castle Hills: 130 single-family subdivision, 1982
10. Nuuanu Palms: 7 unit single-family cluster, 1988
11. Executive Plaza/Starts International: 7 story office building, 1990
12. Iolani Palms: 31 units, 6 stories, 1989
13. Fountains at Makiki: 72 units, 5 stories, 1991
14. Lani Hale: 15 units, 2 stories, 4 buildings, 2011
15. Leialoha Parkside, 10 units, 3 stories, 2011
16. Parkway Plaza: Residential Highrise Building, San Antonio, Texas 1984
17. Centre Plaza: Residential Highrise Building, Orlando Florida, 1984
18. Capital Pacific Business Plaza: Commercial Highrise Office Building, San Diego California, 1984

WEBINARS presented by Lance Luke (updated June 20, 2026)

Contractor Licensing - The Facts Revealed	JANUARY 2021
Construction Defects - The Bad & Ugly	JANUARY 2021
Senior Safety in the Home - Kupuna Edition	FEBRUARY 2021
Building Safety - Covid19 Protocol	FEBRUARY 2021
Concrete Spalling Repair Guide	MARCH 2021
Warranties in Construction	MARCH 2021
Cast Iron Drain Piping - Replace Now/Later	APRIL 2021
Air Conditioning - Fresh Air Fact	APRIL 2021
Railing Failure Issues	MAY 2021
Hurricane Ties - Don't Be Blown Away	MAY 2021
Roofing - Facts to Be On Top	JUNE 2021
Premises Liability - Avoid the Lawsuits	JUNE 2021
Painting - Primer to the Rest of the Story	JULY 2021
Reserve Studies - Faults & Pitfalls	JULY 2021
Fire/Life Safety in High Rise Buildings	AUGUST 2021
Building Safety	SEPTEMBER 2021
Building Codes & Permits - 2021	SEPTEMBER 2021
Asphalt Reconstruction 101/102	OCTOBER 2021
Wood Repair - Methods to the Madness	NOVEMBER 2021
Flooring & Sound Transmission Issues	NOVEMBER 2021
Concrete Spalling Causes Structural Collapse	JANUARY 2022
Electrical Systems - The Shocking Truth	JANUARY 2022
Waterproofing - Failure Prevention	FEBRUARY 2022
Construction Warranties - Read the Fine Print	FEBRUARY 2022
Developer Transition - Broken Promises	MARCH 2022
Top Ten OSHA Violations	MARCH 2022
Building Envelope - It's a Wrap	APRIL 2022
Lot/Grade Drainage - The Correct Flow	APRIL 2022
Plumbing - Let It Flow	MAY 2022
The Millennium Story - The Sinking Building	MAY 2022

WEBINARS presented by Lance Luke (updated June 20, 2026)

HOA Design Review - The AOA Protocol	JUNE 2022
After a Flood - Do This, Not That	JUNE 2022
Contractor Bidding - Avoid the Ripoff	JULY 2022
The Termite Story - They're Always Hungry	JULY 2022
Window Safety - Hazards & Lawsuits	AUGUST 2022
Grenfell Tower Fire - The Real Story	AUGUST 2022
Hazardous Building Materials - Be Aware	SEPTEMBER 2022
Special Inspections - Code Requirements	SEPTEMBER 2022
Construction Inspections - How Important?	OCTOBER 2022
Problems in the Construction Industry	OCTOBER 2022
Defective Building Materials - How to Identify How Long Does It Last?	NOVEMBER 2022 JANUARY 2023
Fire Code Inspections	FEBRUARY 2023
Ancient Buildings In Italy	FEBRUARY 2023
Why Is My Honolulu Electric Bill So High?	MARCH 2023
DPP - Why Is My Building Permit Taking So Long?	MARCH 2023
Emergency Generators	APRIL 2023
Climate Change & Global Warming - Real Or Fake News?	APRIL 2023
Condo Board Errors	MAY 2023
Condo Lawsuits - There's Trouble In Paradise	MAY 2023
The 7 Stages Of Construction	JUNE 2023
14 Types Of Building Structure Components	JUNE 2023
Aloha Stadium: From Rust To Dust	JULY 2023
The Real Estate Development Process	JULY 2023
Water Damage/Flood Remediation	AUGUST 2023
Construction Defect Litigation Cases	AUGUST 2023
Renovation Is No Vacation	SEPTEMBER 2023
Real Estate Seller Disclosure	SEPTEMBER 2023
International Residential Code	OCTOBER 2023
Cliff Dwelling Construction	OCTOBER 2023
The Rail: The Big, Bad And The Ugly	NOVEMBER 2023

WEBINARS presented by Lance Luke (updated June 20, 2026)

Red Hill: The Big Navy Blunder	NOVEMBER 2023
Why Hire A Construction Manager	DECEMBER 2023
Rebuilding Your Home After a Wildfire	JANUARY 2024
Is Your Home Safe From a Natural Disaster?	FEBRUARY 2024
Fixing Building Foundation Problems	MARCH 2024
Managing Water Intrusion: Tackling Leaks, Drainage, and Mold in Buildings	APRIL 2024
Condo Remodeling Simplified: From Design to Execution	MAY 2024
Types of Engineers for Your Construction Project	JUNE 2024
When Structures Speak: The Silent Danger of Overlooked Railings	JUNE 2024
Fire Sprinklers: Who Needs It?	JULY 2024
The Sagrada Familia: A Masterpiece of Art and Architecture	JULY 2024
Top Ten Costly Condo Renovation Projects	AUGUST 2024
Ask Me Anything	AUGUST 2024
Construction Terminology (What's This Mumbo Jumbo?)	SEPTEMBER 2024
Hawaii's Condo Insurance Crisis: Spiraling Costs and Market Instability	SEPTEMBER 2024
History of Major Disasters in Hawaii	OCTOBER 2024
Historical Overview of Coastal Erosion at Kahana Sunset	OCTOBER 2024
Let's Talk About BS (Building Safety)	NOVEMBER 2024
Build Your Home to Protect from Wildfire	NOVEMBER 2024
Home Safety for the Holidays: Tips for Electrical Safety and Fire Prevention	DECEMBER 2024
Hurricane Milton Update: Safety and Preparation	JANUARY 2025
Caulking VS. Sealant	JANUARY 2025
Electrical Inspection	FEBRUARY 2025
How Not to be a Slumlord	FEBRUARY 2025
What is an Expert Witness?	MARCH 2025
Expert Witness - Premises & Liability	APRIL 2025

WEBINARS presented by Lance Luke (updated June 20, 2026)

Just Venting About Vent Cleaning: Keeping Your Condo Safe, Clean, And Fire-Free	APRIL 2025
Lead Pipes: A Hidden Threat—History, Hazards, and the Path to Clean Water	MAY 2025
Painting vs Waterproofing: Protecting Your Building Inside and Out	MAY 2025
From Stable to Fragile: The Concrete Crisis Uncovered	MAY 2025
Cesspools in Hawaii: History, EPA Fines, and the 2050 Deadline	JUNE 2025
Coastal Erosion Around the World: The Vanishing Shores	JUNE 2025
Reading and Understanding Soil Reports	JULY 2025
Florida Building Collapse Update: Understanding the Causes, Changes, and Future of Condo Ownership	JULY 2025
What Happens After a Flood: Remediation VS. Reconstruction – Know The Right Approach!	AUGUST 2025
Calculating the Cost of a Change Order	AUGUST 2025
The Eiffel Tower: Engineering Marvel and the Battle Against Corrosion	SEPTEMBER 2025
Expert Witness in Construction Defects: Steps, Case Studies & Insights	SEPTEMBER 2025
Flammable Cladding Scotland	OCTOBER 2025
Senior Safety	OCTOBER 2025
LA Wildfires	NOVEMBER 2025
Construction Punch Lists	NOVEMBER 2025
Home Safety for the Holidays	DECEMBER 2025
A Cautionary Tale for Condo Building Owners Severe Health Impacts Due to Wildfires	JANUARY 2026
A Cautionary Tale for Hawaii Homeowners: Beware of Future Natural Disasters	FEBRUARY 2026
Hawaii Condo Board Members' Duty to Repair and Maintain	FEBRUARY 2026
Short Roofing Nails Void Warranties	MARCH 2026

WEBINARS scheduled to be presented by Lance Luke

Home Safety Tips	MARCH 2026
New Construction Warranty Claims	APRIL 2026
Top 10 Claims Against Home Inspectors	APRIL 2026
Hawaii State Hospital Repair Costs	MAY 2026
The Dangers of Working with Hazardous Building Materials	MAY 2026
Hawaiian Islands Sinking at a Faster Rate	JUNE 2026
Full of Hot Air: AC in Hawaii Schools	JUNE 2026
Contractor Payment Application (G702)	JULY 2026
The Hidden Problems in New Homes	JULY 2026
2025 Infrastructure ASCE Report	AUGUST 2026
Poor Condition of Hawaii's Roads	AUGUST 2026
Poor Condition of Hawaii's Bridges	SEPTEMBER 2026
Senior Safety	SEPTEMBER 2026
The Hidden Problems in Older Homes	OCTOBER 2026
Florida Building Collapse Update	OCTOBER 2026
Predictive Building Maintenance	NOVEMBER 2026
Advanced Building Materials	NOVEMBER 2026
Holiday Safety	DECEMBER 2026

SEMINARS presented by Lance Luke

Structural Design Consideration: Construction Materials (<i>Sponsored by Lorman Education Services</i>)	JULY 2019
IBC Chapter 17: Special Inspections	SEPTEMBER 2022
Construction Inspection Due Diligence: Association of Construction and Development (<i>Sponsored by Lorman Education Services</i>)	OCTOBER 2022
Structural Forensic Engineering	NOVEMBER 2022
Preventing and Addressing Construction Defects and Failure - Day 1	JANUARY 2023
Preventing and Addressing Construction Defects and Failure - Day 2	JANUARY 2023
Successful Construction Project Completion: Is your customer satisfied?	JUNE 2023
Manoa Cemetery - In Grave Danger	FEBRUARY 2023
Avoid Contractor Ripoffs!	MARCH 2024
Deep Dive into Construction Change Orders	APRIL 2024
RNO Seminar	APRIL 2024
2024 Special Inspections (<i>Sponsored by Lorman Education Services</i>)	JUNE 2024
Assuring Construction Quality and Preventing Defects and Failures (<i>Sponsored by Halfmoon Education Inc.</i>)	OCTOBER 2024

SEMINARS presented by Lance Luke

IBC CH 17: Special Inspections (Sponsored by Lorman Education Services)	JANUARY 2021
IBC Chapter 17: Special Inspections (Sponsored by Lorman Education Services)	NOVEMBER 2024
Adaptive Reuse of Commercial Buildings of Commercial Buildings (Halfmoon)	NOVEMBER 2024
Reading and Understanding Soil Reports (Lorman)	JANUARY 2025
Construction Formulas Quick-Card Workshop (Halfmoon)	JUNE 2025
Construction Essentials Carpentry Quick-Card Workshop (Halfmoon)	JUNE 2025
Assuring Construction Quality and Preventing Defects and Failures (Halfmoon)	SEPTEMBER 2025
Extending the Life of Concrete (SFR-EuroBridge Conferences 2026)	JUNE 2026

MAGAZINE ARTICLES (Contributor in Industry-Related Publications)

Rocky Road: How to Guarantee a Smooth Road Ahead (<i>Building Management Hawaii</i>)	JUNE-JULY 2013
Why Cast Iron Pipes Fail (<i>Building Management Hawaii</i>)	AUGUST-SEPTEMBER 2014
The Health Risks of Bad AC (<i>Building Management Hawaii</i>)	JUNE 2020
<i>Clogged Pipes Partly Due to TP Shortage</i> (<i>Building Management Hawaii</i>)	JULY 2020
How Safe is Your Building? (<i>Building Management Hawaii</i>)	OCTOBER 2020
Best Guess for `21? (<i>Building Industry Hawaii</i>)	DECEMBER 2020
<i>Check Your Building's Lanai Railings- STAT!</i> (<i>Building Management Hawaii</i>)	MARCH 2024

BLOG ARTICLES (Written by Lance Luke for the National Building Expert website)

- 5 Common Signs of a Broken Water Pipe (Aug 08, 2019)
- 3 Reasons You Should Always Get a Building Permit (Sep 10, 2019)
- FAQ About Building Permits in Hawaii (Oct 15, 2019)
- 4 Reasons to Have a Property Inspection Before Buying a Home (Nov 05, 2019)
- What to Know About Permits When It Comes to Building Renovations (Dec 03, 2019)
- 3 Common Residential Code Violations (Jan 03, 2020)
- 3 Reasons to Hire a Licensed Contractor for Building Renovations (Feb 08, 2020)
- 4 Types of Corrosion Around Your Building (Mar 19, 2020)
- COVID-19 Impacts Building Safety With Faulty Hvac Systems & Leaking Plumbing (Mar 31, 2020)
- 5 Different Types of Construction Defects (Apr 07, 2020)
- Corona Virus (Dec 3, 2022)
- Building Codes (Dec 3, 2022)
- Electrical Safety (Dec 3, 2022)
- Gutter Garden (Dec 3, 2022)
- Missing Roof Shingles (Dec 3, 2022)
- Outlet in Window (Dec 3, 2022)
- Getting to the Root of the Problem (Dec 3, 2022)
- Light Switch Plug (Dec 3, 2022)
- Why Is a Pressure Regulator Needed? (Dec 3, 2022)
- Is a Backflow Preventer Really Needed? (Dec 3, 2022)
- Old Plumbing Is a Hazard (Dec 3, 2022)
- Electrical Safetygrounding Electrical: The Shocking Truth About Building Safety (Dec 3, 2022)
- Saving Energy Creates Safety Hazard (Dec 3, 2022)
- Building Safety: The Importance of Protecting People and Property (April 22, 2023)
- Fire Safety (April 29, 2023)
- Structural Safety: Ensuring the Stability and Durability of Buildings (April 29, 2023)
- Accessibility: Ensuring Equal Access to Buildings for All (April 29, 2023)
- Fire Safety: How to Prevent and Prepare for Fires (April 29, 2023)
- Building Exterior: The Power of Curb Appeal (May 10, 2023)
- Green up Your Property: The Importance of Landscaping and Vegetation Management (May 12, 2023)

BLOG ARTICLES (Written by Lance Luke for the National Building Expert website)

- The Power of Proper Maintenance: Keeping Your Building Exterior in Top Shape (May 12, 2023)
- Shedding Light on Building Exterior: The Importance of Proper Lighting (May 12, 2023)
- Beyond the Facade: Unlocking the Secrets of Building Interior Design (May 16, 2023)
- Don't Neglect Your Building's Health: The Importance of Proper Maintenance (May 17, 2023)
- the Flow of Building Plumbing: Why Proper Maintenance Matters (May 24, 2023)
- Preventative Plumbing Maintenance: Save Money and Avoid Disasters (May 24, 2023)
- Backflow Prevention: Protecting Your Building's Water Supply (May 24, 2023)
- the Invisible Heroes: How Hvac Systems Keep Buildings Comfortable (May 24, 2023)
- Don't Neglect Your Building's Health: The Importance of Proper Maintenance (May 24, 2023)
- Stay Shock-Free: The Importance of Electrical Safety in Buildings (May 31, 2023)
- Power Up: The Importance of Building Electrical Systems (May 31, 2023)
- The Beat of the Building: Understanding the Mechanical Systems of Your Property (June 6, 2023)
- Up and Down With Elevators and Lifts: Ensuring Safe and Smooth Vertical Transportation (June 7, 2023)
- Maximizing Efficiency: The Importance of Energy Management in Buildings (June 7, 2023)
- Building Codes: The Importance of Compliance (June 14, 2023)
- the Foundation of Our Structures: A Look Into the World of General Buildings (June 14, 2023)
- Understanding the Basics of Building Maintenance: What Every Owner Should Know (June 21, 2023)
- Smart Technology for Your Home: The Future of Efficient Living (June 28, 2023)
- Unveiling the Enigma of Monster Houses: Exploring Honolulu's Housing Giants (July 5, 2023)
- Unveiling the Future of Accessory Dwelling Units in Honolulu (July 5, 2023)

BLOG ARTICLES (Written by Lance Luke for the National Building Expert website)

- The Urban Symphony: How Honolulu's Special District Land Use Ordinance Shapes the City (July 5, 2023)
- Building Permits Unveiled: When Are They Needed? (July 5, 2023)
- The Implications of Seawalls on Real Estate in Honolulu (July 6, 2023)
- An Overview of the Digital Permit Processing in Honolulu Building Department (July 7, 2023)
- Shoreline Setbacks and Real Estate Dynamics in Honolulu (July 7, 2023)
- Understanding Honolulu's Real Property Taxes (July 7, 2023)
- Understanding Residential House Lot Surveys in Honolulu (July 7, 2023)
- Understanding Seller Disclosure in Real Estate: An Insight Into Honolulu's Market (July 7, 2023)
- Simplifying Real Estate Surveys With the de Minimus Rule (July 7, 2023)
- Choosing the Right Building Materials: Cost, Durability, and Sustainability (July 8, 2023)
- Sea Level Rise and Its Impact on Honolulu's Real Estate (July 8, 2023)
- Earthquake-Proof Your Home: Structural Precautions to Consider (July 12, 2023)
- the Importance of Regular Inspections for Buildings: What You Need to Know (July 19, 2023)
- The Dangers of Asbestos in Older Buildings: A Comprehensive Guide (July 25, 2023)
- Soundproofing Your Home: Steps for Quieter Living (August 2, 2023)
- Maintenance Tips for Multi-Story Residential Buildings (August 9, 2023)
- Securing Your Property: A Guide to Building Security Systems (August 9, 2023)
- Upgrade Your Home: Tips for a Successful Renovation (August 10, 2023)
- Adapting Your Building for Accessibility: A Guide for Owners (August 11, 2023)
- the Importance of Correctly Managing Building Waste (August 11, 2023)
- Cracking the Code: Understanding Structural Wall Cracks and Remedies (August 12, 2023)
- Is It Time for a Roof Replacement? Key Signs to Watch for (August 12, 2023)
- Understanding Solar: Is a Solar Energy System Right for Your Building? (August 15, 2023)
- Tips for Identifying and Repairing Water Damage in Your Home (August 15, 2023)
- Aesthetics vs. Function: How to Balance Both in Building Renovation (October 6, 2023)
- ADA Compliance: Making Your Building Accessible and Inclusive (October 7, 2023)

BLOG ARTICLES (Written by Lance Luke for the National Building Expert website)

- The Building Owner's Guide To Energy Efficiency And Lower Utility Bills (October 10, 2023)
- Mold Management: Prevention and Remediation Strategies for Home and Building Owners (October 21, 2023)
- Aesthetics vs. Function: How to Balance Both in Building Renovation (October 24, 2023)
- Green Building: Sustainable Materials for Your Home Renovation (November 4, 2023)
- Preventive Maintenance: The Long-Term Benefits for Your Building (November 11, 2023)
- Dealing With Pests: Effective and Environmentally Friendly Strategies (November 18, 2023)
- Home Security: How to Make Your Building Safe and Secure (December 2, 2023)
- Essential Home Repairs: DIY or Hire a Pro? (December 9, 2023)
- Bid Types: Pros & Cons (December 14, 2024)
- Next-Gen Security: Cutting-Edge Systems for Total Property Protection (December 16, 2023)
- Design Harmony: Finding the Perfect Balance in Home Renovation (December 16, 2023)
- Structural Integrity 101: Understanding and Addressing Wall Cracks (December 16, 2023)
- Effortless Living: Streamlining Your Home With Smart Design (December 29, 2023)
- Pipes and Progress: Modern Solutions for Aging Plumbing Systems (December 29, 2023)
- Eco-Conscious Choices: The Latest Trends in Sustainable Building Materials (December 29, 2023)
- Air Purity Primer: Boosting Indoor Air Quality for a Healthier Home (January 3, 2024)
- Quake-Ready Homes: Modern Approaches to Earthquake-Resilient Design (January 6, 2024)
- Waste Not, Want Not: Smart Strategies for Managing Building Waste (January 23, 2024)
- Preventive Wisdom: Long-Term Benefits of Regular Home Maintenance (February 20, 2024)
- Above and Beyond: Signs It's Time for a Roof Overhaul (February 23, 2024)
- Balancing Act: Prioritizing Aesthetics and Functionality in Home Design (February 23, 2024)
- Water Wonders: Identifying and Healing Common Home Water Issues (February 23, 2024)
- Safeguarding Our Bridges: A Call to Action (March 6, 2024)
- the Kingfisher Inn Crisis: A Detailed Examination of Structural Concerns and the Road to Repair (March 6, 2024)

BLOG ARTICLES (Written by Lance Luke for the National Building Expert website)

- Railing Collapse at Waikiki Hotel: A Sign of Deeper Structural Issues (March 5, 2024)
- Scaling Heights: Maintenance Tips for Tall Residential Buildings (March 19, 2024)
- Mold Mastery 2.0: Advanced Prevention and Remediation Techniques (March 26, 2024)
- Tackling Cast Iron Piping Failures in Hawaiian Condos: Lessons From My Experience (March 29, 2024)
- My Thoughts on Navigating Building Permits in Honolulu (March 29, 2024)
- Utility Mastery: A Guide to Energy Efficiency and Lower Bills (April 2, 2024)
- Why Should You Require a Sole Proprietor Contractor to Have Workers' Compensation Insurance? (April 5, 2024)
- Solar Simplified: Navigating the Decision to Go Solar in Your Home (April 9, 2024)
- Painting: More Than Just Color on a Wall (April 10, 2024)
- The Ultimate Guide to Waterproofing: Lessons From the Field (April 10, 2024)
- Repairs Unveiled: Navigating Essential Home Fixes with Confidence (April 16, 2024)
- Enhancing Safety: The Critical Role of Railings in Hawaii's Buildings (April 24, 2024)
- MY THOUGHTS ON NAVIGATING BUILDING PERMITS IN HONOLULU (April 2024)
- Understanding Concrete Spalling: Insights From the Field (April 27, 2024)
- Pest-Free Living: Environmentally Friendly Strategies For Homeowners (May 14, 2024)
- Wood Repair: Essential Techniques and Advanced Practices (May 29, 2024)
- Navigating the Complex World of Insurance in Building Management: Insights From the Field (May 29, 2024)
- An Unforgettable European Vacation: A Blend of Leisure and Professional Insights (June 5, 2024)
- Inspection Insights: Uncovering the Secrets to Effective Building Assessments (June 11, 2024)
- Building Safety Reimagined: Post-surfside Code Enhancements (July 5, 2024)
- Financing Information for Condos From Fannie Mae and Freddie Mac (July 5, 2024)

BLOG ARTICLES (Written by Lance Luke for the National Building Expert website)

- Beyond Asbestos: Safeguarding Your Home From Hidden Health Hazards (July 5, 2024)
- Protecting Your Home: The Importance of Quality Roofing (July 9, 2024)
- Reserve Studies: Ensuring Financial Health and Longevity for Community Associations (July 9, 2024)
- Hawaii's Condo Insurance Crisis: Spiraling Costs and Market Instability (July 17, 2024)
- Renovation Revelations: Strategies for a Successful Home Transformation (August 13, 2024)
- Fire and Life Safety in High-Rise Buildings: Essential Practices for Protection (September 10, 2024)
- Asphalt Resurfacing: A Key to Long-Lasting Pavements (September 10, 2024)
- Understanding Construction Defects and How to Address Them (September 10, 2024)
- Understanding Warranties in Construction: Key Insights for Owners and Contractors
- Accessibility Beyond Compliance: Crafting Inclusive Home Spaces (September 17, 2024)
- The Value of Hiring a Construction Manager for Your Project (September 19, 2024)
- Developer Transition in Hawaii: Navigating the Shift from Developer to Owners' Association (September 19, 2024)
- Inclusive Living Spaces: A Blueprint for Accessible Home Design (October 8, 2024)
- Green Revival: Exploring Sustainable Materials for Home Upgrades (November 12, 2024)
- Tranquil Spaces: A Guide to Achieving a Quiet and Peaceful Home (December 17, 2024)
- Decoding Building Standards: A Fresh Look at Compliance for Owners (January 14, 2025)
- Home Haven: Elevating Security Measures for Your Peace of Mind (February 11, 2025)
- Innovative Energy Solutions: Reducing Your Carbon Footprint at Home (March 11, 2025)
- Preventing and Addressing Water Damage in Condo and HOA Communities: Guide for Board Members (March 28, 2025)
- Miami's Sinking Skyscrapers: A Wake-Up Call for Coastal Construction (April 7, 2025)

BLOG ARTICLES (Written by Lance Luke for the National Building Expert website)

- Space Savvy: Innovative Solutions for Maximizing Home Functionality (April 15, 2025)
- The Hidden Risks of Aging Foundations: What Every Property Owner Should Know (May 13, 2025)
- The Rise of Prefabricated Homes: Are They the Future of Construction? (June 17, 2025)
- Creating a Fire-Resistant Home: Essential Precautions for Every Homeowner (July 15, 2025)
- Weatherproofing Your Property: How to Protect Against Extreme Climate Conditions (August 12, 2025)
- Smart Drainage Solutions: Preventing Water Damage and Flooding in Buildings (September 16, 2025)
- Historic Homes, Modern Solutions: Upgrading Without Losing Character (October 14, 2025)
- Types of Engineers for Your Construction Project: Who They Are and Why They Matter (November 2, 2025)
- AI in Construction: Transforming the Future of Building (November 6, 2025)
- The Science of Ventilation: Why Airflow Matters in Your Building Design (November 13, 2025)
- Home Safety During Christmas: Celebrate Without the Risk (December 8, 2025)
- Condo Safety: Building Responsibility and Protection (December 11, 2025)
- The Role of AI in Property Management: How Technology is Transforming Building Maintenance (December 16, 2025)
- Understanding Developer Transition: What Owners Should Expect (January 5, 2026)
- Common Problems Boards Inherit After Turnover (January 21, 2026)
- Hazardous Building Materials: Identifying Hidden Risks (February 8, 2026)
- How to Manage and Remove Dangerous Materials Safely (February 25, 2026)
- High-Rise Survival: What You Need to Know (March 3, 2026)
- Strengthening Your Building Against Fire (March 18, 2026)
- When to Pull the Plug: My Top 11 Red Flags for Homeowners (March 24, 2026)
- Cutting the Cord: My Professional Strategy for Handling a Rogue Contractor (March 27, 2026)

BLOG ARTICLES (Written by Lance Luke for the National Building Expert website)

- The Forensic Eye: How I Diagnose and Defeat Shoddy Workmanship (March 29, 2026)
- The Project Manager's Playbook: Solving Disputes Without the Drama (March 30, 2026)
- When "Good Enough" Isn't Good Enough: Your Guide to Handling Substandard Work(April 2, 2026)
- The "Reasonable Standard": Holding Contractors Accountable for Every Nail and Wire (April 3, 2026)
- The Partnership Protocol: How to Avoid Being the "Difficult Client" (April 5, 2026)
- The Price of Silence—Understanding and Preventing Construction Defects (April 6, 2026)
- The "Invisible" Killer: Mastering Slip, Trip, and Fall Protection (April 8, 2026)
- Roofing Safety: Mastering the High-Ground Defense (April 10, 2026)
- The Anatomy of an Accident: Understanding the "State-to-Error" Risk Pattern(April 11, 2026)
- The "Nail It" Defense: How to Neutralize Construction Claims Before They Reach the Courtroom(April 12, 2026)
- The Claim Game: Turning Disputed Demands into Professional Resolutions(April 13, 2026)
- From Claim to Conflict: Navigating the Escalation Ladder(April 13, 2026)
- The "Nail It" Foundation: Pre-Empting Claims Through Precision and Tech(April 14, 2026)
- The Breeding Grounds of Conflict: How to Neutralize Claims Before They Hatch(April 15, 2026)
- How Long Does It Last? Decoding the Hidden Lifespan of Your Building (May 7, 2026)
- The Science of Longevity: Maintenance Planning for Extended Service Life (May 23, 2026)
- Managing Water Intrusion in Buildings (June 6, 2026)
- Moisture Detection: Tools and Techniques (June 19, 2026)

BOOKS -Written and published by Lance Luke (updated June 20, 2026)

Everything the City Wants You to Know about the Rail	09/15/2016
How Safe is Your Building?	10/11/2022
Monster Houses	10/21/2022
Concrete Spalling Repair Guide: Concrete Does Not Last Forever	04/07/2023
Cast Iron Drain Piping: Replace Now/Later	04/20/2023
Hazardous Building Materials- Be Aware	07/21/2023
Premises Liability: Avoid the Lawsuit	06/27/2023
Lahaina Wildfire	09/03/2023
Nail It: How To Team Up With Your Contractor	02/14/2024
Senior Safety In The Home: Practical Guidelines for Everyday Safety	05/29/2024
RAAC Exposed: The Hidden Threat in Our Walls: A Global Call to Action Against Structural Vulnerabilities	04/25/2024
Painting: Primer to the Rest of the Story: There's More to It Than the Color	07/08/2024
Contractor Licensing- The Facts Revealed	08/31/2024
Flooring & Sound Transmission Issues	09/04/2024
Developer Transition: Broken Promises	09/07/2024
Fire/Life Safety in High-Rise Buildings	09/12/2024

BOOKS -Written and published by Lance Luke (updated June 20, 2026)

HOA Design Review: The AOA Protocol	09/14/2024
Electrical Systems: The Shocking Truth	09/17/2024
Waterproofing - Failure Prevention	09/20/2024
Roofing- Facts to be on Top	10/01/2024
Reserve Studies - Faults and Pitfalls	10/03/2024
Construction Defects: The Bad and the Ugly	10/08/2024
Asphalt Reconstruction 101/102	10/08/2024
Hurricane Ties: Don't Be Blown Away	10/09/2024
Lot/Grade Drainage: The Correct Flow	10/12/2024
Railing Failure Issues: Safety First. Inspect and Protect	10/17/2024
Getting the Most From Your HOA Community Manager: Maximizing Your HOA's Potential	11/13/2024
Why Hire a Construction Manager?	11/15/2024
Hawaii's Condo Insurance Crisis	11/15/2024

BOOKS -Written and published by Lance Luke (updated June 20, 2026)

Building Envelope: It's a Wrap	11/19/2024
Warranties in Construction: What Every Homeowner Needs to Know	11/22/2024
Construction Warranties - Read the Fine Print	11/30/2024
The Sagrada Familia - A Masterpiece of Art and Architecture	12/12/2024
The Millennium Story - The Sinking Building	12/17/2024
Building Codes & Permits - Hawaii Edition	12/21/2024
Grenfell Tower Fire- The Real Story	12/24/2024
Florida Building Collapse: Fatal Flaws in Construction, or Lack of Maintenance and Repairs?	12/24/2024
Air Conditioning - Fresh Air Facts Book	12/29/2024
Top Ten OSHA Violations	01/01/2025
Wood Repair- Methods to the Madness	01/11/2025
The Cost of Celebration: The Tragic Impact of Fireworks in Hawaii	01/16/2025
Lost in Ashes: The Events of a Burning City	02/08/2025
If Walls Could Talk: Stories from a Troubled Building	02/08/2025

BOOKS -Written and published by Lance Luke (updated June 20, 2026)

Rebuilding Your Home After a Disaster	02/16/2025
Vog and Buildings	02/20/2025
How Long Does it Lasts?	03/18/2025
Contractor Bidding- Avoid the Rip-off	04/03/2025
Home Safety for the Holidays	04/08/2025
Managing Water Intrusion Tackling Leaks, Drainage, and Mold in Buildings	04/09/2025
Rebuilding Los Angeles	04/09/2025
Is Your Home Safe from Natural Disasters?	04/11/2025
Fixing Building Foundation Problems	04/11/2025
Contractor Bidding- Avoid the Ripoff	04/18/2025
Types of Engineers for your Construction Project	04/24/2025
Is Your Home Safe from Natural Disasters?	05/14/2025
The Real Estate Development Process	05/07/2025
Condo Remodeling from Design to Execution	05/15/2025
Fire Prevention	05/25/2025
The 7 Stages of Construction	05/27/2025
Real Estate Disclosure	06/06/2025
Why Building Permit Takes So Long in Honolulu	07/03/2025
Emergency Generators	07/05/2025
Window Safety Hazard and Lawsuits	07/09/2025
Top Secret: Royal Presidential Scam	07/17/2025

**BOOKS -Written and published by Lance Luke
(updated June 20, 2026)**

Aloha Stadium From Rust to Dust	07/25/2025
Plumbing Let It Flow	08/07/2025
Condo Safety Blueprint	08/16/2025
Hawaii Electrical Inspections	08/28/2025
History of Major Disasters	09/02/2025
Just Venting About Vent Cleaning	09/12/2025
The Termite Story - They're Always Hungry	09/23/2025
Lead Pipes: A Hidden Threat — History, Hazards, and the Path to Clean Water	09/30/2025
Reading & Understanding Soil Reports	10/02/2025
History of Railing Failures in Hawaii	10/23/2025
The Definition of Good Workmanship in the Construction Industry	10/25/2025
Top Ten Condominium Capital Improvement Projects	12/11/2025
How Safe Is Your Building? 4TH edition	12/28/2025
Inferno by Design	01/16/2026
Climate Change, Global Warming: Real or Fake News?	01/24/2026
Feral Chickens on Kauai	02/02/2026

BOOKS -Written and published by Lance Luke
(updated June 20, 2026)

Ancient Buildings in Italy Defective	02/10/2026
Building Materials	02/24/2026
Fire Code Inspections	03/01/2026
Construction Inspections	03/19/2026
Construction Management Process	03/24/2026
Problems in the Construction Industry	04/03/2026
Short Roofing Nails Void Warranties	04/04/2026
What is an Expert Witness?	06/10/2026

BOOKS -Co-authored by Lance Luke and published by others

Beat the Curve by Brian Tracy (Amazon Best Seller)	11/19/2015
The Big Question by Larry King (Amazon Best Seller)	03/15/2018
Mindset Matters by Jack Canfield (Amazon and Barnes & Noble Best Seller)	08/08/2024

BOOKS - Completed Manuscripts Scheduled for Publication in 2026

Electrical Inspection	05/02/2026
The Honolulu Rail: The Good, Bad, and the Ugly	05/10/2026
Construction Paydays Made Simple: A Guide to AIA G701, G702 & G703	05/18/2026
Manoa Chinese Cemetery	05/26/2026
Lead Generation: Go With The Sales Flow	06/02/2026
History of Cesspools in Hawaii: This May Be a Crappy Story	06/11/2026
Condo Board Errors	06/19/2026
Preventive Maint- Avoid the Building Collapse	06/27/2026
Special Inspections	07/04/2026
After a Flood - Do This, Not That	07/12/2026
Fire Sprinklers: Who Needs It	07/20/2026
Construction Terminology (What's This Mumbo Jumbo)	07/28/2026
Caulking vs. Sealants	08/05/2026
Coastal Erosion Around the Wall	08/18/2026
How Not to be a Slumlord	08/26/2026
Painting vs. Waterproofing	09/02/2026
Condo Lawsuits	09/10/2026
Red Hill The Big Navy Blunder	09/19/2026
International Residential Code	09/27/2026
Renovation is No Vacation	10/05/2026
Cliff Dwelling Construction	10/13/2026

BOOKS - Completed Manuscripts Scheduled for Publication in 2026

Building Safety- Covid-19 Protocol	10/20/2026
When Structures Speak - The Silent Danger of Overlooked Railings	10/28/2026
Ask Me Anything	11/06/2026
The History of Honolulu Rail	11/14/2026
Senior Safety In the Home	11/22/2026
Expert Witness - Premises & Liability	11/30/2026
From Stable to Fragile: The Concrete Crisis Uncovered	12/06/2026
Baltimore Bridge Collapse: Are Our Bridges Safe?	12/13/2026
The No Aloha Stadium: From Rust to Dust, Then Distrust	12/25/2026
Red Hill Disaster: Hawaii Residents Still Seeing Red	01/03/2026
Manoa Banyan Court: Broken Trust, Fallen Headstones	01/10/2027
Marco Polo Fire: The Deadliest Highrise Fire in Hawai'i	01/18/2027
Fires in Hawai'i: History of the Most Dangerous Fires	01/25/2027
Highrise Buildings in Honolulu with No Fire Sprinklers	02/02/2027
Lahaina Fire: The Deadliest Wildfire in the US	02/11/2027
Condition of Bridges in Hawai'i	02/19/2027

BOOKS - Completed Manuscripts Scheduled for Publication in 2026

The History of the Honolulu Rail	02/03/2027
The History of Real Estate Development in Kaka'ako	02/10/2027
The Ala Moana Railing Accident	02/18/2027
Ocean Pointe Class Action: Construction Defect Lawsuit	02/25/2027
Welcome to the HOA Board: Survival Guide How to Be a Great HOA Community Manager	03/03/2027 03/11/2027
How to Be a Great Contractor	03/20/2027
How to Be a Great Construction Consultant	03/27/2027
How to Be a Great Real Estate Investor	04/04/2027
How to Be a Great Real Estate Instructor	04/12/2027
How to Be a Great Home Inspector	04/20/2027
How to Be a Great Construction Manager	04/28/2027
The History of Condominiums in Hawaii	05/03/2027
The History of the Honolulu DPP	05/11/2027
The History of the Mitsunaga/Kaneshiro Case: The Laurel Mau Conspiracy	05/19/2027 05/26/2027
Why Condo HOA Insurance is so High	06/02/2027
History of Mortgage Fraud in Hawaii	06/11/2027
The History of Monster Houses in Hawaii	06/20/2027
How to Become a Top Real Estate Producer	06/28/2027
Musicians Guide to Stage Performance	07/06/2027
How to Be a Great AI Prompting Engineer	07/14/2027
How to Inspect a Commercial Building	07/21/2027
The History of Reserve Studies in Hawai'i	

BOOKS - Completed Manuscripts Scheduled for Publication in 2026

How to Legally Pay to Play	07/29/2027
How to Be a Great BFF	08/07/2027
My Summer Job at the Pineapple Cannery	08/15/2027
Why the Honolulu Tax for the Rail Is a Big Ripoff	08/23/2027
Reasons Why Affordable Housing in Hawai'i Is Not Affordable	08/30/2027
The History of the Hawaii Hurricane Relief Fund	09/07/2027
The History of Bai San/Ching Ming in Hawaii	09/15/2027
A Short History of the Coliseum	09/24/2027
Condo High-Risk Components by Lance Luke (Exterior)	10/01/2027
Condo Interior High-Risk Components	10/09/2027
CIPP for High-Rise Buildings	10/18/2027
Fixing Water Leaks	10/26/2027
Top 10 Costly Condo Renovation Projects	11/02/2027
History of Major Disasters in Hawaii	11/17/2027
Historical Overview of Coastal Erosion at Kahana Sunset	11/28/2027
Let's Talk About BS	12/02/2027
Build Your Home to Protect from Wildfire	12/08/2027
Smart Condo Management Asset Care and Legal Insights	12/15/2027
Real Estate 101: Licensing, Ethics & AI Marketing	12/22/2027
Home Safety for Holidays	01/03/2027
Buying a Home- Ideas for Homeowners How to Buy a Home	01/12/2027

NEWS INTERVIEWS (Featuring Lance Luke)

- Ala Moana Center to thoroughly inspect all railings in wake of deadly fall (Khon2, October 12, 2016)
- Marco Polo Condo Fire Interview (Khon2, July 20, 2017)
- Lance Luke on Times Square Today with Emmy Award Winner Nick Nanton (February 19, 2018)
- Lance Luke discusses Kalihi Building Wall/Rail Collapse (KHNL TV, April 10, 2018)
- Residents concerned about Kalihi apartment building safety prior to wall collapse (Khon2, April 10, 2018)
- Lance Luke, National Expert, Tips on Building Safety & Coronavirus (Living808, July 17, 2020)
- Lance Luke - on Brian Tracy Show (January 7, 2021)
- Help Out and Be Someone's Hero Today (March 30, 2021)
- Building industry workers say drastic changes needed at city department after bribery charges (Khon2, March 31, 2021)
- Honolulu DPP changes permitting process amid bribery investigation (Khon2, April 23, 2021)
- Older Hawaii buildings are not required to be inspected (KITV4 Island News, July 11, 2021)
- Scores come out in Manoa to voice their concerns about planned affordable housing project (Hawaii News Now, May 1, 2022)
- Nuuanu Landslide incident interview/site inspection (April 23, 2022)
- Light pole falls just missing cars driving through (Khon2, February 28, 2023)
- Lele Pono condo fire echoes 2017 Marco Polo blaze (Khon2, January 30, 2023)
- Waikiki hotel incident raises railing safety concerns (Khon2, January 30, 2024)
- Waikiki hotel incident raises railing safety concerns (Khon2, January 31, 2024)
- Some concerned Waikiki hotel railing collapse could spook visitors (KITV4 Island News, February 1, 2024)
- News on Hotel railing collapse at Waikiki hotel could be sign of a much bigger problem (KITV4 Island, February 1, 2024)
- National Building Expert Urges Inspections After Waikiki Hotel Railing Collapse (February 21, 2024)

EXPERT WEBSITES DEVELOPED AND OWNED BY LANCE LUKE

Ask the Building Expert	http://askbuildingexpert.com
Asphalt Expert	https://asphaltexpert.hawaiibuildingexpert.com
Building Expert	TBA
Building Permit Expert	http://buildingpermitexpert.hawaiiexpert.com
Building Safety	TBA
Cast Iron Pipe Expert	http://castironpipeexpert.hawaiibuildingexpert.com
CMI: Hawaii Building Expert	https://hawaiibuildingexpert.com
Condo Expert	http://condoexpert.hawaiibuildingexpert.com
Condo High Risk Components	TBA
Condo Safety	TBA
Condo Defect Investigation	TBA
Construction Defects	https://constructiondefects.expertwitness.website/

EXPERT WEBSITES DEVELOPED AND OWNED BY LANCE LUKE

Construction Expert	TBA
Construction Inspection	TBA
Contractor Licensing Hawaii	TBA
Electrical Expert	https://electricalexpert.hawaiibuildingexpert.com/
Expert Media Matters	http://expertmediamatters.com/
Expert Witness	https://expertwitness.website/
Fire Sprinkler	TBA
Fire/Life Safety	https://firelifesafetylance.hawaiibuildingexpert.com/
Florida Building Collapse	http://floridabuildingcollapse.nationalbuildingexpert.com/
Lahaina Rebuild	TBA
Mechanical Expert	TBA
Monster House	TBA
National Building Expert	https://nationalbuildingexpert.com/

EXPERT WEBSITES DEVELOPED AND OWNED BY LANCE LUKE

Painting Expert	https://paintingexpert.hawaiibuildingexpert.com/
Plumbing Expert	http://plumbingexpert.hawaiibuildingexpert.com/
Premises Liability	premisesliability.expertwitness.website
Rail Ripoff	TBA
Railing Expert	railingexpert.hawaiibuildingexpert.com
Real Estate Expert	http://realestateexpert.us
Spalling Repair	http://spallingrepair.hawaiibuildingexpert.com/
Stop Contractor Ripoffs	http://stopcontractorriporff.constructionhelp.us/
Tenant Rights	http://tenantrights.lanceluke.com
The Building Code Expert	TBA
The Roofing Expert	http://plumbingexpert.hawaiibuildingexpert.com/
Waterproofing Expert	http://waterproofingexpert.hawaiibuildingexpert.com/
Wood Repair	http://woodrepair.hawaiibuildingexpert.com

Association of Construction Inspectors



herely certifies

Lance Luke



has been qualified for membership

Association of Construction Inspectors

and has been admitted by its Board of Directors and declared to be a

Certified Construction Inspector & Certified Construction Consultant
Certified Construction Project Manager

and is hereby granted this certificate under the conditions presented in its by-laws

Brent Felstead

Executive Director
Brent Felstead, MBA, PhD.

Member Since: April 28, 2007

ID # 7135

Expiration Date: March 15, 2026

Environmental Assessment Association



herely certifies that

Lance Luke



has been qualified for membership in the

ENVIRONMENTAL ASSESSMENT ASSOCIATION

and has been admitted by its Board of Directors and declared to be a

Certified Mold Inspector & Certified Mold Specialist
Certified Remediation Specialist, Testing & Air Quality Specialist
Certified Environmental Inspector, Manager, Specialist & Consultant

and is hereby granted this certificate under the conditions presented in its by-laws.

Brent Felstead

Executive Director

Member Since: April 28, 2007

ID # 58801

Expiration Date: January 31, 2026

FMA CONSULTING LLC

CERTIFIES THAT:
Lance Luke

Has successfully completed the requirements set forth by the Occupational Safety and Health Administration in CFR 1926.452(w)

MOBILE SCAFFOLDS/SCISSORLIFT


Frank Murphree Instructor

9/2/2024
Date

FMA CONSULTING LLC

CERTIFIES THAT:
Lance Luke

Has successfully completed the requirements set forth by the Occupational Safety and Health Administration in CFR 1910.178

CLASS V FORKLIFT


Frank Murphree Instructor

9/2/2024
Date

FMA CONSULTING LLC

CERTIFIES THAT:
Lance Luke

Has successfully completed the requirements set forth by the Occupational Safety and Health Administration in CFR 1926 Subpart M

FALL PROTECTION COMPETENT PERSON


Frank Murphree Instructor

8/9/2024
Date

FMA CONSULTING LLC

CERTIFIES THAT:
Lance Luke

Has successfully completed the requirements set forth by the Occupational Safety and Health Administration in CFR 1926 Subpart L

SCAFFOLDING COMPETENT PERSON


Frank Murphree Instructor

8/9/2024
Date

FMA CONSULTING LLC

CERTIFIES THAT:
Lance Luke

Has successfully completed the requirements set forth by the Occupational Safety and Health Administration in CFR 1926.59

*HAZARD COMMUNICATION
GLOBALLY HARMONIZED SYSTEM*


Frank Murphree Instructor

8/2/2024
Date

FMA CONSULTING LLC

CERTIFIES THAT:
Lance Luke

Has successfully completed the requirements set forth by the Occupational Safety and Health Administration in CFR 1926 Subpart F

FIRE PROTECTION & PREVENTION


Frank Murphree Instructor

8/2/2024
Date

FMA CONSULTING LLC

CERTIFIES THAT:
Lance Luke

Has successfully completed the requirements set forth by the Occupational Safety and Health Administration in CFR 1926 Subpart P

TRENCHING & EXCAVATING


Frank Murphree Instructor

7/23/2024
Date

FMA CONSULTING LLC

CERTIFIES THAT:
Lance Luke

Has successfully completed the requirements set forth by the Occupational Safety and Health Administration in CFR 1926.417

ELECTRICAL LOCK OUT/TAG OUT


Frank Murphree Instructor

7/23/2024
Date

FMA CONSULTING LLC

CERTIFIES THAT:
Lance Luke

Has successfully completed the requirements set forth by the Occupational Safety and Health Administration in CFR 1926.103

RESPIRATORY PROTECTION


Frank Murphree Instructor

7/23/2024
Date

FMA CONSULTING LLC

CERTIFIES THAT:
Lance Luke

Has successfully completed the requirements set forth by the Occupational Safety and Health Administration in CFR 1926.101

HEARING PROTECTION


Frank Murphree Instructor.

7/23/2024
Date