

CURRICULUM VITAE

Michael P. Showalter

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Michael Showalter is the founder and former president/owner of Construction Dispute Resolution, Inc. (CDR). In 1993 after twenty-three years of experience working in the construction industry as a laborer, carpenter, then general contractor and occasional expert witness, he established CDR as a vehicle for alternative dispute resolution. Mike was one of the early non-lawyers in this field and he continues to be a leader among those who have joined the industry. Mike's construction expertise, real estate experience and knowledge of the legal process, along with his keen observation and negotiating skills, provide a unique basis for effective dispute resolution. During his long career in this field Mike has served as an expert witness and consultant, mediator, and arbitrator.

In addition to this work, as a licensed real estate broker he owns Showpiece Investment Property Management. He frequently gives classes and seminars for various contractors, consultants and real estate agencies in the Pacific NW, teaches an Earthquake Retrofit class for contractors and building officials, is a speaker at the Seattle Home Show, and appears as a guest on radio talk shows.

Employment:

2/2023 – Present Founder/Case Manager
Construction Dispute Resolution, Inc. (CDR)
3047 78th Avenue SE, Suite 204
Mercer Island, WA 98040

1993-2/2023 President/Owner:
Construction Dispute Resolution, Inc. (CDR)
3047 78th Avenue SE, Suite 204
Mercer Island, WA 98040-2847

1984-present Owner:
Showpiece Investment Property Management
3047 78th Avenue SE, Suite 204
Mercer Island, WA 98040-2847

Previous Employment:

1976-2000 President/Owner:
Showpiece, Inc.
Mercer Island, WA
Builder of custom homes and commercial tenant improvement 1976-1993

1970 Bechtel Engineering
Concrete inspection and water quality analysis during construction of
Skookumchuck Dam and Centralia steam plant (Washington)

Licenses:

1993-present Real Estate Broker, State of Washington
1986-1993 Real Estate Salesperson, State of Washington

Professional Memberships:

Architectural Woodwork Institute
International Code Council
Master Builders Association Consumer Dispute Resource Program
Master Builders Association Remodeler's Council

CDR Corporate Memberships and Affiliations:

Building Industry Association of Washington
Master Builders Association
Mercer Island Chamber of Commerce
National Wood Flooring Association
Northwest Wall and Ceiling Bureau
Timber Framers' Guild
Washington Association of Business Officials

Education:

1975 University of Colorado, Boulder, Colorado, Bachelor of Arts

Continuing Education:

ABC's of Accessibility Inc.
Accessibility Standards, 2020

AGC Education Foundation
OSHA 10 – Construction Safety

American Arbitration Association
Mediation Essentials, 2002
Effective Construction Conflict Management, 1999
Basic Arbitrator Training, 1994
The Changing Face of Dispute Avoidance and Resolution in the Construction
Industry, 1994

Americas Best Real Estate Education (A+ Institute)
Listings and Sales 2015
Current Issues in WA Residential Real Estate, 2009
Homeowner's Association Management, 2009
Agency – The Big Picture, 2009
Human Land Use, 2009

WA Residential Core, 2007
Water Resources, 2007
ADA Fair Housing, 2005
Contracts, 2005
Environmental Basics, 2005
Home Inspection, 2005
Meth Madness, 2005
Real Estate Math, 2005
WA Residential Core, 2005

Bellevue College

Beginning Drone Piloting and Safety, 2015
Publishing Your First Website, 2004
Microsoft Visio 2002 Level 1, 2003
Microsoft Excel, Intermediate, 1990
Real Estate Principles, 1987
Real Estate Law, 1987

Building Industry Association of Washington

Buying Casualty Insurance & Commercial Property for Washington Builders, 2015
Construction Contracts & Law, 2013

Bullivant Houser Bailey

Analyzing and Proving Construction Project Damages in Washington, 2002
Is the Mold Rush the New Litigation Gold Rush?, 2001

CE Forward

Marijuana & the Practice of RE 2015
Instructor Development Workshop, 2013
Short Sales & Pre-Foreclosures, 2008

Construction Credit Services

Construction Liens: The New Lien Statute, 1996

CWA Consultants

International Building Code Training, 2007

Foster Pepper & Shefelman

Insurance Coverage Seminar, 2005

Georgia Pacific

Gypsum Education Seminar, 2006

Home Street Bank

Rehab Loans Made Easy, 2010

Indoor Air Quality Association

Cannabis! Fentanyl! Methamphetamine! – Issues of Indoor Air Quality related to grow/process operations 2018
Attic and Crawl Confined Spaces (WAC 296-809), 2017
IICRC S500 Water Damage/Restoration Updates & Remediation Perspectives, 2016
Toxicology Behind Closed Doors, 2015
Microbial Investigation in Indoor Environments: From ERMI to “toxic-mold”, 2013
Fire Science Revisited: Exploring Fire Claims & Investigations, 2013
Fire Science 101: Where There’s Smoke There’s Claims, 2013
Bacteria Encountered in Building Response: The Ins and Outs from a Bacterial Expert, 2012

Microbial Remediate Part II – Drying, Treatment Strategies and Case Studies
In Contaminated Structures, 2012
Microbial Remediation – Sanitizers, Treatments and Coatings: Benefits
and Pitfalls, 2011
Air Pockets, Deep Pockets, and Empty Wallets: Insurance Pays...Except
When It Doesn't, 2008
Planning for Building Disasters, 2007
Bacteria and IAQ Workshop, 2006

Kaplan Real Estate Education

Current Issues in WA Residential RE, 2021
Water: How it Affects Property, 2021
Liars, Cheaters, and Thieves: Averting Client Catastrophe, 2021
The Twenty Most Cost-Effective Home Improvements, 2021
Millennials: Challenging the Traditional RE Model, 2021
Today's RE Event Marketing, 2021
Solving the Down Payment Dilemma, 2021

Lake Washington Vocational Technical Institute

Residential Construction Practices, 1985
Construction Contracts, 1980
Estimating for the Building Trades, 1980

Larry Christenson.com, A Real Estate School

Current Issues in WA Real Estate, 2010
Dissecting the N.W.M.L.S. Inspection Forms, 2008

Master Builders Association

Demystifying Artificial Intelligence for Business, 2022
The I-Codes, 2004
Speakers Bureau Pilot Training, 2002

McKissock

Property Mgt Primer 2018
Foreign Investments in US RE 2018
Reaching and Networking the Affluent 2018
Paperless Transactions 2018
Going Green 2018
Current Issues in WA Real Estate 2018
Power of Exchange 2018
Using Retirement Assets 2018
How to work with RE Investors 2018
Current Issues in WA Real Estate 2017
RE Investing – Beyond the Basics 2017
How to work with RE Investors Part I – 2017
How to work with RE Investors Part II – 2017
Real Estate Safety – Protect Yourself 2017
Crowdfunding in RE 2017
Using Retirement Assets 2017
Technology, Relationships 2017
Millennials 2017
Current Issues in WA Real Estate 2015
National Marketing, Negotiations and Closing the Sale, 2013
WA Real Estate Transition Course, 2011

Mykut Real Estate School

Current Issues in WA Real Estate, 2013

Property Disclosures: Guide to Reducing Risk, 2007
Investment Property Practice & Management, 2007
Real Estate Finance and Tax Issues, 2003
Real Estate and Taxes, 2003
Introduction to Commercial Real Estate Sales, 2003
Construction Technology, 2001
Recognizing & Evaluating Structural Problems, 2001
Laws Impacting Real Estate, 2001
1031 Exchange, 1996
What's It Worth -- Income Property Evaluation Tools, 1995
Fundamentals of Real Estate, 1993
Broker Management, 1991
Real Estate Law, 1990
Sales Techniques & Practices, 1990

National Business Institute

Legal Issues Facing the Construction Industry in Washington, 2003
The Essentials of Washington Construction Mediation, 2002
Advanced Construction Law in Washington, 2000
Keys to Success in a Real Estate Transaction in Washington, 2000
Using Exhibits to Win Your Case in Washington, 1999
Road & Access Law in Washington: How to Research & Resolve Access
Disputes, 1999

Nikon School

Next Steps in Digital Photography: Streamlined Workflow Techniques, 2006

Northwest Wall and Ceiling Bureau

Understanding the New Silica Standards, 2017
Sound-Control Construction in the Field, 2010
New Rules of Engagement, 2004
Tyvek Seminar, 2003

Professional Direction, Inc.

The Inside View, 1999
Dangerous Dozen, 1999

Real Estate School of Washington

Risk Management 2015
Farming 2015
Understanding the Mortgage Market 2015
Real Estate Appraisal, 1988
Real Estate Essentials, 1986

Remodelers Council

How Contractors Can Protect Themselves from Litigation, 2017

Rockwell Institute

Real Estate Sales Techniques, 2013
Prospering in a Changing Market 2010
Land Use Common Law, 1999
Let's Make a Deal, 1999
Tax Deferred Real Estate Exchanges, 1999

Seattle-King County Assn. of REALTORS

Core Curriculum, 2010
Rehab Loans Made Easy, 2010

Dissecting the NWMLS Inspection Forms Seminar, 2008
Short Sale Seminar, 2008

Simpson Lumber
Strong-Tie's anchor Systems Workshop, 2001

The Seminar Group
Construction Defects: Update and Strategies, December 2010
Real Estate Development Incentives, November 2010

Washington Association of Building Officials
2012 International Existing Building Code Overview, 2015
2006 International Residential Code, 2008

Washington State University
Mold and Moisture in Buildings: Health effects and risks, building assessments,
prevention and remediation, Seattle, WA 2001

Windermere Real Estate
Team Foster Sales Seminar, October 2010

Conferences and Conventions Attended:

Coldwell Banker NW Regional Education Conference, 2010, 2011
Washington Defense Trial Lawyers: *Annual Update on Construction Defect Litigation*,
Exhibitor 2006
Pella Windows ABC Days, Iowa, October 31-November 1, 1999

Speaking Engagements:

International Code Council, Western Washington Chapter, "Homeowner & Flipper as
General Contractor," 2018

Seminar Group, "Resolving the Complex Construction Dispute," 2017

Seattle Home Show, Master Builders Association Speakers Bureau, "Development and
Management Essentials for New Construction and Remodel Projects," 2014

MBA Remodeler's Council, "Contracting Risk under WRD 1.19 from a Defense Expert's
Perspective," 2013

IAQA Seattle Chapter, "Remediation Job Site Faux Pas plus Review of WRD 1.1 from a
Defense Expert's Perspective," 2013

Seattle Home Show, Master Builders Association Speakers Bureau, "Develop & Manage
Your Construction Project in a Challenging Market," 2012

IAQA Seattle Chapter, "Real Estate/Foreclosure Issues and IAQ", 2011

Seattle Home Show, Master Builders Association Speakers Bureau, "How To Work With
Your Contractor And Designer To Have A Successful Construction Project", 2011

Seattle Home Show, Master Builders Association Speakers Bureau, "Successfully Develop
& Manage Your Construction Project", 2008, 2009, 2010

The Seminar Group, 2nd Annual Construction Defects Conference on Water Intrusion & Other Calamaties, "Taking the Right Precautions During the Project - The Role of the Construction Manager", 2005

Master Builders Association, Homeowner's Dispute Resource Program, 2004

Seattle Home Show, Master Builders Association Speakers Bureau, "Essentials for Avoiding Construction Disputes", October 2002, 2003, 2005, 2006, 2007

Seattle Home Show, Master Builders Association Speakers Bureau, "Navigating Construction Contracts", 2004

Mercer Island High School, Personal and Family Relations classes, "Conflict Resolution", October, 2002

American Indoor Air Quality Council Panel Discussion on the subject of Mold, Indoor Air Quality and Insurance, Seattle, WA, 2001

Washington Remodelers' Association Membership Meeting, Tacoma, WA, 2000

Structural Engineers Association of Washington Snow Storm Colloquium, University of Washington, 1997

Classes and Seminars Given:

Home Seismic Retrofit Seminar, presented to Building Contractors, 2023

Home Seismic Retrofit Seminar, presented to Building Contractors, June 2017

Earthquake Retrofit Seminar, presented to Building Contractors, May 2016

Fall Safety Plans, presented to Encore Custom Homes, May 2012

Earthquake Retrofit Seminar, presented to Building Contractors, May 2011

EPA Lead Rules, presented to Forum XXII Real Estate Agents, May 2010

Selling the Remodel, presented to Coldwell Banker Bain, Mar 2010

Intrusive Inspection, presented to Coldwell Banker Bain, Mar 2010

New Federal Rules for 2010, presented to Coldwell Banker Bain, Mar 2010

Construction Safety and Change Orders, presented to Edifice Construction, Jan 2009

Earthquake Home Retrofit Seminar, presented to WABO Shoreline Building Officials, Nov 2008, May 2010

Water Intrusion in Buildings, presented to the American Lung Association, October 2008

Condominium Conversion, presented to Redfin Company, April 2008

Oddball IAQ Cases from a Construction Specialist, presented for the IAQA Seattle Chapter Workshop, March 2008

2006 International Residential Code, presented at WABO Annual Education Institute, March 2008

'Sclosures n 'Spections: Listings/Disclosure/Inspections/Lawsuits, presented to Coldwell Banker Bain, February, 2008

Home Owner Bill of Rights, SHB 1935, presented to Coldwell Banker Bain, May 2007

RCW 64-1848 Inspector, presented to Morris Piha, March 2007

Little Bear Creek, presented to Coldwell Banker Bain, April 2006

RCW 64-1848 Inspector, presented to Coldwell Banker Bain, April 2006

Weatherproofing Seminar, presented to Caledonia Builders 2005

Flying Below Radar (Risk Management Review: Disclosure Statements, Listing Agreements and Pre-purchase Inspections), presented to Coldwell Banker Bain Associates, February 2005.

Mold in Construction, workshop presented to the Seattle Chapter of American Indoor Air Quality Council, December 2004.

Keys to Successful Construction, presented to Coldwell Bank Bain May 2004

EIFS Parts I and II, presented to Coldwell Banker Bain FORUM, March 13 & 20, 2004.

Construction Defects, presented to Coldwell Banker Bain FORUM 2004, January 8 & 15, 2004.

New Construction and Mechanics Liens, presented to Chicago Title Company, Bellevue office, December 2003.

Condo Class Seminar, presented to Chicago Title Company, November 2003.

Navigating the 4 C's, presented to Coldwell Banker Bain Associates, October 2003.

Mold in Construction, presented to the Bellingham chapter of Associated General Contractors. Co-presenters were Larry Lee and Michael Smith of Argus Pacific. June 2003.

Mold in Construction, presented to the Yakima chapter of Associated General Contractors. Co-presenters were Larry Lee and Michael Smith of Argus Pacific. May 2003.

Mold in Construction, presented to Associated General Contractors, Seattle Chapter. Co-presenters were Larry Lee and Michael Smith of Argus Pacific. March 2003.

The Insurance Industry and EIFS, Parts I and II, presented to Coldwell Banker Bain Associates, March 2003.

Contractor, Owner and Insurance Issues Affecting the Real Estate Professional, presented to Coldwell Banker Bain Associates, October 2002.

EIFS Seminar, presented to Urban Renaissance LLC, September 2002.

Mold & Water Intrusion, presented to Coldwell Banker Bain November 2001

EIFS and Exterior Cladding Issues Affecting Real Estate Transactions, presented at Overlake Country Club, March 2001.

Exterior Waterproofing Review, presented to Trammell Crow Residential, September 21-22, 1999.

Field Seminar for Builders, presented to members of the Master Builders Association, April 6, 1999

Introduction to Seismic Retrofit, presented to Coldwell Banker Bain Associates, February 4, 1999

Seismic Retrofit for Washington State: Safety and Legal Issues, CE classes at the University of Washington from October 1998 to 2008.

Exterior Weatherproofing and EIFS Conference, presented to Master Builders Association, December 1, 1998

Quality in the Workplace, presented at the W.G. Clark annual meeting, September 8, 1998

EIFS Issues in Listing and Selling Residential and Commercial Properties, presented to Coldwell Banker Bain Associates, 1997 & 1998

Broker/Agent Representation Issues, presented to Coldwell Banker Bain Associates, 1997

SRA Homeowners Training, April, 1996

Construction Seminar for Homeowners and Contractors, by Robert Olson, esq., and Michael Showalter, presented to the Mercer Island community at the King County Library, 1996

Technical Aspects of Inspecting Barrier EIFS Systems, presented to Home Pro Inspection Services, 1996

Avoiding Litigation in Real Estate Documents and Transactions, by Philip King and Michael Showalter, presented to Coldwell Banker Bain Associates, 1996

Avoiding Litigation in Construction Documents, by Philip King and Michael Showalter, presented to Associated General Contractors, sponsored by Puget Sound Chapter of the Construction Specifications Institute, 1995

Dispute Resolution: Options, Information Required and A Lawyer's Perspective, by Philip King and Michael Showalter, presented to Mercer Island Construction Contractor Roundtable, 1994

Residential Construction Practices at Lake Washington Vocational Technical Institute, 1985

Publications

CDR Website Bulletins:

Handling Unforeseen Price Increases, September 2020
WISHA Compliance Extended to Homeowners, January 2017
Marijuana – Washington’s Initiative 502, October 2015

Staples in Underlayment Construction, May 2015
Select Changes in the 2012 WA State Building Code, October 2013
Table Saw Initiative, October 2011
Carbon Monoxide, November 2010
Masonry Efflorescence, August 2007

Features in Magazines & Newspapers:

"The Bottom Line," **Washington Journal**, November 29, 1999.
"Alternative Dispute Resolution May Keep You Out of Court," **Professional Builder**, October, 1995
"Mediation, Not Litigation," **Builder Magazine**, May 1994
"Change Orders" and "Daily Job Report," **Builder Magazine**, August 1994
"Talk It Out," **Builder Magazine**, August 1994
3 Tree Point home, "Black & White," **Pacific Northwest Living, The Seattle Times**, 1988
"Showplaces by Showpiece," **The Mercer Island Reporter**, 1987
Mercer Island Award-Winning custom home: "Solar Heating on Mercer Island," **Pictorial Magazine, The Seattle Times**, 1978

Radio Appearances:

KOMO and KVI Radio, frequent guest 1995-present

Awards:

Certificate of Distinction for construction of Mercer Island Residence, American Architecture Award

Sampling of Case Issues Handled by Construction Dispute Resolution, Inc.:

EIFS & Stucco Analysis	Personal Injury – Consulting Expert
Siding Failure Analysis	Punchlist/Workmanship Disputes
Water Intrusion	Architect/Owner Disputes
Concrete Placement and Performance	Insurance Claims and Defense
Storm Damage	Building Systems Analysis
Contractor Termination	Feasibility Studies
Window Defect Investigation for Plaintiffs	Defense for window manufacturers including Alpine Windows and Alside Windows

Professional and Project References Provided Upon Request