

Jon Baak | Project Manager, ET, CIAQP

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Professional Summary:

Mr. Baak is responsible for conducting on-site property investigations as part of the due diligence process on multi-family dwellings and commercial buildings. Mr. Baak has a strong understanding of construction methods and processes, construction inspection techniques, building codes, zoning and parking requirements, flood zone interpretation, NFPA 101 (Lifesafety), and ADA and Fair Housing Accessibility guidelines and regulations. Mr. Baak possesses training and experience in assessing the condition and function of property civil/site details, assessing the condition and function of the pavements, structures and roofing and assessing the condition and function of the electrical, plumbing and HVAC systems.

Mr. Baak has performed numerous building surveys to identify the presence of asbestos-containing materials in office buildings, warehouses, hotels, and department stores. The level of detail in the surveys performed by Mr. Baak, ranged from "limited" surveys to determine the presence of asbestos, to detailed "design" surveys which included quantity estimations, condition assessments, and occupant exposure assessment. At the completion of the field portion of the surveys Mr. Baak has been responsible for evaluating the analytical results and preparing reports documenting the survey results or preparing project specific plans and specifications for the removal of the asbestos-containing materials discovered.

Mr. Baak is a Certified Indoor Air Quality Professional and has performed indoor air quality and mold evaluations on numerous projects including retail and banking facilities, churches, educational facilities, high-rise office buildings, hotels, apartments and high-rise condominiums. These evaluations included evaluating occupant complaints, sampling indicators of indoor air quality, reviewing the operation and maintenance of the mechanical systems, and the developing recommendations and plans and specifications for improving indoor air quality and remediation of mold. Additionally, Mr. Baak is responsible for project management and oversight of the remediation process.

Licenses and Certifications:

Certified Engineering Technician, Level III, Architecture and Building Construction, #085591

Certified Building Inspector, International Code Council, #5189870-B5

Asbestos Building Inspector, Texas Department of State Health Services, #600403

Asbestos Project Manager, Texas Department of State Health Services, #500271

Mold Assessment Consultant, Texas Department of State Health Services, #MAC0214

Project Experience:

Confidential Banks, Insurance and Investment Companies

Office Buildings, Office/Warehouse Facilities, and Apartment Complexes Located Through Out United States, Property Condition Assessment

Included in the property condition assessments was a general review of the function and condition of the pavements, structures, roofs, building exterior and interior components and the mechanical, electrical and plumbing systems. Following the field observations, a report documenting our observations was prepared. Included in this report was a description of the property and each of the building and property systems reviewed along with table documenting the a short term and long term capital expenditure projections for an assessment period requested by the Client.

Confidential Insurance Company, Texas City, TX

Construction Monitoring/Contractor Draw Review

Mr. Baak provided construction monitoring services during the construction of a 240 unit apartment complex. EFI scope of services included providing monthly project updates outlining the status of the work in progress including roofing, MEP, structural, landscaping, elevators, and building exterior, and provided monthly construction draw reviews.

Confidential Client, South Padre, TX

Water Damage/Mold Evaluation

Mr. Baak performed extensive moisture mapping, indoor air quality, and mold and bacteria testing at a high rise condominium project that was under construction during hurricane.

Veterans Administration, Lexington, KY

Asbestos Surveys-Hospital Campus

Mr. Baak was the primary surveyor for a 55 building Veterans Administration Hospital Complex survey. EFI scope of work included reviewing construction drawings, selection of materials to be sampled, collection of bulk material samples, material condition and quality estimates, and survey result reporting per requirements of the AHERA regulations.

Professional Experience:

EFI Global, Project Manager, 2000 – Present
ENSR Corporation, Senior Project Specialist, 1998-2000
Law Engineering and Environmental Services, Project Professional, 1988-1998

Specialized Education:

Infrared Thermographer – Level I
Infrared Training Center, 2015

EVS/R Roofing Certification
Vale Training Solutions, 2018

Education:

Associate's Degree, Safety and Environmental Technology, Houston Community College, 1993

Diploma, Architectural Construction Drafting, Western Iowa Tech, 1984

Affiliations:

National Institute for Certification in Engineering Technologies

The Association of Energy Engineers

International Code Council