

Barnes Inspection Services – Curriculum Vitae



Dennis W. Barnes
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Education B.S. Mechanical Engineer, Pennsylvania State University – 1970 to 1974
Facility Management Conference, Baltimore 2012, 2013, 2014 & 2015
Casey O'Malley Associates Inspection Conference, Atlantic City 2012&13
ASHI Inspection Conference, Nashville 2014

Work	2012 – Present	Barnes Inspection Services
History	1990 – 2014	Carroll Engineering, Inc.
	1987 – 1990	Sidhu Associates, Inc.
	1978 – 1987	McDonnell Douglas Automation
	1974 – 1978	Gilbert Associates, Inc.

Mr. Barnes is the Owner and Inspector for Barnes Inspection Services. He has a diverse engineering, architectural and construction background working at times for architectural, civil/structural engineering and mechanical/electrical engineering firms. This unique background gives him an understanding of the real estate, multi-discipline and owner requirements and their constant need for thorough inspections, quick turnaround, technical support, cost estimating and comprehensive reports. His experience includes more than two thousand successful Property Condition Assessments, feasibility studies and building issue inspections on a wide variety of commercial properties.

Mr. Barnes will follow a modified ASTM E2018-15 *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process* the nationally recognized guideline supplemented with InterNACHI *Standards of Practice for Inspecting Commercial Properties*. This modified “standard” approach is offered to our clients so that each inspection results in a more thorough assessment of the commercial property’s major components. Mr. Barnes is a Commercial Property Inspection Management Inspector certified by COA. Mr. Barnes is also a Certified Commercial Inspector by four other firms and is experienced with reserve studies, International Building Code, Fannie Mae, Freddie Mac, HUD and ADA requirements.

Qualifications InterNACHI Certified Professional Inspector (290+ CEUs), 2014
InterNACHI Certified Commercial Inspector, 2014
VFA Certified Facilities / Infrastructure Assessment Inspector, 2010
COA Certified Commercial Property Inspection Management Inspector, 2012
FEA Calibrated Commercial Property Assessor for 23 Cost Models
CERTI Certified for Radon Testing using E-PERM System

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Experience 607 Reisterstown, Reisterstown, MD - Completed a physical condition assessment at this 1-story, 3-tenant retail strip center for potential purchase. Discussed zoning, handicap accessibility and parking, site fencing, roof-top units, utility services, egress doors & tenant deficiencies.

4801 & 4803 Stonecroft Boulevard, Chantilly, VA – Completed a physical condition assessment of two 3-story buildings and associated 5-level parking structure for possible purchase. Buildings had government tenants with security. Evaluated major HVAC systems, security equipment, site circulation, parking structure condition and more.

Deer Park Regional Warehouse, Lanham, MD - Completed a physical condition assessment of this 45,000 square foot facility that contained identified slab-on-grade displacement, sink holes and pavement deterioration issues. Prepared PCR with cost estimates for improvements.

64 New York Avenue Parking Structure, Washing DC – Completed a construction plans review and walk-through inspection to verify the Contractor constructed the 5-level, pre-cast concrete parking structure according to plans.

4111 Deer Park Road, Randallstown, MD – Completed a physical condition assessment for the adaptive re-use of the 35,000 square foot former AMF Bowling Center into a church facility. Identified roof covering, pavement and utility service issues. Prepared short-term funding for renovation work.

Pinnacle Health, Mechanicsburg, PA – Completed physical condition assessments for three medical office buildings and their sites located in the Technology Parkway complex. Included separate detailed roof and central HVAC reports along with recommendations and cost estimates.

Warrenton Plaza Shopping Center, Warrenton, VA – Completed a physical condition assessment for both 13 retail tenants and 24 apartments. Worked with Client to define existing conditions throughout the 55,400 sf spaces, defects and short term recommendations such as roof replacement, rear water intrusion and handicap accessibility.

Korean Embassy Annex, Arlington, VA – PCA 4-story office
3442 Auchentoroy Terrace, Baltimore, MD – PCA residential high-rise
Fair Oaks Medical Plaza, Fairfax, VA – PCA 2-story medical office bldg.
1333 H Street, Washington, DC - New construction/draw inspections
4328 Ritchie Highway, Baltimore – PCA for adult day care center
Thomas a Beckett Church, Reston, VA – PCA of sanctuary and spaces
Middleburgh VA Historic Building – PCA for adaptive re-use as brewery
UM BioPark, Baltimore, MD – 2 office building & parking structure PCAs