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Real Estate Expert Witness Services Not Only for Owners by Castlelyons

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The most common use of a real estate expert witness is for owners that have encountered issues during the building process or have discovered building defects that deserve to be compensated. However, a real estate expert is not limited to only working for owners and others involved in the real estate industry may find some benefits by calling in one of these professionals if they are faced with a lawsuit. For many real estate issues that make it to a legal proceeding, the side that wins will be the one that can provide the most clear and understandable testimony supporting their case. The expert witness will frequently be one of the most important people in the entire trial and their statements can be the determining factor in a difficult case.

One example of a situation where an expert witness may be used by a party other than the building owner would be in the case of a tenant not being able to use the property due to maintenance or repairs not being completed in a timely manner by the owner. In this situation, the expert witness would be able to accurately describe the standards of care for the geographical region as well as what would constitute an adequate amount of time to complete the maintenance or repairs. Based on land use data, the professional could also quantify the expenses incurred by the building not being used. Tenants involved in a court case should check with a qualified local expert witness provider to have the maximum chance of success.

Another person who may have a need to use an expert witness is a contractor that is working or has completed a specific project. Often, a building owner's dissatisfaction with a project is not related to the workmanship of the contractor, but rather flawed designs from the onset. Still, many owner's point the blame towards the contractor. An expert witness can not only prove that standards of care were followed, but will also have an intricate knowledge of methods and materials and their relation to construction in the local area. With this expertise, the professional will be able to provide testimony that clearly shows the contractor's work was without defects and that the original plans were followed completely.

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Every situation is different and you should always talk with a professional regrading your specific questions and concerns. One such expert is a Mike Ryan of the a Castle Lyons Corporation.

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