

Barnes Inspection Services – General 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

Recent Work 2012 – Present Barnes Inspection Services
History 1990 – 2014 Carroll Engineering, 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 2,400 successful Property Condition Assessments, feasibility studies and building issue inspections on a wide variety of commercial property types.

Mr. Barnes follows 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 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.

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 2010
CERTI Certified for Radon Testing using E-PERM System 2012

Experience 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.

Backlick Road Firehouse, Springfield, VA – Completed physical condition assessment of the existing 2-story, 21,090 square foot firehouse building and the separate Butler building of 2,109 square feet. Both buildings are located on a 2-acre site. Worked with the facility manager who required budgets for recommendations including several near-term needs.

Sydenstricker United Methodist Church, Springfield, VA – Church property included five buildings including original historic chapel, sanctuary/nursery school, Hottle Hall & offices, Agape House youth facility and parsonage. Prepared 5 separate inspection reports, each with recommendation costs.

Old Towne Grooming Facilities, Bethesda MD, Dulles VA and Springfield VA – Completed physical condition assessment for three dog grooming facilities. Reported each facility short-term recommendations including building upgrades and site improvements.

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.

8136 Old Keene Mill Road, Springfield, VA – Completed a physical condition assessment of the existing tenant space to be purchased as a condominium. Suite A-309 and its stand-alone building is 2-story, consisting of 47,273 square feet of space within two wings (A & B) and constructed in 1974. Assessed tenant space, above roof, common mechanical/electrical room, adjacent corridors, elevator and site infrastructure related to the condo purchase.

Korean Embassy Annex, Arlington, VA – PCA 4-story office
Fair Oaks Medical Plaza, Fairfax, VA – PCA 2-story medical office bldg.
Thomas a Beckett Church, Reston, VA – PCA of sanctuary and spaces
Middleburgh VA Historic Building – PCA for adaptive re-use as brewery
Dance Hall, Reston, VA – PCA 2-story facility w/ rooftop bar & restaurant
8029 Gallows Road, Nottingham, MD – PCA of condo space
8731-8733 Plantation Lane, Manassas, VA – PCA of two condo spaces
Vale Methodist Church, Oakton, VA – PCA of facility for budgeting purposes