

Jose M. Nieves

RRO, REWO

Senior Staff Consultant



Jose Nieves is a Senior Staff Consultant for ESI. Mr. Nieves has professional experience of over 10 years in forensic engineering and project management. He possesses skills in a wide range of engineering services with an extensive knowledge of building enclosure problems and deficiencies. He specializes in performing assessments of roofing systems, façade systems, and parking garage structures for commercial, residential, and industrial properties to determine the extent of damage that may have resulted from exposure to wind/hail or other natural weather phenomena and subsequently resulted in water intrusion or other damage to the structure. Additionally, his work has included investigations of construction defects for residential, commercial and industrial structures. He has provided his clients with design/repair drawings and specifications to remediate damage to existing structures, as well as performed construction administration services on the repairs after they are completed. He has extensive knowledge in the application of various building codes and safety codes and how they apply to the repair and remediation of existing structures.

Mr. Nieves has worked with various building enclosure consulting services, including new and retrofit design, water intrusion investigation, building enclosure commissioning (BEC), testing, quality assurance observations and administration for new and existing buildings, including roofs, exterior walls, fenestration, plaza decks, and waterproofing. Additionally, he has assisted with property Condition Assessments. He has experience in lab and field testing, including moisture surveys (drone and handheld), wind uplift testing, structural lab test, and exterior fenestration testing in lab and field-testing scenarios. He also assisted in several structural and fire protection inspections.

Mr. Nieves also has experience with performing wind uplift pressure calculations for roofing systems on residential and commercial structures. He is familiar with the composition and installation methods for residential and commercial roofing systems, and how wind uplift pressures and building code requirements determine the composition and installation of these roofing systems.

Contact Information

jmnieves@engsys.com

(727) 290-3776

ESi St. Petersburg

2870 Scherer Drive, Suite 200
St. Petersburg, FL 33716

Areas of Specialization

- Moisture Surveys
- Drone Assessments
- Cause and Origin Damage Assessments
- Damage/Failure Analysis
- Quality Assurance Observations
- Building Envelope Investigations
- Roof System Investigations
- Parking Garage Investigations
- Construction Defect Investigations
- Storm Water Investigations
- Hail Damage Assessments
- Wind Damage Assessments
- Doors and Windows Assessments
- Materials Testing and Analysis
- Compliance & Code Reviews
- Building Science
- Building Enclosure Testing
- Cost Estimation
- Commercial and Residential Structure Investigations

Education

BS, Civil Engineering. Polytechnic University. 2002

MBA, Global Management. University Of Phoenix. 2009

Licenses

- Registered Roof Observer, RRO Registration No. 2717
- Registered Exterior Wall Observer, REWO Registration No. 0143
- Certified Infrared Thermographer, CIT No. 222597456
- FAA Remote Pilot, Part 107 License No. 5147135

Positions Held

Engineering Systems Inc. (ESI), St. Petersburg, Florida

- Senior Staff Consultant, 2026 – Present

DBI Consultants, Orlando, Florida

- Building Enclosure Consultant, 2025 – 2026

Engineering Consulting Services (ECS), Tampa, Florida

- Building Enclosure Department Manager, 2021 – 2025

Wiss Janney Elstner Associate, Inc. (WJE), Dallas, Texas

- Associate II, 2020-2021

Rmax (Sika), Dallas, Texas

- Building Envelope Specialist, 2015-2020

Project Experience/Highlights

Investigations

Marina Pointe, Tampa, FL - Hi-Rise Habitational

- Provided building enclosure forensic investigation.
- Mobilized a team to perform forensic evaluation plan which includes window testing and roof assessment following AAMA 501.2 and ASTM C1521.
- Determine repair options including design repair drawings.
- Prepared a forensic report documenting causation, extent of damage, and conceptual repair recommendations.

FBI Headquarters – Huntsville, AL-Government

- Provided curtain wall window testing includes negative pressure window testing following ASTM E1105.
- Provide adhesion testing following ASTM C1521.

AC Hotel Miami Dadeland, Miami, FL - Hospitality

- Provided building enclosure forensic investigation, including roof assessment and construction defect analysis.
- Provide AAMA 501.2 water leakage forensic investigation to roof and façade assemblies.
- Prepared a forensic report documenting causation, extent of damage, and conceptual repair recommendations.

Lee County Emergency Operation Center, Fort Myers, FL - Municipal

- Provided quality assurance field observations for the building envelope for the new extension and the retrofit of the window systems.
- Mobilized a team to perform window testing following ASTM E1105 Field Determination of Water Penetration of Installed Windows.

LRS Holdings, Forest View, IL -Industrial

- Produced technical desk reports for partial roof collapses, ROM estimates, and full Building Damage Reports using Xactimate, ensuring accurate scope development and defensible cost modeling for adjusters, engineers, and legal counsel.
- Provide RFQ from local manufacturer to support estimate.

Sysco Foods, Lakeland, FL - Commercial

- Provided roof quality assurance field observations for the new construction of a 1 million SF warehouse. Work included observations for multi-roof design to accommodate negative temperature warehouse spaces.
- Evaluate submittals and ensure proper installation of the expansion joint and cold wall details to condition spaces.

United Supermarkets, Lubbock, TX - Industrial

- Provide a roof moisture survey on a freezer, refrigerator and condition space using electrical impedance, drone-based infrared thermography and roof cores.

- Prepare the Building Damage Report, including thermally tuned infrared images, to document thermal anomalies and areas of suspected moisture intrusion identified during the roof survey. The report will incorporate findings from the infrared inspection, electrical impedance testing, visual observations, and roof core sampling, as applicable, to assess the condition of the roofing system and support damage evaluation. Following ASTM C1153 for infrared thermograph_and ASTM D7954 for roof moisture surveys using electrical impedance.