

By the time I had the great good fortune to meet David Mulligan, my wife and I had been living for two years with a water leak percolating up through the grout between the tiles comprising our kitchen floor. Imagine having to change your socks just because you walked in your own kitchen, or change your crawling babies outfit, or nearly slipping and falling on your way to the pantry in a moment of forgetting that there was a water hazard migrating around the breakfast nook. That was our lives in our own house. And it was getting progressively worse.

By the time I had the great good fortune to meet David Mulligan, we had already had **literally 11** separate on-site consultations from contractors, contracting companies, and construction experts -- including the homebuilder, two other general contractors, three plumbing contractors each of which specialize in leak detection, and a structural engineer widely recognized in the San Francisco Bay Area as an expert in the field of construction defects related to water damage.

By the time I met David, I had spent ~\$1500 in consulting fees trying to figure this thing out. I had spent over \$5,000 on two different attorneys prepping a lawsuit against the builder of my house and carried around enormous anxiety and aggravation.

By the time I had the great good fortune to meet David Mulligan, I had surrendered. I was resigned to excavating my kitchen floor and ripping apart my slab foundation in order to, we could only hope, find the culprit "plumbing leak" that must've been down there somewhere, buried in the concrete on which my house is built. It was for this purpose that I hired David Mulligan.

On the eve of the job... the evening before an archaeological "dig to nowhere" would have initiated untold disruption of my family's ability to live comfortably in our house (especially with a rambunctious toddler), drained my bank account of it leased another \$25,000, and enormously strained my marriage... David "Sherlock Holmes" Mulligan discovered what all the rest could not, did not. He discovered a bottle cap frozen over the defrost drain at the bottom of my refrigerator's freezer.

The best contractor I ever hired is David Mulligan and his Builders of Marin... and he never so much as pounded a single nail, cut a single tile, or turned a single screw. It is his innate love of "how things work," of discovering and devising the ideal building solution for his client, of solving their problem, of putting them first way before considerations of generating a paycheck, his talent and skill at his craft... these are what make him a great general contractor. These are why you should hire him and refer to him. These attributes are why he doesn't jackhammer trenches in your kitchen floor when all that's needed is to defrost your icebox and pry out a bottle cap.

Thank you David for the gift of your relentless curiosity, thoroughness, and ingenuity on behalf of me and our family. We look forward to re-doing our kitchen and master bath with you in the coming years.

Noah & Joanna Intara Zim