

December, 2016

When David first came to my house to discuss my plans for a major remodel, he patiently and clearly reviewed the various steps and issues involved. When he got up to go, my dog graciously expressed her thanks by ripping a hole in his jeans and just missing a more distressing injury. To say it is a credit to his character that David didn't bat an eye or hesitate about the job after this warm welcome does not get at the true reasons I greatly appreciated his expertise and guidance.

While David's foreman was the point person on the job, David was on top of all details at all times and was the most readily responsive professional I have dealt with in years. He is very well connected with both consultants and sub-contractors alike and I never felt pushed or pulled in a direction I didn't want to go (without very good reason).

As the job progressed and changed (this job was nearly completely down to the studs), David went with the changes and adjustments and regularly offered opinions and helped guide me through possibilities and choice issues. I greatly appreciated his expertise, professionalism and eye for quality work. I wouldn't hesitate to recommend him and would be happy to talk with anyone considering hiring him.

David Becker

Mill Valley, California

Letter of Recommendation

February 12, 2016

It is our pleasure to write an unsolicited letter of recommendation on behalf of David Mulligan and Builders of Marin. David was the general contractor for a two and a half year renovation on our home that was completed at the end of 2015.

We had no prior relationship with David, who was recommended by the wife of one of his long time employees. We conducted detailed due diligence on David and several other contractors prior to beginning work. The renovation was a complete rebuild and expansion of a 6000 square foot home. It included exterior work as well such as retaining walls, rebuilding a car park, and water features. Although most of the original foundation was used, in all important ways, the project was a "teardown". The scope of the project was far larger than even this implies. Prior to David's involvement, the previous homeowners had alienated the homeowners association and the first architect on the project had alienated the planning department. So, we had no architect, no designer and only a vague sense of what we wanted. This was to be our dream home. Consequently, we made many significant design changes along the way.

David's services were exceptional. In a few areas, they went far beyond what one might reasonably expect from a contractor. David advised us through all phases of the process. He helped us find an architect who would repair the frayed relationship with the planning board. He helped us find a designer who would effectively express our demanding esthetic requirements. He interviewed all of the subcontractors with us; he advised us along the way. His sole motivation was always having a satisfied customer. David's personal work ethic, the professionalism of his foremen and work crews, and his open and frequent communication style are exemplary. Never, in a two and a half year project, did we have a miscommunication. On the small number of occasions when something went wrong he always addressed it quickly and took responsibility if the issue was caused by a member of his teams.

David's quality standards are exceptional as were those of the primary foreman on the job. All the workmanship is outstanding. As we knew from the hiring process, he prices his services reasonably. There were no hidden charges, no surprises beyond those we created ourselves. His work crews clean up at the end of every day. Finally, David enhanced our relations with our neighbors. He always looked out for them. Our next door neighbor misses him!

David Mulligan and the entire team at Builders of Marin gave their hearts, minds and souls every day (and some nights) for two and half years to our project. We love the result. We will always be grateful. We recommend him without reservation.

May 28, 2011

Choosing the right contractor is one of the most important decisions one can make in the remodeling process. Cost, experience, and credentials all factor into the decision-making, but at the end of the day, success is measured by the end result.

We are absolutely thrilled with the brilliant result that David Mulligan and Builders of Marin achieved in remodeling our three bathrooms, and were we to do the whole thing over again, we'd hire him in a heartbeat.

As anyone who embarks on a project of this scale knows, transforming the client's dream from two-dimensional drawings into three-dimensional reality is a complex process that requires a contractor capable of creative problem-solving, collaboration with a team, and fidelity to the client's vision. What sets David apart from other contractors is his ability to marshal these skills through the inevitable twists and turns that accompany any remodeling project, and to do so on-schedule and in-budget.

The challenges of our project began to reveal themselves once David got behind the walls of our 1942 home, which had undergone a "do-it-yourself" addition by a previous owner in the 70s. From discovering a random water heater unit, to deciphering odd electrical and plumbing configurations, David navigated through these challenges with creative solutions and a can-do attitude. He worked patiently and flexibly with our design team to accommodate changes in materials, including a bathtub swap when the first one that arrived fell short of our expectations. When we look at our beautiful freestanding bathtub, the centerpiece of our master bathroom, we fondly remember how David found a way to get that 250-pound beauty safely up to our second story bathroom without a scratch.

David's number one priority is his clients' satisfaction, and to that end, he is willing to bend over backwards to get it right. When we embarked on this project, it was important to us to find a contractor who was as attentive to detail as we are. On that front, David met and even exceeded our expectations. In a number of cases, he redid work at his own expense, in order to get the squaring of a wall just right, or the alignment of a sliding door just so. And when we pointed out some minor flaws in the kids' bathroom tiles months after the job was complete, David immediately sent out his tile crew to make the adjustments. In fact, David's sub-contractors, including his supremely talented tile artisan, Josef Kremlacek, are as eager as David is to deliver the highest quality work product possible. His deep bench of talented and skilled electricians, plumbers and finishers reflects the high quality of work that David demands of himself.

On top of all this, David is personable and smart, and makes every client feel like his "only" client. He is both proactive and responsive in his communication, ensuring that all involved—including designers, architects, and builders—worked effectively together to keep the project moving forward. Having lived in our home through our

six-month remodel, we especially appreciated the consideration of his team in making every effort to minimize disruption in our lives. His follow-up care also has been exceptional, from the replacement of a cracked tile in our master shower to the successful removal of a stain on our vanity counter. We couldn't be more pleased with his responsiveness and commitment to us as clients a year out from when we first began our work together.

In short, we've been nothing less than thrilled with the quality of work that David Mulligan and Builders of Marin have brought to our home. We recommend David and his team without reservation and look forward to working with them in future.

Sincerely,

Julia and Peter Ritter

April 22, 2010

To Whom It May Concern:

My husband and I recently purchased our home in Sausalito – a 2,500 square foot structure that is frequently likened to the Winchester Mystery House. It was built over 100 years ago, and then added onto over the years with what seems like limited forethought and probably a lot of contribution by “handy homeowner.” That said we fell in love – even after a pre-purchase inspection confirmed some immediate work would be required– including the complete remodel of a very outdated bathroom with a leaking toilet and shower, rotting floor, and walls.

Interestingly, all aspects of buying our first home seemed like small pittance to me in comparison to finding a good contractor. My father is an Irishman and a tradesman who believes that finding people who truly care about and go the extra mile to ensure quality work is nearly impossible in the US – and in this “internet-phone-it-in” age. My husband and I are expecting our first child and I am running a business. In the midst of this hectic time, I forecasted a dark picture similar to when I pick my car up from the shop: shelling out a large sum of hard-earned money to someone where I’m not quite sure what I’ve just bought – and whether or not it was done in a way that wouldn’t come back to haunt me some day... or even worse, we get halfway through the project and learn we are not working a trustworthy partner.

Our realtor recommended David Mulligan and Builders of Marin with high marks, as did a fellow business partner of my husband. Within a few minutes of talking to David, my fears were allayed. He seemed genuinely as interested and concerned about our project, our home, and how it might work with our family situation. This interest and concern stayed consistent throughout our first project – even with the smallest of details. Being a fellow business owner, I know managing these details may have not been the most profitable for David in the short term – but it didn’t seem to matter for him. He provided a great deal of expertise, care, and had a good eye for design that helped us pull together a room we now feel proud of. He exemplified a willingness to invest in us that made us want to invest in David and the relationship.

Furthermore, we were very impressed by Josef and Vincent at JFK. They did beautiful tile work and were extremely professional and considerate in our home. The end result is gorgeous. I receive nothing but complements on our bathroom – which is now bright, clean, safe, and ready for our baby daughter who will arrive in just a few weeks. Furthermore, we believe we have found long term partners who will be with us throughout the arduous journey of maintaining and upgrading our home over the years.

Like my father, I too believe that it is rare to find people who **really** care about their work. I know from running my own business that investing in client relationships and doing work you feel proud of – even when it may not feel profitable in the short term - yields exponential dividends in the long run. David and Josef are a rare find. I would, and do, strongly recommend them to anyone who truly cares about work in their home being of high quality – and about having a solid, working relationship with one of the most important partners in caring for one of your biggest financial and emotional investments – your home.

Kind regards, Mary Massey

April 2010

After hearing the horror stories about home renovations gone bad, I couldn't have been more pleased having hired and worked with David Mulligan, Builders of Marin, and Christian Oberhauser, Oberhauser Interiors. The scope – a full kitchen renovation, updating a fireplace and adjoining area, lots of new lighting, new floors, and all with a home built on a slab, which offers its own challenges. Christian, who designed and oversaw the project, and I interviewed three general contractors. David easily stood out with his ideas, manner and competitive bid ... he was hired! Both David and Christian had excellent crew and all worked well together. Everyone was polite, cleaned up as much as possible at the end of each day, and respected that my dog and I were living in the space during the renovation. They arrived at my home when scheduled, did quality work throughout the project, and came in within time and budget. I would refer any of them in a minute. The outcome is fantastic and I know I'll enjoy it for years to come.

Thank you David, Christian, and crew!!!!

Paula

November 28, 2009

We selected David as our contractor after our friends used him for their remodel and had a great experience with him. Like them, we thought David did a wonderful job and made the remodeling experience really positive, from beginning to end.

We expanded and completely redid the master suite, added a guest room and full bath on the opposite side of the house, impacted nearly every room, and lived in the house the entire time. The project could have devolved easily into chaos. But David helped us get through this undertaking with great efficiency and organization in scheduling his own crew and the subcontractors. The project progressed smoothly and without delays, and was completed in just under 5 months, from the day the first subcontractor arrived to break ground to the day the painter did the final touch ups on the interior walls. David, his crew and subcontractors also minimized the disruption by containing the dust and debris and cleaning the worksite each night, which was really important to us as we tried to keep life as routine as possible for our two young daughters.

David was on site every day. His presence was the significant factor in moving the project forward so quickly, since he had high expectations for the work that could and should be accomplished each day. His daily presence also provided critical oversight of the project, allowing David to give timely direction to the crew to avoid mistakes that could add cost or delay. At the same time, David was very flexible and accommodating in helping us find ways to minimize costs on the project, including reducing his own hours by coming to the site a few hours later each morning (but still ensuring quality control by giving his crew instructions each evening so they could independently start work the next day). David also pressed his subcontractor for cost savings on the project, and we felt that he was able to get us those savings because of his history and relationship with them.

David has years of experience with design and layout, and has seen first-hand what works and what doesn't. He suggested modifications or alternatives along the way, many of which we incorporated into the project and felt really improved the final product and/or saved costs on the project. He was also able to adjust as we made our own changes to the project design or scope. David did a good job letting us know what was coming next in the project, so we could prepare for and make the decisions necessary to keep the project moving.

Finally, we want to emphasize David's work ethic, high standards and integrity. There is not a more honest or reliable contractor out there. David is not satisfied unless the client is satisfied. And he will do what it takes to make sure the client is happy with how the work is progressing and with the finished product. We can be counted among his many satisfied customers. We would definitely recommend David to any of our friends and use him again if we have work in the future.

Jim and Katie Porter

May 2009

RE: David Mulligan

Dear Homeowner,

In February 2008 we began a project to completely gut our kitchen, a bathroom and remove a wall between the kitchen and living/dining area. It was our first major remodel and we were nervous! David put us right at ease; he is confident without being a bully, a gentleman, and a professional.

David is an awesome scheduler. We were very fortunate to finish almost to the day that we had discussed in our original meeting. It is remarkable that we were on time because we added to our project along the way (new entry door, removal of a porch veranda among other things). We had a large calendar in our house, so we could always see roughly what would happen from day to day and it was very accurate.

David has a great eye for design but was also very open to our ideas. He was flexible about adjusting his expectations and helpful when we needed to readjust our own.

As a stay at home mom, Kristen was apprehensive about living through construction. David and his crew were very respectful and cleaned up after themselves every night. Our whole family ended up creating quite a bond with David and his crew. We felt safe and comfortable with everyone that came in contact with our project.

We are exceptionally proud of the final product and receive compliments on a daily basis. Our new kitchen has really made us feel like we have a new home.

We have further plans to remodel other parts of our house and will, without a doubt, be using David again. It is with great pleasure that we recommend David to anyone who is considering using him and we are happy to call him a friend!

Sincerely,

Kristen and Bob Roath

65 Crestwood Drive, San Rafael 415-451-4815, kristenroath@yahoo.com, bobroath@aol.com

October 8, 2008

We hired David Mulligan of Builders of Marin as our contractor for our master bedroom, bathroom and laundry room addition in May, 2008. The experience was a pleasure from the beginning. David walked us through the details of what would be involved in our project, so that we understood what we were getting into. He was realistic about the time it would take to complete, and set our expectations appropriately.

Throughout the project, David was on site all the time, and did much of the work himself. He was very communicative about the progress of the project and what we could expect at different stages. He always explained options and costs in detail when decisions needed to be made. David even came up with many creative ideas to enhance our project, which we appreciated greatly. He is clearly skilled in his craft, and we could see that in the quality of his work. David also manages his business with the same expertise.

We lived in our home for the duration of our project, and David did a great job of keeping the intrusiveness of construction to a minimum. The site was exceptionally clean and organized at the end of every day. He is also keenly aware of keeping the construction area safe. We have two small children, so this was an important aspect for us. We were very pleased with all of David's subcontractors. Not only did they do excellent work, but they were just as considerate of our home and family as David was.

The finished product is exactly what we were hoping for and more! The ending cost of our project came in at budget, despite the fact that we decided on a couple of additional design features. Our project was complete before the original estimated date, which was an added bonus. We have future construction plans for our home, and we fully intend on hiring David again for those projects.

We highly recommend David Mulligan! Please feel free to contact us for any further information about our experience with Builders of Marin.

Dwight and Kari Paulsey

23 Fernwood Way, San Rafael, CA 94901

415-456-1223

June, 2008

Letter of Reference and Recommendation

In early February 2008, my father passed away in a local nursing home. For one year prior to this my brother and I began an 18 month renovation project of my parent's home of 45 years at 74 Rollingwood Dr in San Rafael.

As we proceeded, it was clear we needed a General Contractor. I learned of David Mulligan and Builders of Marin in mid-February 2008. Within days, David began rapidly proceeding with demolition and an extensive renovation.

To begin working with David was an immediate decision; he is who and what he says he is. Dave is authentic and genuine. His references are solid. His communication style is straightforward and actionable. His past work is great proof of his high quality services, and David takes pride with providing excellent service.

Over a period of 4 months, we completed the project. The property was overgrown, cluttered, dated, and in need of significant improvements. Over this period, we hauled 12 dumpster loads away – this project was not straightforward. Work included painting of the interior and exterior, new doors and casings throughout, opening up the family room, kitchen and living room by removing bearing walls, updating electrical, and lighting improvements throughout, removal of 4 backyard structures, kitchen remodel, including new granite counters and appliances, refinishing of hardwood floors and installing new taller baseboards, a thorough cleaning and window washing, yard cleanup, and landscaping.

David fully supported my purchase of most materials since my fiancé works for Lowes; even though logistics were more challenging. We had many options to weigh in order to manage our budget; David helped us step through each of them to achieve the best results.

One of David's greatest strengths is his ability to sequence work so rework, and delays between subcontractors are avoided. He was always one step ahead in planning, managing and completing activities. David also negotiated fencing replacement with our neighbors, something that wasn't very easy.

I highly recommend David Mulligan for his superior craftsmanship, communication style, and attention to detail; he offers very affordable and reliable home remodeling and renovation services.

Not once did David recite the contractor mantra – “in two weeks”.

Don Whitecar
Cameron Park, CA

Letter of Recommendation for Builders of Marin

In the summer of 2008, we bought a new house that was almost perfect for us. With a house to sell, a four year old, a two year old, a baby on the way (very soon), and in the middle of the worst economic crisis since the Great Depression, we somehow made the crazy decision (probably the hormones) to embark on a huge remodel project. Our time was precious and our money was tight. We did a great deal of research, interviewed carefully, and selected the person we felt would do the best job for us – David Mulligan with Builders of Marin. Lucky for us, David turned out to be exactly the professional, focused, money-conscious, fair, and friendly contractor we were hoping to find.

Every contractor we interviewed gave us a list of recommendations with contact information for previous clients (which was very helpful). We found that in order to fairly assess whether the recommendation was a good one, we needed to have a sense of the scope, duration and cost of that client's project. As such, here is a summary of ours: (1) We added a new bedroom and bathroom where none existed before (approximately 250 SF); (2) Converted the third bay of the garage into an office (approximately 150 SF); (3) Gutted the existing kitchen and then moved walls around to create a bigger kitchen (with detail finishes); (4) Reconfigured an office and converted it into a bedroom; (5) Moved and created a new powder room; and (6) Added various finishing touches such as hardware, lighting, flooring, sliding glass doors, etc. throughout the house. The project took approximately four months from start to finish and cost approximately \$350,000.

We chose to work with David because we needed someone who would work with us. Despite our carefully drafted architectural plans, we knew (because everyone told us) that we would have many changes on site. We did. David was always very patient with and incredibly helpful to us as we explored different options along the way. He did a great job of helping us visualize these options as well by taking the time to walk us through them and even, in some instances, create some mock frame-ups (for example, where to put a door or closet). We also needed a contractor with great flexibility in terms of hiring subs and purchasing materials because we had to control these costs. For these reasons, David's time and materials bid (which at first greatly concerned us because we were on a fixed budget) ultimately worked best for us. As it turned out, David's bid was dead-on with respect to time (four months almost to the day) and cost. Although David had fantastic sub-contractor suggestions for every trade, he was supportive of our insistence upon interviewing multiple people to get the best price and product and he was very patient, even when our methods slowed down progress. Most important, we wanted a contractor that was focused, responsive and detail-oriented. We are incredibly detailed people and needed someone who would execute all of our work with a goal close to perfection. We met our match in David. His craftsmanship was impeccable and he delivers a product that he stands behind.

Like any construction job, ours ran into a fair number of obstacles along the way. For example, a couple of the kitchen cabinets we had ordered ourselves were slightly off-square and would not fit into the space designated for them. Also, a tile contractor that we had hired ourselves (we hired him against David's advice because he was significantly less expensive than others we had interviewed) took off on a ski vacation without telling us and set us off schedule by a couple weeks. We also made a last minute

decision to replace all of the flooring on the first floor with wood (rather than just one room of flooring). We are sure David was frustrated by our delays but rather than complain or threaten to charge more (as most contractors would have done), David simply adjusted his project schedule and worked on other things while we waited. Our biggest obstacle occurred when the store from which we had purchased most of our appliances (and waited months for them to come in) went bankrupt and failed to notify anyone. Once again, David was incredibly patient and greatly assisted us in securing new appliances quickly and cost-effectively. Needless to say, we faced many hurdles during our project. At the end of the day, however, we can honestly say that David was not the cause of any of them. He was always the solution.

In addition to addressing problems when they arose, David proactively addressed potential problems. For example, when construction could potentially disrupt the neighborhood, David would visit with the neighbors to keep them abreast of the situation and would do his best to accommodate any requests for noise or material locations. In fact, David got to know our neighbors very well and even provided some introductions as we had not yet moved into the neighborhood. Additionally, David contacted us every single day to keep us abreast of everything going on with our project. Although David encouraged us to check in on him on site every day, we could not always make that happen. We could, however, always rely on David to email us with real-time questions/decisions and would even send us photos via email to help make real-time decisions. David took the time at night (after his kids and ours were in bed) to talk with us about choices, keep us focused on time-line, update us on the project, and just to check in and see how we were doing.

David cares. He is always available and always looked out for our best interests. We believe he did provide the best quality product for the best price, but what he threw in for free is a great friendship. We will hire Builders of Marin without any hesitation when we do the second phase of our home renovation and we strongly recommend David Mulligan as the best contractor in Marin.

Erin and Judd Sher

April 2008

To Whom it May Concern,

This January, David Mulligan started remodeling two original bathrooms in our 40-year-old home and created a third bathroom from scratch. Before he started, we saw nearby jobs David had done and liked the quality of his work, his attention to detail, and the satisfaction of his previous clients.

From the beginning, David held our hands' during pains-taking decisions, giving advice when needed without being overbearing. He kept within the ballpark of his original estimate, completed the three jobs on or ahead of schedule and kept us informed all along the way.

David has innate abilities which make contracting a perfect fit for him: he's a good listener, is empathetic toward his clients, and has a good eye for design and detail. He coordinates the sub-contractors well so the project runs smoothly. David treats his employees and subs with relaxed professionalism. He sets high standards for them as well as himself. If something was not done to his or our satisfaction, he'd advocate for us with the subs and make it right. It's obvious that David loves what he does.. and that translates to great results.

We are proud of our three unique, inviting, and beautiful bathrooms. Without a doubt, it was a fulfilling and enjoyable experience working with David Mulligan. We would use his expertise again, without a doubt.

Sincerely,

Holly & Bruce Kuhlman

Janet Green and Bob McLoughlin

714 Estancia Way San Rafael, CA 94903 415-472-7991/472-1050

February 10, 2008

Dear David,

We want to thank you for the outstanding job you did in transforming our garage into a spectacular office. From day one you took charge of the project, managed the crew and subcontractors & carefully scheduled and oversaw the inspections. You were onsite each day making sure every detail of the construction was handled perfectly. The result is an office, waiting room, half bath and laundry room that are beautiful in every detail.

We particularly appreciated how carefully you managed our budget, and our schedule, and consulted with us on all phases of the project with an eye to cost and quality. We felt part of a team without having to do any work, or worry about any detail. It was great.

Your crew cleaned up every day! We, as well as all of our neighbors, were amazed & appreciative of this impeccable organization and cleanliness of the job site.

Finally, above and beyond all else, you were a joy to work with. We have recommended you to our friends and look forward to highly recommending your services to anyone who asks.

With deep appreciation,

A handwritten signature consisting of two parts: "Janet" on the left and "Bob" on the right, separated by a diagonal line. The signature is written in a cursive, flowing style.

Janet and Bob

February 6, 2008

RE: David Mulligan, General Contractor

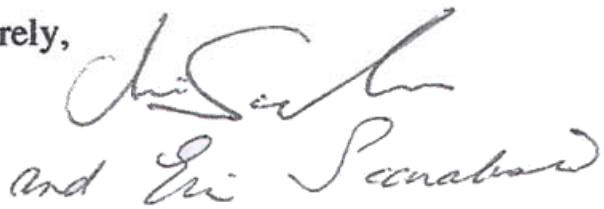
To Whom It May Concern:

We are writing this letter to recommend David Mulligan as a general contractor. We hired David in May 2007 to build a 500 square foot addition and reconfigure and remodel several rooms in our house. We went from a three bedroom, two bathroom home to a four bedroom, three bathroom home with a new family room and an expanded and remodeled kitchen. Every room in our house was either updated or gutted and remodeled, except one bathroom. The scope of our job was very large and David managed to finish the job on budget and ahead of schedule. With that in mind, we must also add that the craftsmanship and quality throughout the project was first-rate.

David is a meticulous and scrupulous contractor. He pays great attention to detail while at the same time, juggling all of the larger issues that need to be handled. He was always one step ahead of us and kept every detail of the project flowing smoothly. He is great at giving the client options that appeal to both your taste and budget. David takes extreme pride in his work and he really cares that the client will be happy with the job (your home!) for the long term.

We completely stand by our recommendation of David Mulligan as a general contractor. David saved us many headaches by his thoroughness and professionalism. We have heard many remodeling horror stories from friends who have used other contractors and all we can say is, "You should have used David". He was a pleasure to work with and we look forward to working with him in the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris and Erin Scarabosio". The signature is fluid and cursive, with "Chris" and "Erin" stacked vertically above "Scarabosio".

Chris and Erin Scarabosio
216 Knight Drive
San Rafael, CA 94901

Sue & Pat Meehan
65 Rollingwood Dr
San Rafael, Ca. 94901
415 460-0442

To whom this may concern:

We hired David Mulligan in November of 2006 to build a family room addition.

When David looked over the plans he paid great attention to some details we were not aware of. Some of these were having more than one choice that we could use. In some of these we saved money. That was very much appreciated.

David gave himself 3 months to complete the addition. He was done at least 2 weeks ahead of schedule.

Throughout the job we decided to do more things. David always had a change order invoice so we could see clearly the costs and scope of work. There were no surprises on that.

David also built us a custom wall unit in our living room with a gas Fireplace and built in book cases and a cove where we put a flat screen T.V. above.

There were so many details to such a small project. David's knowledge of design was a life saver on this project.

Everything that we hired David to do came out beautiful. He very much cares about his work. He is always on the job. He is great at communication. This is a great asset in the construction world. It is the first time in the many projects I have had done that it went so smoothly.

We would feel very good in recommending David for anybody's construction job. We surely will use him again.

Sincerely,



A handwritten signature in black ink, appearing to read "Sue Meehan".

Sue & Pat Meehan

October 30, 2006

Re: David Mulligan, General Contractor

To Whom It May Concern:

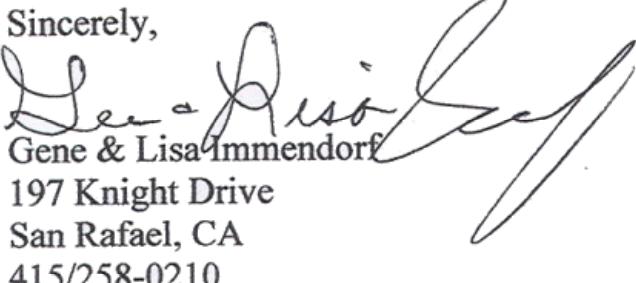
In May 2006 we hired David Mulligan to add 500 square feet of space to our home. This included a master bedroom, master bath and walk-in closet, along with remodeling our existing family room. This remodel of the family room involved demolishing the room, rebuilding it, raising the roof and tying it together with the old and new addition, all of which came together beautifully and without complication.

David is *the contractor extraordinaire!* He is extremely skilled and competent. His dedication to quality workmanship goes above and beyond any contractor we have ever hired. David continually stays one-step ahead of plans, always staying focused and on track. He communicates on a daily basis work completed and work pending and has that rare ability to identify problems before they arise. He is honest and reliable, completes work on schedule, and is happily available to offer invaluable suggestions as needed ensuring homeowner satisfaction.

His knowledge in the construction field is immeasurable. Since this was our first "major" home remodel and addition, having to make quick decisions and choose many items such as, windows, doors, wood and tile flooring, stone slabs, paint selections, plumbing and electrical fixtures, seemed harrowing at times, David made this process effortless. After the completion of our project, David returned to construct and install a flawless backyard drainage system eliminating water from sitting under our home and allowing water to properly drain out to the street.

We highly recommend David Mulligan for any home addition or remodeling project. His positive attitude, his good sense of humor and true professionalism was indispensable to the job. We feel extremely fortunate and lucky to have had the opportunity to work with David and now enjoy living in our stunning new home.

Sincerely,


Gene & Lisa Immendorf
197 Knight Drive
San Rafael, CA
415/258-0210

August 28, 2006

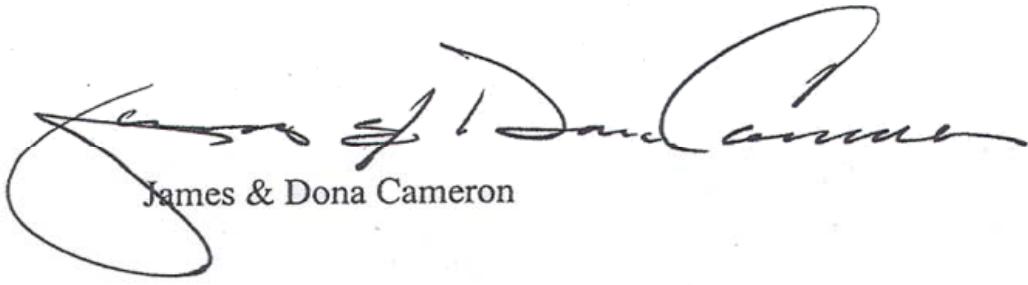
Dear Homeowner:

In 2003 we contracted with David Mulligan to remodel our home at 75 Lockwood Drive in San Rafael, California. This remodel was very complex as it required the removal of a load-bearing wall, opening a roof, and redesigning the enlarged room with an open-beam ceiling and building a modern kitchen from the ground-up.

David completed all work on-time and to the exacting standards of our architect and structural engineer, often working to ensure that our desires came before, but did not conflict with technical design requirements and zoning specifications. A testimony to David's dedication to quality and willingness to go the extra mile is exemplified in decision to take on a less-complicated improvement to our master bedroom and family room in 2004. We also had David do a remodel of our second home in Indian Wells, California in 2005.

He is detail-oriented and identifies potential problems or aesthetic conflicts before they arise, many of which we would have never envisioned. An example was dry rot spreading from underneath the roof where our house had built-in sprinkler system. Some were money-saving, others were the kind of things that would be things you would have kicked yourself over once the remodel was finished for not having thought about beforehand.

All work was completed on schedule, using the finest materials and craftsmanship, and always with good humor. David is a true professional who we would recommend to anyone in the market for an honest and dependable contractor.



James & Dona Cameron

July 17, 2006

RE: David Mulligan Contractors

To Whom It May Concern:

This letter is to provide a reference for David Mulligan, Contractor and his team. David and his crew worked on our residence from July 2005-September 2005, undertaking an extensive remodel including an entire kitchen replacement, flooring installation, replacement of all interior doors and moldings, fireplace refacing, and some electrical work.

We were very pleased with the craftsmanship of the work as David and his crew took great pains to insure every detail was done to our satisfaction. He is extraordinarily knowledgeable and kept us informed during all phases of the work. David helped us tremendously even before the first day of demolition, guiding us through the design process and providing us the groundwork for our decision making.

David's pricing was very competitive, as was the pricing for the subcontractors that he had recommended for the major electrical work, windows, flooring, and interior painting. But perhaps the most admirable feat of the entire job was the fact that David and his crew finished the job a week ahead of schedule, an almost unheard of occurrence in the contracting business.

We would recommend David to anyone in need of a general contractor, and in fact have done so, with very pleasing results. If you would like to contact us to discuss David's work or other issues, please call (415) 721-7461.

Sincerely,

Michael & Rebecca Mink
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To whom it may concern:

David Mulligan was our general contractor for a major home remodeling project. We gutted and expanded our kitchen; one wall was moved out four feet. We added a master bath with dimensions of 11 x 10 and converted the old master bath into a walk-in closet. The old closet for the master bedroom was removed to expand the room.

As a result of David's vision an encouragement, we replaced all floors with new hardwood, replaced our roof & gutters, added a clean crawl space, changed all windows & doors to double pane energy efficient, upgraded electrical, painted inside & out, and added crown molding in most of the house. When the project was completed our 1960 home had been updated to a new, modern home.

David has a stable crew of carpenters & labors who assist him throughout a project. His method of project management is simple: one job at a time and be at the job site working everyday. As a result of his philosophy, the project goes quickly and the homeowner does not need to coordinate and oversee the work of subcontractors.

We lived in the house with 3 dogs during the renovation. David and his team were respectful of our needs and were mindful of the dogs' safety. The work team cleaned up at the end of every day.

We are very pleased with the final results and are happy to recommend David as a general contractor. Feel free to contact Jim at the number above or Mary at 454-7066. We are more than glad to show the finished results.

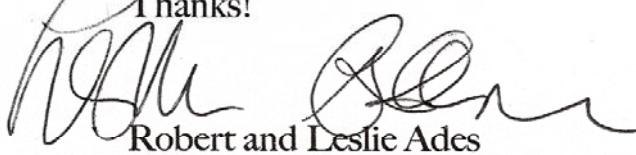
Jim & Mary Scull

Dear David,

I want to send you a note to tell you what a pleasure it was to have you enlarge my workroom. You came highly recommended by two of our neighbors and I will be happy to explain several reasons why we would hire you again...to name a few: the job was completed within budget and I moved back into the space a week early, you consistently pay attention to quality and detail, your workers and subs were polite, clean and also skilled and you left the jobsite clean on a daily basis and several times you returned to follow up on small details after payment and completion of the job.

We look forward to our next remodel with Builders of Marin.

Thanks!

A handwritten signature consisting of two parts. The first part is "Robert" and the second part is "Leslie". Both names are written in a cursive, flowing script.

Robert and Leslie Ades

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

Builders of Marin just completed an extensive external renovation of my residence in the North Bay. David Mulligan and his crew made the remodel a very positive experience--something I didn't think was possible! David, his foreman, and the entire team delivered an outstanding finished product: every detail was finished at 100%.

The team guided me through some complex decisions on a wide variety of issues - from termites to dry rot to siding to windows to decks to gutters. They always made sure I made a fully informed decision. The crew was polite, helpful and friendly and was consistent throughout the project. To a person, I felt that Builders of Marin (and their suppliers) genuinely cared about the quality of the finished project and making sure that my family (living on site) was as comfortable as possible during the process

David's team worked closely with the architect (Joe Farrell - who delivered a clever, well-designed plan) and the end result far exceeded my expectations. David and his team were very responsive and communicated well and consistently throughout. I always felt that I understood where we were in the project, what was next, and what still had to be dealt with. When problems arose (there were few, actually), the team resolved them quickly. And if David and crew didn't agree (black door?, maybe not) they were helpful in making sure I understood how to reach the right solution for me (dark purple - yes!).

I recommend Builders of Marin very highly and hope to be able work with them for the next phase of renovation.

Jennifer Hart

I am so grateful to know David and Rick. When we were experiencing plumbing problems, we instinctively called David to ask for a recommendation as he always knows people that treat us well and get the job done right. As with all his referrals, Rick was what we needed. We were in a panic looking at a possible sewer line replacement in emergency time frame as the water was off in the house. We certainly did not have the time or money in that moment to deal with this problem. Rick was able to bring in a highly experienced team and crazy big equipment and get us functioning again. He then put us on a maintenance program that will allow us to schedule the project in a time frame that works better for us. We were so relieved, and I cannot express enough the gratitude I have for the network of reliable, and talented, people that David connects us with. Thank you!

Colleen O'Rourke