

R J Sullivan, LLC is a licensed contractor based out of Annapolis, Maryland. We work primarily in Annapolis and immediate surrounding areas.

Our specialty is repair and remodeling! Creating a sensible remodeling plan is key to success. Existing homeowners can rely on our professional services along with buyers and sellers in the real estate market.

Sellers preparation is key to a successful contractual agreement when selling your home. Our 79-year-old firm represents, thru the seller and/or the buyer, their agents, on either side of the fence, to present a plan to prepare a home or condo for settlement.

Sometimes homes only need minor repairs. We specialize in all facets including remodeling basements, bathrooms and kitchens. We have viable sub-contractors we work with in the area.

Our years of experience allows us to form a trustful, working relationship with architects, designers, and project management. Commercial experience allows us to build out spaces, and renovations.

Call us today Rick Sullivan at (703)-898-5158 or reach out to us thru email.

sullivanconstruction@verizon.net.

Recommendations:

1.) "Dear Rick, once again I praise you for your good character. The work you and your reliable team did for me is wonderful! I have never enjoyed my second floor till now. You provided helpful advice and constructed a functional stairwell along with my newly added bedroom.

You performed the demolition and re-building on time and within our agreed price range. Never once did I feel uncomfortable when you and your crew of men were here.

I am so pleased with your competency...always adding to my trust in you.

Rick, thank you for your skills and for the honesty you showed me!"

Anna, from Annapolis, Maryland.

2.) "Rick Sullivan recently completed repair work on a guest house, I own in Annapolis. I am very pleased with the craftsmanship. The house I purchased in "as is" condition had been neglected for many years with broken water pipes, a leaking hot water tank, and an outdated electrical system.

Having a keen eye for discovery, Rick went to work troubleshooting the major problems in the house, with decades of experience and knowledge across trades, he organized a plan to ensure

everything would meet code and pass inspections. He made the improvements and repairs easy as a homeowner to maintain.

In two months on the project, Rick showed himself to be adapted at carpentry, plumbing, propane and gas propane work. His understanding and proficiency with all types of construction materials allowed us to use old materials on the property to minimize waste, something I personally appreciated.

His well-equipped vehicles allows them to stay on the job and often make repairs on the spot. And if you have an old home that needs repair/renovation, Rick and his crew will guide you through what needs to be done.

One of the best features of the home that he installed was a propane, tankless hot water heater system.

He convinced me that it would be superior to a traditional electric hot water heater tank in energy savings and space. Since it was installed in a small, enclosed area, it opened up the space for other needs and has been paying for itself in energy savings.

They Installed a plumbing system that could be easily winterized. The original plumbing system was built incorrectly and did not withstand cold freezing weather. The heating water pipes and drains had multiple breaks from stagnant water in the system during prolonged freezing. He came up with solutions to ensure a newly run pipping water and drain system would prevent this would never happen again.

In the advent the guest house is vacant, the water system is easy to drain.

The premium you pay for project management will keep the project moving; you'll find the work ethic and passion come through in the final product. Once you have confidence That R J Sullivan and his crew will have your aesthetics in top shape, you will be delighted you hired the firm!

John, Annapolis, MD.



To whom it may concern –

It's an honor & sincere pleasure to recommend Rick J Sullivan to anyone seeking a professional with:

- Integrity, honesty and competency you might consider inviting into your organization to be amongst your peers to serve.
- Nearly unlimited knowledge and strategies across multiple disciplines to tackle multiple types of projects.
- Empathetic to your budget constraints while simultaneously competitive to support a talented team to accomplish a project within your budget
- Sensitive responsiveness to respond swiftly to your challenges in a timely manner
- A delightful, polite, interesting and humorous professional and friend.

Rick is every bit of my list and more. He's simply a terrific human and I am happy to endorse and recommend him to anyone. Please feel free to reach out to me anytime for more detailed perspectives.

Sending grace & peace - Here to serve you!

A handwritten signature in blue ink, appearing to read "Mark Strandquist", with a long horizontal flourish extending to the right.

Mark Jude Strandquist

Director of Property & Facilities St. Anne's Church

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