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November 10, 2008

Subject: Recommendation for **John Cooper**, General Contractor
Southeastern Properties and Development

To Whom It May Concern:

My recommendation for **John Cooper/Southeastern Properties and Development** is based on a working relationship for over two years. One of the best financial/investment decisions of my life was hiring John as the General Contractor for the renovation and development of my newly-purchased house and acreage outside Sanford.

The project involved:

- design and planning, scheduling, permitting, and blueprints;
- gutting, redesigning, and expanding an existing house, including all systems (septic, electrical, plumbing, HVAC, propane)
- outbuildings
- re-grading and water management
- driveways and culverts
- landscaping (rough, brush-clearance, and final).

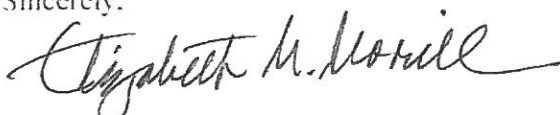
My recommendation is based on the following:

- Honesty: John is scrupulously honest and conducts business by the highest ethical standards.
- Quality of work: John hires highly competent crews, uses quality materials, and maintains on-site supervision throughout the project.
- Attention to details: the project is "done right," down to the smallest details (for example, miter joints)
- Accountability: John provides regular project reports, both oral and written, including detailed accounting for expenses-to-date, project timetables, thorough discussion of any problems or questions that arise, and detailed proposals for solutions.
- Aesthetics: John goes beyond providing construction excellence to including design elements which enhance architectural appeal (without adding unduly to budget).

John brings breadth and depth of knowledge based on years of on-hands experience (he grew up in the trades, working on-site since childhood), professional education and training at North Carolina State, professional licensing and certification, and a superior work-ethic. He brings a high-energy commitment to excellence. He also has a very gracious, professional manner – and an enduring sense of humor.

I very highly recommend him for any project for which he is professionally certified.

Sincerely,



Elizabeth M. Morrill