

10398 NE 17th St. #203
Bellevue, WA 98004
August 6, 2008

To: Whom it may concern

From: Donald F. Root, President, BOD, Chiavari Condominiums

Subject: Rebuild Project by McBride Construction Resources, Inc.

I would like to put on record my personal assessment of a major building repair project done on our condominium by McBride Construction Resources, Inc. The project was carried out from July 2007 to May 2008. There were serious defects in the building - - completed in 2001. It is a three story 17-unit structure with a stucco exterior surface. Serious water invasion was occurring through this surface due to faulty installation. Windows and exterior doors also needed to be replaced because they failed water resistance tests. The roof structure did not have adequate ventilation and required major modifications. Both exterior and interior walls did not have adequate shear properties. There were other defects as well.

The building required scaffolding and plastic wrap during the project. It was a difficult situation requiring special care on a daily basis to ensure safety and comfort for the residents who elected to remain in the building during the project.

I personally represented our association as its board president and as the project "point man" and dealt with the McBride people on a daily basis. I am an engineer myself with management experience, and I was involved in the decision making processes that were required as we encountered problems and choices along the way.

Our experience with McBride was excellent, and I would recommend them to any multi-family apartment or condominium organization facing similar problems. They are competent, trustworthy and thoughtful people who communicate well and handle effectively the inevitable stresses and conflicts that come up on an almost daily basis. I can even say it was fun working with them.

I also rate the end result of the work done as effectively solving our problems. Moreover the building appearance was actually improved.

I am sending this letter to the McBride management. If they choose to do so, they can use me as a reference as they work with future clients. I can be reached at my phone - - (425) 454-9861 or Email - - drdrfr@comcast.net.

