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The craftsmanship in each home by Mullen Construction will exceed your expectations.



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*Imagine...* your dream home...at the ocean's edge...on acreage with rolling hills...in the heart of town...or high on a bluff!

*Imagine...* a home designed by you and your architect...a home designed by architects with whom we have established a relationship...a home that reflects your individuality and lifestyle!

*Imagine...* a home completed on time...a home completed within your budget...a home built so well it is defect-free!

Ed Mullen of Mullen Construction has been building high quality homes since 1977 and states, "Our company has built at least 150 homes over the years, from modest homes to mansions exceeding 8,500 square feet – although the majority are around 4,000 square feet. We are very proud of the fact that virtually all of our business comes from repeat clients or referrals from architects with whom we have worked

in the past. We are also approached by clients who already have an architect and design underway to build their new home. We are open to any arrangement and have always found we bring a great team together with only one goal – to exceed our client's expectations."

Repeat client, Patricia Elia, enthusiastically recommends Mullen Construction, "Ed has worked on ten different projects for me. They include spec houses, duplexes, small industrial buildings and homes for my father and sister. Ed has also remodeled my home. Ed certainly knows what he is doing. He is a very competent, knowledgeable man with plenty of experience. When Ed tells a client he can build their home in six or eight months, he means what he says. Ed works well with architects and is able to channel creativity and practicality to keep the project moving."

#### **Creativity and Practicality are Key**

Homes built by Mullen Construction come together so well as a result



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*"Ed Mullen is a fine builder, very dependable and builds a high quality home. He's built beautiful homes for me and I'm very pleased with the quality."*

*-The Honorable Anthony J. Principi,  
Secretary of Veterans Affairs*

of Ed's creativity and practical solutions. For example, building an oceanside home, often involving bluffs or cliffs, can only be done well by a builder of Mullen Construction's caliber. Tides, waves, groundwater, water-soaked soil, and access from only one side of the property, all present challenges in need of a creative solution. Ed and his team know the techniques and hazards – keep moisture out of stucco as salt water will remove the lime; use non-corrosive materials; and carefully plan your excavation and fill so it can be accomplished in one day.

Ed explains further, "There are just so many factors to be aware of. Careful planning, innovative thinking and skilled crews will make



Attention to detail is paramount in homes built by Mullen Construction.



Each home reflects our client's design ideas and lifestyle.





*"I chose Mullen Construction because I was very impressed with what they presented to me. They have been a very helpful and cooperative team. I've been living in my Mullen home for two years now and I am very satisfied."*

-Bill Allen

From floor to ceiling - PERFECTION!



Mullen Construction has built numerous estate homes throughout Southern California.

the toughest sites a success. One time, there was another builder next door to our project – both oceanside – he took nine months to do what we accomplished in thirty days. I know our clients benefit from our knowledge and experience."

Ed recalls another challenging project, "We recently completed another home in the Del Mar Country Club where we had to build a wall from the top down, rather than the logical way of building from the bottom up. We implemented a new system to achieve this. Construction



*"We loved working with Mullen Construction and have great things to say about our experience. They have a very high level of quality control and offered many wonderful ideas.*

*We particularly enjoyed the fact they really watched out for us throughout the home building process. We're Mullen's #1 supporter!"*

-Lynn & Rick Scully



problems for others are not a problem for us. We have been builders for so long that there is no challenge we cannot meet."

#### **Achieving Quality**

Jerry Bryan, a very satisfied client heartily endorses Ed and his team, "I'm one of Ed Mullen's major fans. Ed is not just a builder, he's an individual who really cares about the quality of his homes. I will be building my third Mullen home soon and I could not be



Each room is designed for maximum comfort and functionality.





# *e x p e r i e n c e*

Building designs that bring the beauty of the outdoors inside is a Mullen hallmark.

happier. His intense attention to detail and quality keeps me coming back. There is nothing better than being able to return to the same builder."

Of a 7,000 square foot home recently completed, Ed says with a smile, "There was not one thing that needed to be done after our client moved in. Our homes are really tight and defect-free when we are finished."

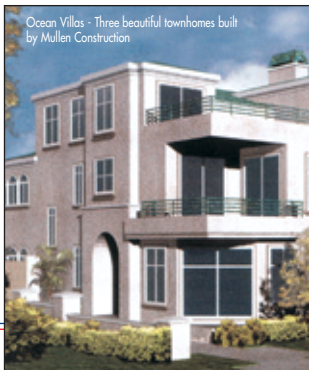
Ed attributes this high level of quality to his team of superintendents and sub-contractors. Ed observes, "We all approach each new home as though we are building our own home. Quality is paramount. It's also fun because each home is unique – sometimes with wine cellars and elevators." A superintendent who has been with Mullen Construction for many years comments, "The most important thing to me is that Ed is fair and honest with the clients. He is reliable and works from the premise that the client is always right. Ed becomes friends with all our clients."

Using the same experienced sub-contractors has ensured quality in every home built by Mullen Construction. "We never have a call about a roof problem," says Ed. "This is because we use J. Victor Roofing, a really great firm, where I started my relationship with the father and now work with his son." Similarly, Lester Booth provided the heating, ventilation and air conditioning system for Ed Mullen's first project in 1977 and has done every home since. Ed adds, "George Neffa's drywalling crews are also great – in and out of the largest home in three weeks – and they deliver the best quality."

## **I Love What I Do**

To build homes of exceptional quality the builder must be passionate about his craft. Ed states, "I really love building and especially like meeting new clients. They are always very interesting, nice people and offer me an opportunity to build great homes.

Ed emphasizes, "I genuinely want our clients to be completely pleased with Mullen



Ocean Villas - Three beautiful townhomes built by Mullen Construction





Beachfront homes are a specialty.



*"I chose Mullen because he was highly recommended by my brother-in-law. This was my first custom home building experience and it was a very pleasant experience. Ed was easy to work with and made me feel comfortable. From the design, to the location, I love everything about my Mullen home."*

-Andrew Scull

*"I chose Mullen Construction because I like their superintendents. I'm very happy with their professionalism and the quality of their work. I would definitely choose Mullen Construction again."*

-Pat McGuire, Owner,  
Ocean Villas, Inc.



Combining a variety of materials in complementary colors creates an unusual elegance to enjoy.

Construction. Right from the outset we work hard presenting as many scenarios as necessary to bring the cost within their budget. We are really thorough – right down to the number of light switches. I believe in avoiding problems by being careful in the design and planning stages. Good communication is critical and I believe our record proves that we deliver. Of our current clients, 50% are referred by architects, 20% are repeat clients and 30% are friends and family of past clients – a record of which everyone at Mullen Construction is very proud. ☺



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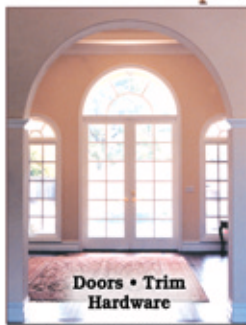


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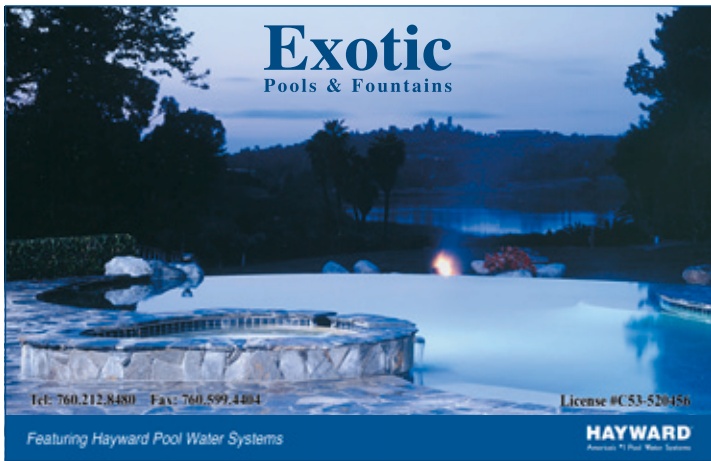
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