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Sullivan Construction Claimed



26 reviews

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Review Highlights



"We contacted **John Sullivan** on the recommendation of a colleague, and we're SO glad we did!" [in 3 reviews](#)



"After cabinetry was installed his guys came back to do **plumbing**, hooking up of stove and under house venting." [in 6 reviews](#)

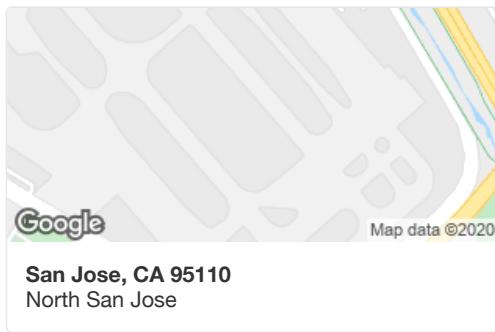


"Ruben and **Liborio** were the two workers here most often and both were clean, respectful, and hard-working." [in 2 reviews](#)

[sullivan-construction.com](#)

(408) 247-2147

Location & Hours

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Google

San Jose, CA 95110
North San Jose

Amenities

 Accepts Credit Cards **No**

About the Business

John S.
Business Owner

Sullivan Construction specializes in Home Repairs, Remodeling, Kitchens, Bathrooms and Room Additions. We have been in business since 1984 doing jobs primarily in the Santa Clara county area. We have lots of satisfied customers. We are available 6 days a week Monday thru Friday...

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10/21/2019

We have used John and his crew for our Bathroom remodel, Kitchen Remodel, Recessed lighting, Baseboards, Molding, Front door and rear door installation etc. John's crew has been with him for more than 20 years which tells one a lot about a company. Our projects were done on time within the budget quote. The crew was neat and clean up after every day of work was immaculate. Sullivan Construction is our go to for any projects we may have large or small.

Useful Funny Cool

7/26/2019

John Sullivan and his team recently completed our kitchen renovation. From the very first meeting, I was impressed with John's calm demeanor. He often arrived to my home whistling a happy tune. He and his team were also very professional. Ruben and Liborio were the two workers here most often and both were clean, respectful, and hard-working. John quoted that the work would be finished in 4 to 6 weeks and they finished at almost exactly 5 weeks. All of the work was done to my specifications and we passed inspection with the city with ease. Everything from plumbing to electrical, dry wall to backsplash installation was done with precision. Any minor issues were dealt with immediately. I cannot say enough good about Sullivan Construction and highly recommend them.

Useful Funny Cool

6/23/2018

It's taken us 20 years of living in our house to do a kitchen remodel and during that time we've heard countless stories from others about the horrors of the process--projects that were supposed to take a couple of months turning into half a year, cupboards being installed askew, plumbing that didn't work and so on. So, our friends are stunned when we tell them that our kitchen remodel was actually fun! And it was fun because of John and his team--who, from the initial quote to the final inspection were personable and professional.

Here are a few of the highlights:

John arrived on time to estimate and gave us the facts straight. Some builders will try to up-sell, others will just nod at the customer's misguided ideas and do them without pushing back. John did neither. His quote was fair and he spoke up when he felt we were taking the wrong course and could do something better.

We had to wait a few months for John to start--his company is very busy --and he was clear with us about the wait time up front. Other contractors might have been tempted to start

earlier just to lock in the deal but John did not start until he could commit a team to us full time--so we had the minimum time possible under construction.

Our team turned up on time every day and worked a full day, 6 days a week. They were courteous and respectful at all times. While the kitchen remodel itself took around a month, they were in the house for longer as we were doing other work and, honestly, it was a pleasure to have them around.

Budgeting for any project can be stressful and there is always the worry that a builder will find ways to add to the costs as the project proceeds--and as the home owner you have very little choice but to pay given that you are at the mercy of the builder at that point. There was none of this with John. He gave us a quote at the start of the project for about 90% of the work, and gave us an estimate of other items that he could not quote for until seeing what was needed (e.g. it's not possible to quote for electric and plumbing until you take out that 30 year old kitchen and see what's behind the wall). His final invoice came in at exactly what he had quoted at the beginning plus a fair rate for the other elements that he couldn't specify at the outset. There were no surprises.

We appreciated John's depth of knowledge and connections to the local building trade. John is soft spoken and entirely unflappable but he's no walkover. A case in point being when our tiles were running three weeks behind and starting to delay the project. I spoke with the store and they said they could do nothing as the tiles had been delayed by the supplier due to quality issues and the new batch wasn't scheduled to be fired until the following week. John got on the phone and two days later the tiles were in the store--and the day after that they were installed. There is a lot to be said for speaking softly and carrying a big stick!

We are so happy with the final result. We truly do have the kitchen of our dreams. If you are looking to get work done for a fair price with a minimum of angst, get in touch with John!



Useful



Funny



Cool

Stacy K.
Los Gatos, CA
 88 friends
 12 reviews

10/28/2018

Love John Sullivan - highly recommend. He treats his team well and that's important to me. He calmly discusses and brainstorms any questions or problems you have. His crew is a tight knit team who not only know how to do construction but pay attention to the finishing details. We had to fire our other contractor and are so lucky that our cabinet guy (also amazing) had a connection. Thanks John!!



Useful



Funny



Cool

M B.
San Jose, CA
 0 friends
 8 reviews

1/17/2018

John and his crew did a replacement of our outdoor porch on the front of our home. We have had several major projects done in the past and Sullivan Construction was excellent. John listens carefully, answers questions, considers the "what if's" once construction begins and we uncover something that could not be seen during quote (i.e. additional termite damage that could not be seen until certain boards were removed).

The crew was polite, organized and orderly, knowledgeable, clean and polite. I never found trash strewn in the yard nor heard loud music blaring during the process. The administrative end of the project was direct, detailed, accurate and tracked completely during the construction.

I would highly recommend John and Sullivan Construction and would hire them again in a heartbeat.



Useful



Funny



Cool

Jeff H.
Los Gatos, CA
 0 friends
 23 reviews

10/6/2015

Original Review June 2012



We have a detached garage that we wanted to make into living space, including adding a bathroom. This included adding all the plumbing for the bathroom, the flooring, adding a wall, adding a french door, a window, stucco, and building a small redwood deck outside the french door. John and his crew did great job. High quality and beautiful work, the crew was friendly and professional, and John kept a close eye on the progress of the project and communicated with me as often as I wanted (he was always easy to reach). He was also very flexible as we made changes to the plans as we went along. And he came in within \$1000 of the original estimate. I would definitely use him again for any major remodeling in our home. And, lastly, his estimate came in equal to or less expensive than the two other estimates I got. I have already recommended him to one friend.

Btw, I forgot to mention Rolondo. He is John's design guy, who worked with us before any construction got started to work out the details of the design. He was excellent.

Update: September 2014

We had a problem with a sulphur smell in the remodeled garage when we used the hot water, which had nothing to do with the work that John did. I had one plumber in and he said that we needed to replace the water heater because the heater anode was corroded and making the smell. We did this - the smell was reduced, but not gone, and then it started to get stronger again.

So I emailed John, thinking that he might have some ideas, or that he would know a better plumber. He emailed me back within 10 minutes, even though he had not heard from me in about 2 years. He got his plumber involved right away, who knew exactly what the problem and solution was. John sent his plumber over within a few days, who replaced the magnesium anode with an aluminum anode which prevented the production of magnesium sulfide. Bingo! No more sulphur smell! And the plumber gave us the "family discount" since John had asked him to do the job. I am so impressed with John's commitment to his customers. Again, I highly recommend him, and have been recommending him to friends since he did the work on our garage.



Useful 1



Funny



Cool 1

E. F.
Los Gatos, CA
 0 friends
 2 reviews



6/29/2016

Sullivan Construction recently finished our master bathroom remodel. It is now a vast improvement in every way. We started out with a postage- stamp sized bathroom with no fan, entryway: a pocket door that wouldn't close. Now we call it a Healing Retreat after the paint color on the walls.

The construction team worked hard everyday from beginning to end. Highly skilled too. Perfect coordination as well with preferred vendors who did tile, counter top, glass and cabinet. We did our part by making appointments with vendors ahead of time and having choices ready.

We are pleased with the results and thank the entire team of Sullivan Construction!



Useful



Funny



Cool

Charlene D.
Cupertino, CA
 0 friends
 8 reviews



10/10/2018

After 20+ years of living with a cramped kitchen, we decided to remodel. We contacted John Sullivan on the recommendation of a colleague, and we're SO glad we did! He arrived on time to do the estimate (and for every additional appointment), worked with our chosen designer, provided a detailed estimate, answered ALL my questions, and revised the estimate multiple times before I signed the contract. John accommodated my requested timeframe, started the work on time, and completed the job on schedule. Sullivan's crew was consistently prompt, cheerful and polite, attentive to details, and delivered top-notch work (and they cleaned up at the end of each day better than I would have done myself). The subcontractors for electrical and tile and countertops also were excellent, and we also were very pleased with the

product from the cabinetmaker John recommended. The whole experience could not have gone any better. I recommend Sullivan Construction without reservation, and I plan to use them for my next project.



Useful



Funny



Cool

MJ K.

Los Altos, CA

0 friends

14 reviews

★★★★★ 8/2/2016

We recently had two bathrooms remodeled by Sullivan construction. Throughout the renovation, John was a good listener and responsive to our questions and concerns, and people working for him (Ruben and Liborio) were polite, meticulous, hardworking, respectful, and professional.

This was our first renovation project and had very good experience working with John and his crew. We will definitely work with them again.



Useful



Funny



Cool

Sam L.

Santa Clara, CA

60 friends

74 reviews

11 photos

★★★★★ 11/19/2014

We contacted John to help repair a 2nd floor deck that had wood rot. After receiving some very high quotes that included ripping out our ceiling beams and some very low quotes that had us scratching our heads we found John @ Sullivan. He provided us with options and explained the pros and cons clearly. I found John to be very ethical and honest. They repaired our deck and I can tell you, that thing will NOT move for the next 50 years. It was very well done. They were on-time, on-budget and do very good quality work. By the way, the neighbors that hired the cheap contractors now have decks that are warping already!

Thank you John and Sullivan Construction!



Useful



Funny



Cool

Robert V.

San Jose, CA

19 friends

4 reviews

★★★★★ 3/27/2014

I have a rental house in San Jose. After a long term rental we got the house back. My first task was to determine what needed doing so we hired an inspector. After 25 years we expected to need painting, floor coverings, some other minor issues. Instead we found we had dry rot in the floor, all the flooring squeaked, the bathrooms needed overhaul for low flow toilets, the closet doors needed to be replaced, the entire plumbing (50 year old house) system needed to be replaced, the heating system should be replaced and on and on.

John's people were able to solve most of the problems, but more importantly, he was able to help us find other people to fix problems that his people would not want to solve.

Yes the project took 7 months. Yes I fixed more things than I thought in the beginning that needed to be done. But I am very happy with the result and my new tenants seem to like the home too.



Useful



Funny



Cool

G. F.

San Jose, CA

15 friends

10 reviews

★★★★★ 7/4/2016

We invited John and met with him about 3 weeks ago to discuss a remodel project for our family room. Since then, we have not heard from him. No bid, no call, no contact. Not professional. Sullivan Construction will not be getting our business.



Useful 2



Funny



Cool

Colette C.

Auburn, CA

7 friends

★★★★★ 10/13/2016

Sullivan Construction completed a kitchen/family room and master bath remodel for us recently. We are so happy with

how the rooms turned out. We had 3 bids for the project and John's estimate was the easiest to understand and least expensive, for the same amount of work. John stayed on top of the projects and kept things moving along. His crew is great to work with. They are dedicated workers who take pride in their work and were so respectful of our house. They cleaned up every day, checked with us when they had questions about something and made sure things were the way we wanted them. When any issues came up, John was responsive and quickly came up with solutions. Keith from Sequoia Cabinets was great to work with-he patiently worked with us to pick out just the right cabinets and layout for our kitchen cabinets. I highly recommend Sullivan Construction and would definately work with them again!



Useful



Funny



Cool

Beverley F.

San Jose, CA

0 friends

3 reviews

1/12/2016

We had John and his crew to do remodel work on our kitchen. We doubled the size so there was a lot to do, including demo of old kitchen, taking out an interior wall, adding one window and changing another. Plus we added a picture window in our living room. After cabinetry was installed his guys came back to do plumbing, hooking up of stove and under house venting. John's crew were very knowledgeable, courteous, clean and tidy.

Extremely happy with the time frame and work done. Highly recommended!



Useful



Funny



Cool

Scott G.

Campbell, CA

0 friends

11 reviews

2 photos

6/17/2016

1 photo

Fair Estimate - timely start - professional workmanship. I had a decent sized home repair project which required replacing water damaged frame and siding on my house. I contacted 6 local contractors for estimates. Most of the estimates were outrageous, dubious or open-ended and all have vague project start times. John did a complete estimate that was fairly priced. He started when he said he would start and his team did a thorough job - staying on the job consecutive days until complete. They even threw in painting (outside of the proposal) since I had the paint in hand. The result was not only timely but very professional as they explained what they were doing or had completed during each phase and kept the area tidy. John personally came on site to review the progress of his team and answer my questions. That is service that one should expect from a contractor... I would highly recommend Sullivan Construction.



Useful



Funny



Cool

Demetra K.

San Jose, CA

3/18/2015

 0 friends
 15 reviews

John and his crew replaced the shower in my bathroom. I was very happy with their work-- good prices, responsible and considerate crew, and the work was completed on schedule. John was very responsive to questions and made the process easy. I would definitely recommend Sullivan Construction and plan to use them again for future projects in my home.



Dave S.

Mountain View, CA

 2 friends

 6 reviews

 9/2/2013

I hired Sullivan to do a full remodel of my kitchen and master bath. The estimate I got was one of the least expensive, but also most detailed (5 pages of line-items) that I got. Construction took about 10 weeks.

I'm really happy with how it all turned out. Construction took about 10 weeks. The quality is great and it all looks beautiful. John's workers were all prompt, reliable and professional. Both the cabinet and tile subcontractors Sullivan works with delivered quality results as well. There were only a couple of minor hiccups, and they were dealt with promptly. Work has been finished for a month as of this writing and I'm really enjoying my new kitchen and bath. I would recommend (and have already recommended) Sullivan Construction without hesitation.



mary ellen d.

San Jose, CA

 16 friends

 6 reviews

 9/17/2014

We just finished having John Sullivan and his workers remodel our kitchen, original bath , remodel our bedroom, create new bathroom and tile our floors. the difference in our home is ...so amazing. it took approx. 4 months and this could have been so stressfull but his workers were so nice, professional always cleaned the site at days end when i know they must have been so tired and ready to go home to their families. we highly recommend John Sullivan Construction. thankyou. mary ellen



Faith P.

San Jose, CA

 5 friends

 8 reviews

 11/10/2011

We hired John to do a major renovation on our "fixer upper". My perspective is that regardless of how good the construction is, if the finish work isn't good you will be disappointed. My husband and I have some differing opinions on this. I used an A, B, C, D, F grade for each component to try to be more objective.

Job Scope: Removed supporting walls and added support beams. Full kitchen remodel. Both bathrooms were reconfigured and basically rebuilt from scratch. All new windows were put in. New flooring throughout. New mudding, painting and finish work. A very very big job.

John is a very amiable guy. Nice to work with. His crew, in this case, Raul, was also a very nice guy.

*Communication: C. I don't feel the communication was as good as it should have been. When issues were discussed, John would say little, give an affirmative nod, but not a clear discussion on plan of action. Sometimes, issues were discussed multiple times, and to this day not all are resolved. Unfortunately, my husband paid in full prior to resolving all issues. Although John came back himself to work on stuff a few times, it was always after a phone call and he has not returned in good faith in over a month to finish his work.

*Timeliness: B. The timeline of the job was under estimated, but there was some scope creep. The job finished 2 months after projected. It wasn't that there were days with no workers, so it seems like it was just underestimated. Still - a B on this. They worked hard.

*Business sense: A. John gave a detailed estimate of the work with detailed line items which my husband really liked.

*Core team work ethic: A. Raul and the crew worked hard. They were on the job every day and always busy.

Inspections: We had no failed inspections. A

*Structural Construction: A. Structural construction seems

sound. Plumbing works. All the lights work. Tubs don't leak. Windows open. The house passed all inspections. We trust the Raul's electrical work and plumbing.

*Finish Carpentry: C. The cutout for the window needed to be enlarged to accept larger windows. These cutouts are not square nor is the new window sill level. This became apparent when we put blinds in. Many of the outlets are not straight/level. The cutout for the new crawl space in my closet floor is jagged with gaps. The crown molding and baseboards are with gaps and cracks. A mudding repair to fix water damage to bathroom drywall has uneven/wavy surface and it was not sanded smooth prior to painting.

*Mudding: B+ Ben was the mudder. Nice guy. Unpainted mud samples were left on a small piece of wood - 3 choices. We picked the one that was orange peel. I had orange peel in my condo, so had an expectation. As it turned out, my condo had knock down and the house did not. The thickness of the mudding was varied throughout. The ceilings looked great but the walls had some sections with much heavier mudding. Ben was very responsive and came back and redid one room which was exceptionally thick. He also did a great job on the smooth mudding.

*Cabinets: A - we LOVE Keith at Sequoia cabinets. Couldn't say enough good about him.

*Granite Install: B. CR Marble. They did a good job with templates and cutting. They double checked with us before making the cuts, avoiding errors. After install, the black flat granite had a white residue on it which was not seen at the store. And it was getting water marks. They ensured me it was sealed. ?paint? ?sealed in dirt? They came out and cleaned it with granite pledge. To this day the granite has a whiteish discoloration to it and only looks sleek black immediately after the granite cleaner is on it. It stains easily as if not sealed.

*Tile: C-. Dave's tile. We planned layout together. The guest bathroom looks good but the master does not. They never wiped up excess grout off the wall. There were pock marks and pinholes in the grout. The custom glass tile piece was put in unevenly. The grout is discolored.

*Painting: F. Rolando's. First, Rolando did none of the painting himself and wasn't on the job. They did not sand down filler in the molding so the surfaces look rough. The did not caulk the gaps in the crown well. They did not cover the floor and got paint everywhere. They did a poor caulk job between the hardwood floor and the base board. We asked them to remove it but they didn't take it up cleanly. It is really unsightly in many places. We aren't sure what was with the quality of the primer and the paint. The paint peels and chips off the walls even though it is fresh mud. They got paint all over the hardwood floors and tile. The more they tried to fix it the worse it got. And the lines are not great despite tape (bled through etc). We had to fire them.

*Flooring: C. The floor had many paint spots on it which did not get cleaned up before finishing. There are gaps that did not get filled. For some reason it is scratched in many places, There are squeaks developing in the new floor.



Useful 8



Funny



Cool

Kay B.

Sunnyvale, CA

3 friends

36 reviews

7 photos

★★★★★ 3/22/2012

Last year I needed to fix up an older condominium. Sullivan's itemized proposal was very clearly laid out and specific to everything we discussed. I could clearly see how each decision impacted the bottom line. Surprisingly this was not the case with some of the other quotes I received.

New floors and baseboards in kitchen and bath; kitchen countertops; painted cabinets; new kitchen sink, faucet, garbage disposal; microwave & new wire & circuit to it; new toilet; one door and door stops at a closet opening; replaced all the doors with panel doors (LOVE THESE!) and installed handles; added crown molding at kitchen cabinets; new outlets & switches; new light fixtures.

I added some extras as the job was going along. If I saw a problem with anything I called John and it was fixed or redone. He was usually available by cell or he would return my call the same day. All of his workers are very nice guys and good workers and the place ended up looking TERRIFIC!!

Other considerations: 1) this condo was empty at the time the work was being done.

2) I stress out about little things and John is really easy-going.

During the whole process I found this annoying at times...but TWO people who stress out would definitely have been worse. and 3) his proposal for the work was reasonable and I found him easy to talk to and easy to work with.

I hired him again to do work at the home of my mother who is in her 80's.

They replaced the back door to the garage, they vented the dryer to the outside, and raised the first of two concrete steps to the front door by several inches to make them equal height.

John suggested hand rails and their placement at the front porch which we had him install,. She is OVERJOYED with how easily and securely she can step up to her front door now.

The workers were kind and considerate. They worked a very long day but made sure things were right before leaving.

She and John got along great and she is very happy with everything that was done.

AND....I did not have to worry about any of this :-)

 Useful

 Funny

 Cool

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