



Specifications and Proposal

August 8, 2024

WB83-Lot-House

28056 Grandview Manor

Waterman's Bluff

Yulee, FL 32092

Specifications and Proposal

01000 Preliminary and Preparation

01010 - Impact Fees

All applicable impact fees are included.

01020 - Permits

All building fees and permit charges as currently published and in force by the governing municipality are included.

01030 - Interior Design

Management of the Interior and Exterior selection process. John Merrill Homes team member will accompany you to all selection meetings including up to 8 hours of time with our Interior Designer Partner.

01040 - Structural Engineering

Structural Engineering Included. This is required for county permitting

02000 General Conditions

02010 - Builders Risk Insurance

Builder's Risk Insurance is provided for the value of the project. In the event there is theft or damage to the property during the project you are financial covered for any repair or replacement if needed.

02020 - Utility Service

Electrical, water and sewer hookup as well as water meter is included.

02030 - Warranty

Centricity 3rd Party Warranty included.

02040 - Surveys

Includes all applicable surveys including final survey.

02050 -General Conditions

Removal of all construction debris included. Portable toilets included per Florida Building Code.

03000 Site Work

03010 - Lot Prep

Allowance Clear trees and Prepare the lot for construction

03020 - Site Fill and Grading

Fill dirt is included to bring home and lot to proper grade, as well as back fill the foundation. All tractor work necessary to obtain this grade is included unless other wise stated in the contract.

04000 Rough Structure

04010 - Foundation

Stemwall Slab up to 4 courses Standard

04010 - Pest Control

Termite Pre-treat is included: Pre-slab spray & final perimeter treatment after landscaping with \$1M renewable Damage & Repair termite bond. 1st year bond is included

04020 - Framing - Roof Decking

15/32" OSB Roof Decking, or decking required per engineering.

04020 - Framing - Structural

All Exterior walls are 2x6 frame construction with ZIPWall Weatherproofing system

04030 - Insulation - Attic

R-38 Blown Cellulose Insulation - 12" thick

04030 - Insulation - Exterior Walls

R-19 Batt insulation on exterior walls

05000 Windows and Doors

05010 - Exterior Doors

PlastPro Full fiberglass smooth doors LOW-E Glass on Exterior Doors per Plan

05010 - Exterior Doors - Front Door

PlastPro Full fiberglass Smooth doors style per plan

05020 - Windows

Vinyl Windows with LOW-E Glass. White YKK Windows with SDL grids

05040 - SGD's

Vinyl Frame Sliding Glass Door with LOW-E Glass in White

05050 - Garage Doors

Coplay Series 1 with windows. Belt Drive 1/2 HP Openers

06000 Waterproofing

06010 - Exterior Wall Weatherization

ZIPWall Weatherization system. ZIPWall Sheathing with ZIP tape and Flex Tape on window sills. Seal all nail holes 4 foot from the foundation. Wet seal wall to foundation.

06020 - Roofing

Main Roof - GAF Timberline HD Architectural Shingle over Synthetic Underlayment.

07000 Building Systems

07010 - Electrical - Ceiling Fans

All Bedrooms and Greatroom are prewired for Ceiling Fans, and office.

07010 - Electrical - Coach Lights

Prewire for 2 coach lights at garage. Fixtures part of Lighting Allowance

07010 - Electrical - Exhaust Fans

Broan AE110K - 110 CFM Bath fans for all baths.

07010 - Electrical - Flood Lights

Prewire for 2 Flood Lights and Provide Switched fixtures

07010 - Electrical - Floor outlets

Includes 1 floor outlet in Greatroom.

07010 - Electrical - Kitchen Pendants

Prewire for 3 Pendant lights at kitchen island

07010 - Electrical - Recessed Cans

The home will included 4 recess cans in the Great Room, kitchen, all hallways, bathrooms over tubs and showers, in toilet rooms per plan. All recess cans include LED trim kits.

07010 - Electrical - Switches & Outlets

Decora Rocker switches and outlets standard. Switch and receptacle plates with be screwless.

07010 - Electrical - Under Cabinet Lights

Includes LED Tape Lights under Upper Cabinets at Kitchen

07010 - Electrical Service

200 AMP single phase 120/240 V service provided.

07020 - Low Voltage - Alarm System Prewire

Prewire for wired alarm system for future use

07020 - Low Voltage - Structured Wiring System

20" Structured wiring panel with 5-Media Ports (1-RG6 / 1-Cat6) and 1-Data Media (2-Cat5E/ 1-RG6)

07030- HVAC Equipment

Amada "S" Series 15 SEER Heat Pump System with programable thermostat. Equipment is sized per plan.

07040 - Gas - Great Room Fire Place

Heatilator B Vent - 42" Reveal with remote control gas logs and glass bifold doors with black metal trim.

07500 Plumbing

07510 - Fixtures - Bath #2 Lavatory

China Bowl Oval Undermount - Qty 1

07510 - Fixtures - Bath #2 Lavatory Faucet

Delta single Handle Faucet in Chrome -Qty 1

Choice of: Cassidy, Trinsic or Stryke Style

07510 - Fixtures - Bath #2 Shower Faucet

Moen Gibson Shower Valve in Chrome

07510 - Fixtures - Bath #3 Lavatory

China Bowl Oval Undermount - Qty 2

07510 - Fixtures - Bath #3 Lavatory Faucet

Delta single Handle Faucet in Chrome -Qty 2

Choice of: Cassidy, Trinsic or Stryke Style

07510 - Fixtures - Bath #3 Tub

Kohler Underscore® 60" x 30" alcove bath in White

07510 - Fixtures - Bath #3 Tub/Shower Faucet

Delta Tub/Shower Valve in Chrome

Choice of: Cassidy, Trinsic or Stryke Style

07510 - Fixtures - Kitchen Faucet

Delta Faucet in Chrome

Choice of: Cassidy, Trinsic or Pivotal

07510 - Fixtures - Kitchen Sink

Stainless Steel Single Bowl Undermount Sink

07510 - Fixtures - Laundry Room Faucet

Delta Essa Pull-Down Kitchen Faucet with Magnetic Docking Spray Head

07510 - Fixtures - Laundry Room Sink

Elkay ELGU251912PDWH0 - Quartz Classic 25" Undermount Single Basin Quartz Laundry Sink

07510 - Fixtures - Master Bath Lavatory

China Bowl Oval undermount (2)

07510 - Fixtures - Master Bath Lavatory Faucets

Delta Widespread 2 Handle Faucet in Chrome (2 Faucets)

Choice of: Cassidy, Trinsic or Stryke Style

07510 - Fixtures - Master Bath Shower Only Faucet

Delta Shower Valve Chrome

Choice of: Cassidy, Trinsic or Stryke Style

07510 - Fixtures - Powder Bath Lavatory Faucet

Delta single Handle Faucet in Chrome -Qty 1

Choice of: Cassidy, Trinsic or Stryke Style

07510 - Fixtures - Powder Bath Sink

China Bowl Oval Undermount

07510 - Fixtures - Water Closets (Toilets)

Kohler Persuade Curv Comfort Height Two-Piece Elongated Dual-Flush Toilet with Left-Hand Trip Lever and Skirted Trapway - K-75790-0

07510 - General - Water Softener Loop

Pre-plumb for water softener loop and drain in Garage

07520 - General - Hose Bibs

3 Hose bibs provided. Plumbed on soft water system.

07520 - General - Plumbing

All water supply lines are Uponor PEX piping. Waste Piping is schedule 40 PVC. Includes hook ups to water meter and existing sewer tap.

07520 - General - Water Heater

Water Heater-AO Smith ATO540H-P Outdoor Propane Tankless

08000 Exterior Finishes

08010 - Exterior Wall Finish - Siding

James Hardie siding or Equal per plan

08010 - Exterior Wall Finish - Water Table

Water-table around perimeter of home to further accentuate Southern Vernacular Design as per requirements of ARB.

08015 - Exterior Chimney Finish - Stucco

Synthetic Stucco Sand Finish

08020 - Exterior Ceiling Coverings

James Hardie Panel and Batten

08030 - Soffit

James Hardie Soffit and Fascia.

08040 - Exterior Stemwall Foundation Finish

Stucco Parge Coat on foundation walls and exposed foundation in the garage.

08050 - Exterior Painting - Siding

Sherwin Williams Paints - 1 Coat Loxon Conditioner/ Primer followed by 1 Coat of Sherwin Williams Super Paint Satin

09000 Painting and Wallcoverings

09010 - Interior Ceiling Finish

Drywall Ceilings: Smooth ceilings

09010 - Interior Wall Finish

Interior Drywall to have square corner bead in all areas and smooth walls.

09020 - Interior Painting

Sherwin Williams Paint. Builder's Solution Surfacers (1 coat), SuperPaint Flat (1 coat). Trim: Prime with Oil Base and one coat of Latex enamel. Ceilings: Smooth with One Coat of SW Paint. Garage Wall Finish: Smooth finish on drywall with 2 coats of Paint. ** Standard of up to FIVE colors for interior of home - One ceiling color, one trim color, one wall color in the main traffic areas of the home. Up to 3 wall colors in the bedrooms and den which may have an LRV rating below 50%. Any additional rooms or colors selected with a Light Reflective value (LRV) below 50 will incur a charge. All walls painted in a flat finish.

10000 Flooring and Tile

10010 - Flooring - Carpet

Carpet Flooring Labor and Material of \$23.14 SY to be selected at Builders Showroom;

Rooms Included: Bedrooms Upstairs, Loft & Hall Upstairs

10010 - Flooring - Garage

Trowel Finish Concrete

10010 - Flooring - Laundry Room

Floor Tile Material of \$3.50/SF to be selected in builder showroom.

10010 - Flooring - Stair Flooring and Railing

Wood Oak Tread Stained with Painted Wood Risers. Stained Oak Handrail and Painted Balusters (If Applicable)

10010 - Flooring - Tile & Wood Labor

Labor to set Floor & Wall Tile straight set, no pattern up to 48" Tile. Includes thin set application.

Labor to Install Glued Down Wood Floor

10010 - Flooring - Wood

Wood Flooring Material of \$6.00/SF to be selected at Builders Showroom

Rooms Included: Entry, Powder, Kitchen, Dining Room, Great Room, Primary Bedroom, and first floor Hallways

10010 - Tile - Bath #2

Floor Tile Material of \$3.50/SF to be selected in builder showroom.

Wall Tile Material of \$3.50/SF to be selected at Builders Showroom

Coordinating 2x2 tile with Main floor Material of \$15/SF to be selected at Builders Showroom

10010 - Tile - Bath #3

Floor Tile Material of \$3.50/SF to be selected in builder showroom.

Wall Tile Material of \$3.50/SF to be selected at Builders Showroom

10010 - Tile - Master Bath

Floor Tile Material of \$3.50/SF to be selected in builder showroom.

Wall Tile Material of \$3.50/SF to be selected at Builders Showroom

Coordinating 2x2 tile with Main floor Material of \$15/SF to be selected at Builders Showroom

10020 - Wall Tile - Kitchen Backsplash

Decorative Tile backsplash Material of \$15/SF to be selected at Builders Showroom;

11000 Cabinetry and Millwork

11010 - Cabinetry - Bath #2

Cabico Essence Cabinetry - Furniture Board, Soft close doors and drawers, wood dovetail drawer boxes. Available in standard painted and stained finishes

11010 - Cabinetry - Bath #3

Cabico Essence Cabinetry - Furniture Board, Soft close doors and drawers, wood dovetail drawer boxes. Available in standard painted and stained finishes

11010 - Cabinetry - Kitchen

Cabico Essence Cabinetry. 42" Upper Cabinets with Crown Moulding and light rail. Soft close doors, Soft close dovetail drawers, Drawer Stacks are optional. Standard Paints and Stains. Plywood boxes

11010 - Cabinetry - Laundry Room

Cabico Essence Cabinetry - Plywood construction, Soft close doors and drawers, wood dovetail drawer boxes. Available in standard painted and stained finishes

11010 - Cabinetry - Master Bathroom

Cabico Essence Cabinetry - Plywood construction, Soft close doors and drawers, wood dovetail drawer boxes. Available in standard painted and stained finishes

11010 - Cabinetry - Powder Bath

Cabico Essence Cabinetry - Plywood construction, Soft close doors and drawers, wood dovetail drawer boxes. Available in standard painted and stained finishes

11020 - Counter Tops - Bath #2

2CM Quartz in Standard Colors

11020 - Counter Tops - Bath #3

2CM Quartz in Standard Colors

11020 - Counter Tops - Kitchen

3CM Quartz - LV I w/ Standard Edge

11020 - Counter Tops - Laundry Room

2CM Quartz in Standard Colors

11020 - Counter Tops - Master Bathroom

2CM Quartz in Standard Colors

11020 - Counter Tops - Powder Bath

2CM Quartz in Standard Colors

11030 - Trim - Attic Access

Attic Access in garage. Drywall lid cased out with door casing.

Option #1 - Aluminum Attic pull down stair.

+\$1,535.95

Client may decline this selection

\$0.00

11030 - Trim - Base Boards

5 1/4" Base Boards - WM-618

11030 - Trim - Crown Moulding

5 1/4" Crown Moulding in Foyer, Greatroom, Dining Room, Kitchen, Rear Entry, Hallway to Master

11030 - Trim - Door Casing

3 1/2" Door Casing - MB-11

11030 - Trim - Framed Openings

Wood Jambs with 3 1/2" Casing - MB-11

11030 - Trim - Great Room Fireplace Mantle & Surround

Allowance for Fire Place Tile Surround and Wood Mantle

Allowance: \$2,575.00

Option - To be specified by client

TBD

11030 - Trim - Interior Doors

Hollow Core 1-3/8" Doors available in multiple styles

Option #1 - Carrera or Cambridge-2PNL Square Top	TBD
Option #2 - Caiman or Continental - 2PNL Roman	TBD
Option #3 - Colonist-6PNL Square Top	TBD
Option #4 - Princeton-Arched Top	TBD

11030 - Trim - Windows Sills and Casing

Wood jambs with 3 1/2" Casing on 4 sides - MB-11

12000 Specialties and Equipment

12010 - Decorative Lighting

Classic Decorative Lighting Allowance to be used at Builders Lighting Showroom

Allowance: \$5,000.00

Option #1 - TBD	TBD
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12020 - Appliances - Kitchen Sink Disposer

InSinkErator Evolution 3/4 HP Continuous Feed Food Waste Disposal - 79355-ISE

12020 - Appliances - Laundry Room

Not Included

12020 - Appliances Package

Refrigerator - Bosch B36CL80ENS

36" Dual Fuel Range - Bosch HDS8655U

36" Chimney Hood - Bosch HCP56652UC

Dishwasher - Bosch SHE53B75UC

Microwave Drawer - Bosh 800 Series Drawer Microwave - HMD8451UC

12030 - Hardware - Front Door Door

Schlage Century in Satin Nickel

12030 - Hardware - Interior Door

Schlage Bowery Knob or Accent Lever in Satin Nickel.

12040 - Accessories - Bath # 2

Delta Toilet Paper Holder & Towel Bar - Metal 24" in Chrome

Choice of: Cassidy, Trinsic or Stryke Style

Schluter Shelf in Standard Colors

12040 - Accessories - Bath # 3

Delta Toilet Paper Holder & Towel Bar - Metal 24" in Chrome

Choice of: Cassidy, Trinsic or Stryke Style

Schluter Shelf in Standard Colors

12040 - Accessories - Master Bath

Delta Toilet Paper Holder & Towel Bar - Metal 24" in Chrome

Choice of: Cassidy, Trinsic or Stryke Style

Schluter Shelf in Standard Colors

12050 - Shelving - Bedroom # 2

Cope Closets wood ventilated shelving with hanging rod.

12050 - Shelving - Bedroom # 3

Cope Closets wood ventilated shelving with hanging rod.

12050 - Shelving - Bedroom # 4

Cope Closets wood ventilated shelving with wood hanging rod.

12050 - Shelving - Kitchen Pantry

Cope Closets Wood shelving.

12050 - Shelving - Linen Closets

Cope Closets Wood Ventilated 16" Linen Shelves per plan.

12050 - Shelving - Master Bedroom Closet

Cope Closet Wood Ventilated shelving with hanging rod.

12060 - Shower Enclosure - Bath # 2

Semi Frameless shower enclosure per Plan with Chrome finish

12060 - Shower Enclosure - Master Bath

Semi Frameless Enclosure per plan with Chrome Hardware

12070 - Vanity Mirrors

None provided.

13000 Hardscape and Landscape

13010 - Hardscape - Back Porch

Belgard Holland Stone or Appian Stone Style Gray based pavers

13010 - Hardscape - Driveway

Belgard Holland Stone or Appian Stone Style Gray based pavers up to 600 SF

Option #1 - Belgard Holland Stone Style - Grey based Colors TBD

Option #2 - Belgard Appian Stone Style - Grey based Colors TBD

13010 - Hardscape - Front Porch & Lead Walk

Belgard Holland Stone or Appian Stone Style Gray based pavers

13020 - Landscaping and Fencing

Landscaping and Fence Allowance. Includes landscape design, irrigation, sod, plantings, mulch, and fencing.

Allowance: \$20,000.00

Option - To be specified by client TBD

Pricing Summary

Base Price \$840,000.00

Price is valid for 30 days from the date of this proposal.