



854 Tilden Oaks Trail, Winter Garden, FL 34787
 407-476-7520 sales, 407-614-8793 fax
 www.jbuilding.com

Effective 5/12/2022

Pricing subject to change due to market conditions
 and may vary prior to execution of a sales contract

Oakland Park Subdivision

Typical base construction pricing - custom design/build
 (Estimate only - actual house design, lot conditions and style will determine pricing)

Lot not included in typical base construction pricing estimate - Lot pricing separate

LOT NOT INCLUDED

<u>SF - range</u>	<u>Estimated Construction Cost</u>	<u>\$/SF</u>
2600 SF	\$680,000	262
2800 SF	\$724,000	259
3000 SF	\$766,000	255
3200 SF	\$806,000	252
3600 SF	\$894,000	248
4000 SF	\$973,000	243

Base interior pricing

<u>includes:</u>	<u>SF</u>
2 car garage SF - 21'4" x 21'4" interior (5' alley loaded)	518
Front Porch SF - standard 8x26	210
Lanai SF - standard 12x25	300
Total SF under roof (non AC)	1028

A Exterior (structural/architectural/features)

- 1 Plan design/engineering/permit fees/impact fees are included in contract price
- 2 Connection to sanitary sewer system
- 3 Connection to city water
- 4 Florida Green Building Coalition 3rd party certification
- 5 Reinforced concrete masonry construction: Subject to allowance based on current pricing
 Stnd 18"-24" stemwall foundation (higher stemwalls will incur additional cost)
 Stnd 1st floor masonry block construction
 Stnd 4" concrete slab w/fiber - no mesh
 Lintel/tiebeam material
- 6 Framing (rough lumber): Subject to allowance based on current pricing
 Framed 2x6 ext wall construction on 2nd floor - zip system sheathing 2nd floor
 Framed 2x4 interior wall construction 1st & 2nd floor
 Stnd wood sheathing on roof
- 7 Wood roof trusses and floor joist systems.
Subject to allowance based on current pricing.
- 8 Exterior elements: Finishes are mixture of smooth stucco and cementitious siding with architectural detail.
 Stnd finishes are a mixture of smooth stucco and cementitious siding w/architectural detail to conform with HOA requirements
Subject to allowance for stucco based on current pricing.
Subject to allowance for siding based on current pricing.
 Porch columns & beams - Stnd painted composite wrapped material.
 Shutters not included in base pricing.
 Gutters not included in base pricing.
- 9 Roof: "Landmark" architectural asphalt shingle roof with attic vents
Subject to allowance based on current pricing.
- 10 Soffits: Stnd center vented vinyl soffits
 Open rafter tails not included in base pricing.

- 11 Porch Ceilings: Stnd vinyl plank ceilings on porches and lanai
- 12 Garage interior walls - Painted masonry block
- 13 Termite treatment with one year warranty from date of treatment
- 14 Gas connections: Includes 1 connection for tankless gas hot water heater
Additional gas fueled appliance connection fee of \$900/appliance
- 15 Driveways:
Interior/comer lots - Stnd 5'x24' alley loaded driveway to stnd 2 car garage
Lakeview lots - Stnd 24'x26' driveway courtyard to stnd 2 car garage
- 16 Brick pavers: Stnd gray or white mix cement brick pavers - driveway, rear walkways & lanai
Terra Cotta toned clay 4x8 brick pavers on front porch, steps & front walkway
- 17 Exterior paint: Premium grade fungus resistant paints.
Exterior walls - Satin finish exterior paint (1 primer coat + 1 finish coat)
Exterior trim elements/garage doors - Semi-gloss finish
- 18 Fencing/retaining walls not included in base pricing

B Landscape/Sod/Irrigation

- 1 Automatic sprinkler system with time clock control (builders standard) to service sod & landscaped area, connect to city reclaim water.
- 2 Landscape allowance for plants, trees, street trees, mulch, lighting, rocks, etc.
Interior lot - \$5,500 allowance
Interior comer lot - \$8,000 allowance
Lakeview lot - \$10,000 allowance
- 3 Zoysia sod

C Doors/Windows

- 1 Exterior doors: Subject to allowance based on current pricing
Front entry door - Stnd paneled fiberglass 3/4 light or full light door - 6'8" door with transom above or 8' stnd door no transom above.
Other exterior doors:
Stnd is 4 - Paneled fiberglass 3/4 light or full light doors - 8' door no transom
Stnd is 1 - 8x12 (3-4' panels) white vinyl 2 pane sliding glass doors or 2 sets of 8' high fiberglass french doors
- 2 Garage door(s): Subject to allowance based on current pricing.
Stnd is single 8x16 insulated overhead garage door
Stnd garage door opener is chain drive unit with 2 remotes with internet interface
- 3 Windows: Stnd is 40 - "PGT" white vinyl single hung double pane low E windows & screens.
Internal window grids per plan elevation. Subject to allowance based on current pricing.
- 4 Interior doors: Stnd is "Masonite" molded 8' interior hollow core doors per plan. Choice of 6 stnd door styles. Subject to allowance based on current pricing.
- 5 Door hardware: "Kwikset" - Signature Series
Front door handleset
Interior/other exterior key lock/privacy/passage hardware
Choice of coordinating door hinge colors.

D Interior/Finishes/General

- 1 10' ceilings 1st floor, 9'-4" on 2nd floor
- 2 All closets and pantry per plan with ventilated vinyl coated shelving
- 3 Laundry room with electric washer/dryer hookups, dryer vent to exterior and laundry sink in base cabinet.
- 4 Stairs – Stnd - Stained red oak treads/handrail/newel posts & painted risers. Painted wood or metal balusters per plan.
- 5 Drywall with textured knockdown finish on ceilings and orange peel on walls.
Square edge drywall comer beads.
- 6 Trim:
Door Casing: Traditional milled painted 3-1/4" casing
(No casing on windows in stnd price)
Window sills: Painted wood
Baseboards: Traditional 5-1/4" x 9/16" milled painted baseboards throughout home
Crown Molding: Traditional 5-1/4" x 9/16" milled painted crown in living areas & MBR
(No ceiling treatments/beams/trays in stnd price)
- 7 Interior Paint: "Sherwin Williams" interior 200 series paint - living areas/BR's walls
Flat finish - walls living areas/BRs
Satin finish - walls baths & laundry (one color all walls)
Semi-gloss finish - trim (one color all trim)
Flat finish - ceilings (white).
(Charge of \$200 for each additional color)

E Flooring/Bath Tile/Kitchen Backsplash Tile - (includes installation, tax, freight)

Subject to allowance based on current pricing

- 1 Main Flooring: Throughout 1st floor main living areas, excluding laundry, BRs & baths
Choice of:
Engineered wood - up to Level 2
Floor tile - up to Level 5
Luxury Vinyl plank - up to Level 3
- 2 Carpet: All bedrooms/closets/2nd floor common areas
Carpet - up to Level 5 with 8 pound pad
- 3 Baths & Laundry tile:
Floor tile - up to Level 5
Wall tile (7' high surround in showers) - up to Level 6
- 4 Shower floor tile: up to Level 5
- 5 Kitchen backsplash tile: up to Level 5 - countertop to bottom of cabinets

F Plumbing/Bath Trim (all allowances include tax & freight)

- 1 Stnd glass vanity mirrors in baths.
- 2 Tankless gas hot water single unit (including gas connection fee)
- 3 Four (4) exterior hose bibs per plan.
- 4 Master Bath Shower - Frameless 3/8" glass shower door. Tiled walls to 7'.
Master Bath Tub - Choice of stnd oval or rectangle free-standing acrylic tub
Tiled stnd shampoo niche in M Bath shower
- 5 Guest baths - Stnd enameled polyresin & fiberglass composite tub/shower
Tiled 7' high surround
Stnd shower curtain rod in guest bath tub/showers
Tiled stnd niche in guest bath tubs & showers
- 6 Faucet/valves: Choice of stnd Moen, Kohler or Delta fixtures (chrome or BN finish)
Subject to allowance based on current pricing
Master Bath - 2 - widespread faucets
 1 - Primary shower fixture
 1 - Tub filler faucet

Guest Baths (each) - 1 - stnd spread faucet
 1 - primary tub/shower fixture

Powder Bath - 1 - widespread faucet

Stnd pull out spray SS kitchen faucet
Stnd chrome laundry faucet
- 7 Toilets - Stnd elongated 2 piece, 1.6 GPF, white, comfort height
Subject to allowance based on current pricing
- 8 Sinks:
Subject to allowance based on current pricing.
Stnd porcelain under mount bath sinks, choice of linen/white and oval/rectangle
Stnd stainless steel kitchen sink (single or divided bowl)
Stnd Pro flo white acrylic drop in single basin laundry sink

G Cabinets/Vanities

Subject to allowance based on current pricing.

- 1 Choice of maple, alder or oak stained wood material or painted Door Board material.
Choice of 5 standard door styles:
(Shaker 2-1/4" rail, Shaker 3" rail, recessed panel w/bevel, raised or flat panel)
Plywood 3/4" box construction, dove tail joints in drawers, self close drawers and light rail.
Choice of 9 paint colors on Door Board or 6 stain colors on wood.
- 2 Kitchen perimeter: Stnd 42" kitchen upper cabinets, crown molding, 2 pot/pan drawers, refrigerator trim, 2 base cabinet sections with drawer stacks. Other stnd base cabinets with fixed shelving.
- 3 Kitchen Island: Stnd cabinet size 96" L x 24" deep base cabinet run, cabinet base molding and rear of island wrapped with cabinet material. Stnd island countertop size - 108" x 54"
- 4 Master Bath Vanities: Stnd 8' total vanity length, 36" high, base cabinetry with single drawer stack.
Other Full Baths Vanities: Stnd single 36"-42" vanity length, 36" high, base cabinetry

with single drawer stack.

Powder Bath Vanity (if applicable): Stnd 36" high base cabinet

- 5 Laundry: Stnd base cabinetry with drop in laundry sink, 48" wide x 30" high upper cabinets, no crown molding.

H **Countertops (includes tax, delivery & install)**

Subject to allowance based on current pricing

- 1 Kitchen & bath countertops per plan - Level 3 granite or Level 2 quartz
- 2 Laundry countertops: Stnd mica countertops 48" wide.

I **Appliances (allowance includes tax, delivery & install)**

Stnd Samsung SS package including appliances below or \$9,000 allowance.

36" Electric cooktop

SS Exhaust hood over cooktop

30" Wall oven

Microwave in wall cabinet.

Dishwasher

25 cf refrigerator

Included:

Plumb for ice/water line to refrigerator

Vent to exterior over cooktop or range

1/2 HP garbage disposal

J **Electrical/Lighting (include fixtures, tax & delivery)**

- 1 Hanging/wall mount light fixtures/fans/bulbs - Choice of stnd light/fan/bulb packages

Subject to allowance based on current pricing

Pre-wire for fixtures included in package:

1 - Foyer ceiling hanging

1 - DR ceiling hanging

2 - Kitchen island pendants hanging

2 - Master bath vanity (wall mount)

3 - Guest baths/powder vanities (1 per bath wall mount)

2 - Coach lights on garage with switch

2 - Coach lights on front porch with switch

5 - Interior fan/light outlets with single wall switch per fixture

1 - Exterior fan/light outlet with single wall switch (1) lanai

Included in stnd features:

- 2 LED ceiling mount light fixture w/switch:

1 - Laundry room

1 - each walk in closet

1 - Walk in pantry

2 - garage ceiling strip fixtures

Recessed lighting (LED bulbs) with switch:

6 - kitchen

4 - FR

4 - MBR

4 - Lanai

4 - Office

Toilet water closets, showers, tubs per plan

Halls & stairwell per plan.

- 3 Electrical service - Stnd 200 Amp service, interior outlets/switches per code

GFI exterior outlets - 4 waterproof GFI electrical outlets .

GFI outlets in garage Qty - 2

Under-counter LED lighting in kitchen with wall switch.

Decorative white rocker switches and face plates.

- 4 Total (8) low voltage drops for phone, TV or internet connected to central panel.

- 5 Smoke alarms per code.

- 6 Doorbell.

- 7 Standard bath exhaust fans.

K **HVAC/Insulation**

- 1 High efficiency stnd 2 unit A/C system (**equal to 16 seer**) with vents in all living areas, BRs, baths, laundry room, walk-in pantry & walk-in closets.

Subject to allowance based on current pricing.

- 2 Radiant barrier sheathing
Insulation in air conditioned space - R-30 attic insulation, energy saving icynene foam filled masonry walls, R-4.1 foil batt on interior of masonry walls, R-19 batt on any exposed 2nd floor wood frame exterior walls.
R-13 batt insulation between floors in AC space

* All materials, products and installation methods are builder's stnd and will be sourced through builders approved vendor unless otherwise specified