



CPC: 1459194 EC: 13012426

****This quote is valid for 30 days********It will be a minimum of ten weeks before we can start the project once the contract is signed********All 3D views are conceptual and not considered contract documents********Owner is responsible for installing and maintaining window and door alarms********Finish selections may require substitutions due to on going material shortages. This may require a change order and a price increase****

Designer: BSO

Date: 01.20.26

Project Address: LOT 27 REDBUD LN INLET BEACH 32461

Builder: Beach House Construction, beachhouseconstructioninc@gmail.com, SAEEDI SAEED

Lot Description: LOT 27 TREETOP S/D PB 16-64 OR 2666-2853 OR 2827-2244

Parcel: 26-35-18-16500-000-0270

Job Name: Richards Lot 27 Redbud****This quote includes stock 6 x 6 tile and standard plaster. Upgrades will increase cost******** Owner is responsible for proper fencing around pool to meet county regulations, Pool Deck and building, backfilling and compacting all retaining wall. Wall Deadmen cannot be placed within the pool footprint********All Trees removed must have stumps removed completely, or pool cannot be built********Owner responsible for building retaining walls, and providing compaction test results******Base price for a 131 Sq Ft, 48 LF, 2473 Gallons, Pool, 3 - 4 Feet deep, Custom Shape**

\$ 53,700.00

- An engineered steel reinforced Shotcrete shell. Comes with a lifetime structural warranty.
- All pool equipment comes with a 3 year manufacturer warranty.
- PMM Marbletite, Marquis or Freestone Series, **Miami Blue** Aggregate Plaster, 10 year manufacturer warranty, 299 Total Pool Sq Ft
- ****Prior to the Pool being plastered, pool barriers must be installed or if existing, brought up to FL code****
- ****28 Days after the Pool has water in it, the Owner is 100% responsible for Pool maintenance.****
- ****Take this into consideration when scheduling for the Pool to be plastered.****
- 6" x 6" stock tile **TBD**, 48 LF, white grout, no step tile
- Southern Blue will install Coping the Owner provides.
- Owner is responsible for the Pool Deck.
- Hayward high rate sand filter, Hayward TriStar variable speed pump, 1 skimmer, 3 returns, 2 bottom drains, no ladder, no handrail, 15 LF steps
- Bench Seat, shallow to deep end, 18 LF
- Owner is responsible for building the raised platform to hold pool equipment, and providing access to it
- Hayward Salt Chlorinator + Omni PL with smartphone interface & surge protector - Owner runs Cat 6 wire with RJ45 connectors on each end to Pool Equipment - does not connect to 5G, needs 2.4 guest network for internet
- (1) LED Lights total
- Good access, No demo included in price, excavated dirt spread as needed then hauled
- Maintenance Equipment – Manual vacuum equipment, leaf net, brush, and test kit.
- Water Autofill – Owner runs 1/2" water line with PVC valve on end to the Pool Equipment
- Owner is responsible for supplying Southern Blue with a final survey showing pool and deck within setbacks, and an approved storm water letter from an engineer that includes our pool permit # on it if required. If you have questions about storm water letter please call.
- Includes required County Permit. This price does **NOT** include any HOA fees, approvals, deposits, or storm water plan engineering.
- Sonar pool alarm
- Electrical Allowance – Owner runs 60 amp service to the pool equipment

Additional Features – Add to the base price

- Spa Features - (12) Spa Jets, Jet Pump, Blower and Spa Side Remote
- Hayward 400,000 BTU natural gas heater – Owner responsible for gas line hookup - must be 2 PSI gas system with regulator - **NGR02-BDA** - Norgas Controls - 3/4" | 1/2" Orifice - Green 6.5-16" WC

\$ 8,000.00

\$ 4,800.00

TOTAL FOR POOL WITH FEATURES AND ALLOWANCE

\$ 66,500.00

Customer Initial: _____**Please Initial**

Guarantee and General Conditions

Southern Blue Construction guarantees that the shotcrete shell will remain structurally sound and comes with a lifetime guarantee to the original owner. The lifetime guarantee is not transferrable to a new owner. A builder is allowed to transfer the guarantee to a new buyer.

This guarantee is immediately voided if any damage to the shell is determined to have been created by neglect, poor maintenance, or by use outside of the standard ordinary use of a pool. The lifetime guarantee is invalid should the pool float or be damaged by earthquake, war, natural disaster, or any act of God.

Southern Blue Construction warrants that its work will be free from defects in materials and workmanship for the period of time stated herein. Southern Blue Construction warrants all equipment (pumps, filters, heater/heat pumps, automation, chlorinators, and actuators) installed under this contract for 3 years. After the warranty period expires there will be a charge for parts and labor to service equipment. Southern Blue Construction will warranty all other items for the period of one year (tile, coping, kretkote, lights, plumbing, skimmers, returns, water features). Plaster warranty is as per manufacturer.

Southern Blue Construction is not responsible for damage to the pool caused by the owner or their pool service company because of neglect or improper maintenance. Once the pool is complete, Southern Blue Construction will schedule a "pool school" with the owner to train them on the proper maintenance that is required and how to work all of the pool equipment. Plaster is not guaranteed against discoloration or staining that is due to local water conditions, improper use of chemicals, or lack of cleaning. Plaster is a hand trowled process and the floor is not perfectly smooth and level. These imperfections will show even more at night. They are to be expected and not a warranty item.

Walkways and pool decks are not part of the pool and the owner understands that there is no warranty covering them against cracking, raising, or settling. It is the very nature of concrete to crack due to its expansion and contraction. Southern Blue Construction strives to control cracks by using expansion joints but can not guarantee that other cracks will not occur.

Southern Blue Construction will take standard and ordinary steps to determine buried lines and utilities on the property by calling to have them located before we start (Call Before You Dig). The owner is responsible for having the following items located before construction starts: secondary power and utility lines, sprinkler systems, sewer lines, septic tank and lines, pet fencing, and outdoor lighting. Southern Blue Construction accepts no liability for damage done to the items that are not located. If these items or other hidden items such as stumps or buried items are found, there will be additional charges to have them moved. Unanticipated underground conditions such as ground of inadequate bearing capacity or subsurface water could increase the cost of the project. Owner agrees to pay Southern Blue Construction for the additional cost resulting from these conditions.

Warranty period starts the day the pool is filled with water, not when final payment is received. Making modifications to pool equipment could void warranty. Southern Blue Construction has no obligation to make any repairs or warranty claims until the owner has made final payment in full. Any changes to the contract requires a change order to be signed and paid by the owner prior to the pool being plastered.

Most pools are completed 8-10 weeks after we start excavation, not 8-10 weeks from when the contract is signed. Inclement weather could cause this time frame to increase and Southern Blue Construction will determine when the conditions are safe for us to proceed after considering both the safety of our employees and our ability to guarantee our workmanship.

Customer Initial:

Please Initial

The owner is responsible for supplying Southern Blue Construction with a survey to enable proper placement of pool to avoid encroachment beyond the property line or any setback lines. If the pool is built close to the property or setback lines, there will be an additional charge of \$500 if we need to have a surveyor come out and mark the property pins.

If extra dirt is needed for backfill, there will be an additional charge of \$500 per truck to have it delivered and spread. The charge will be \$750 per truck if white sand is required. There will be additional costs if compaction tests are required.

Measurements on the plan are not precise and may be adjusted as needed for construction. They are accurate to within one foot. Renderings are just artistic conceptions and may not represent the exact material to be used for the coping, tile, pavers, or plaster. Gutters are recommended when the pool is close to the house.

Owner's Responsibilities

- Building any wooden platforms that may be required to hold the pool equipment.
- Running electrical service line (60 amps), gas line, and water line to the pool equipment area.
- Running switch legs to control the pool lights and any feature pumps.
- Having an irrigation company cut the pipes that are in the pool area and have them capped. This will allow them to easily find and install the irrigation as needed upon completion.
- Before construction begins, the owner is responsible for providing access to the pool area by removing existing shrubs and trees, equipment, fencing, and structures. You will likely need to pay to have a landscape company to final grading and repair damage to sod and irrigation upon our completion.
- Having the pool fence and window and door alarms installed as per FL code before the pool is plastered. Southern Blue Construction is not responsible. Final building department inspection must be completed within 30 days of pool completion.
- Provide a survey to enable proper placement of pool and avoid encroachment.
- Setting the pool elevation with the construction manager.
- Building any retaining walls that are need for construction.
- Making all payments as outlined in the contract. Any delay in payment, may cause a delay in the construction process.
- Removal of any decking, sidewalks, retention walls, screen enclosures, etc. placed by others and attached to the pool that encroaches into setbacks or buffer zones of any kind.

Items Not Included in Price

Gas line installation, pin piles and structural engineering if required, fencing, pool decking, plant removal, window and door alarms, additional fill dirt if needed, or the cost of repairing damage to the following: irrigation, fences, landscape, driveways, walkways, septic tanks or field lines, sewer lines, wells, or underground utilities. If items are damaged, Southern Blue Construction will have them repaired at cost for the customer.

The electrical allowance is an allowance to have the pool bonded and the wiring of the pumps, lights, and sanitizer. A sub panel may need to be set from your existing service. This price could go up once the electrician is able to visit the site to evaluate what work is involved to get the power to the equipment. This is an allowance and Southern Blue Construction will bill the owner any overages. If there is a gas allowance, it will be handled the same way once the gas company is able to visit the site.

Customer Initial: _____

Please Initial

STANDARD SWIMMING POOL CODE REQUIREMENTS RELEASE

I, (customer) _____
residing at _____

hereby state that I have received copies of the **Safety Barrier Guidelines for Home Pools, Residential Swimming Pool Safety Act** (Florida Statutes) and the **Florida Building Code** pertaining to outdoor swimming pools/spas. I have read and I understand what is required by the applicable state and local regulations to meet requirements for a final inspection to clear the building permit process, and to insure that I have meet the safety requirements of the **Florida Swimming Pool Safety Act**, enacted in October 2000

I understand that local jurisdictions (building departments issuing the building permit) cannot approve a final inspection and issue a certificate of completion for a residential swimming pool or spa over 24 inches deep unless it meets at least one or a combination of the following requirements. Brief summaries of the safety requirements required by law are stated below. Details of these requirements may be found in the Florida Statues and the Florida Building Code.

1. The pool must be isolated from access to the home by an enclosure that meets the pool barrier requirements of Florida Statute 515.29 and Florida Building Code 424.2.17.
2. The pool may be equipped with a safety cover complying with the specifications of the American Society for Testing and Materials Standard F-1346-91 in order to meet the Florida Statues and the Florida Building Code.
3. When a wall of the home serves as part of the barrier to the pool and the wall has doors or windows that provide direct access to the pool, these doors and windows must be equipped with an exit alarm that provides a continuous sound and has a minimum sound pressure rating of 85 decibels at 10 feet. Any alarm that complies with Underwriters Laboratories Standard Number 2017 may be used to meet the swimming pool safety provisions in chapter 515 of the Florida Statutes.
4. Any wall of a home which has doors that provide direct access to the pool may be equipped with a self-latching device with a release mechanism located at least 54 inches above the floor and opens away from the pool will meet the safety requirements.

Anyone who fails to equip a new residential swimming pool with at least one pool safety feature as required by the Florida Statues and the Florida Building Code commits a misdemeanor of the second degree, punishable as provided in Florida Statue 775.082 and 775.083 (60 days imprisonment or fine of up to \$500); except that no penalty shall be imposed if the person, within 45 days after arrest or issuance of a summons or a notice to appear, has equipped the pool with at least one safety feature as required by the Florida Statues and the Florida Building Code and has attended a drowning prevention education program established by Florida Statute 515.31.

Signature _____ **Date** _____

Please Sign

Payment Terms

Deposit: 10% due when proposal signed
Shotcrete: 60%
Tile: 15%
Plumbing and Filter: 10% (**PAYMENT REQUIRED BEFORE PLASTERING**)
Plaster and Start-up: 5%
Total Job Cost

\$	6,650.00
\$	39,900.00
\$	9,975.00
\$	6,650.00
\$	3,325.00
\$	66,500.00

Owner / Representative Signature and Printed Name

**<-- Please
Sign**

Date

Southern Blue Construction Representative Signature

Date