

Q3 2026

WELCOME PACKET

MERRIBUILD





WHAT MERRIBUILD DOES

Established in 1990, Merribuild specializes in new home construction, kitchen, bathroom, full house remodeling, home additions, garage conversions and ADU's.

We are a full-service construction company that prioritizes a seamless building experience. With us, you can have a hands-off approach to the construction experience which allows you to simply pick what you like, sit back, and enjoy the process unfolding before your eyes. We know that you have many other priorities in life and we're here to ensure that your project is taken care of with the most care and attention to detail possible.

We are licensed and insured with a solid team of experienced professionals you can trust to get things done right. We create an experience for you that is well-informed, regularly updated, and completely customized to your wants and needs.

We uphold high standards throughout our entire project with our clients and team and we aim to maintain a reputation of integrity that allows us to be your contractor for life.



804 Pier View Way
Oceanside, CA 92054



Merribuild.com



office@merribuild.com



760-470-2107

About Us

- Established in 1990
- Family-owned
- License: #595872
- Bonded & Insured
- Oceanside, CA
- Servicing North County San Diego
- Vetted team of professional subcontractors
- Workmanship Warranty Included

CELEBRATING
35 YEARS
IN BUSINESS

Meet Our Core Team



Paul Merrick

CEO & Project Manager

Paul@merribuild.com

Sean Merrick

President & Office Manager

Sean@merribuild.com



Angélique Kenney

ADU Specialist, Realtor® DRE #01846783

& Interior Designer

CRS • GRI • e-Pro • SFR • ILHM member • SSR • GREEN

1st Class Real Estate SD | DRE#02193664

Angelique@merribuild.com



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WHY MERRIBUILD?

- 1) **We really care**, and understand what an important decision this is for your family
- 2) **We're very communicative**. We keep you updated on your project, and you'll have the cell phone numbers of all 3 main people on the team if you have questions. We also upload photos and updates to the online portal (see number 4).
- 3) **We're transparent with our pricing**. We work on a fixed-price contract, so we will accomplish the agreed upon scope of work for the agreed upon price
- 4) **We have an awesome online portal** where you can see progress photos, timelines, send us messages, see when your next bill is due, see what you've already paid, and pick out your cabinets and faucets (it's also an app! So its easy to use on your phone)
- 5) **We're licensed and insured**, and so are our subcontractors. So you know you'll get the best when working with us

YOUR FULL SERVICE CONTRACTOR

1



ADU'S

2



New Home
Construction

3



Whole Home
Remodels

4



Additions



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MERRIBUILD REVIEWS

Paul and his crew are fantastic! They are easy to work with, understood exactly what we were looking for, and made updates without any fuss when our selected appliances didn't exactly fit. All of the workers he had in our house were kind, respectful, and felt like a welcome part of the family by the end of the project.

Colleen C. - Homeowner Carlsbad, CA



They were friendly. They listened to our comments and concerns and changed what we wanted. They were easy to reach and very reasonable. We wanted wood flooring taken out and replaced with tile which was not in the original contract and they accommodated without charging an arm and a leg. They originally did our master bathroom and we were so pleased that we had them redo our kitchen as well.

Howard K. - San Diego, CA

Working with them was hassle free. From designing the new space, to final inspection, they met all of our deadlines, created our dream space, all at a reasonable price. We'll definitely be hiring again for our future projects!

Jeff R. - Vista, CA





We love
building
ADUs for
local
families



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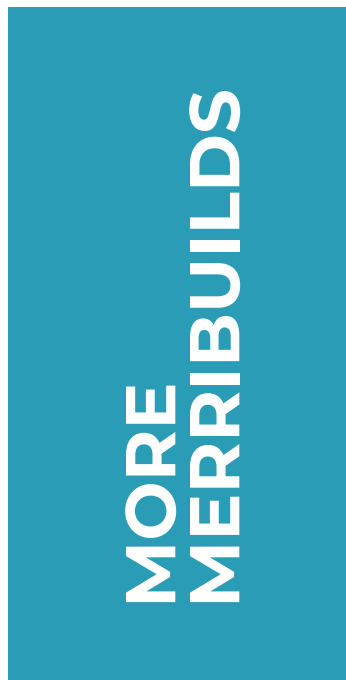
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MERRIBUILD'S STANDARD FINISHES

1 Kitchen

- Quartz Countertop
- High-quality Hardwood Shaker Style Cabinets (With Dovetail Drawers, 6 Way Adjustable Hinges, Full Overlay Doors, Solid Plywood Cabinets)
- Soft-Close on All Door and Drawers
- Brushed Nickel Cabinet Handles
- 42" Tall Upper Cabinets
- Full Extension Ball Bearing Slides
- Customer supplies stove, refrigerator, and over range microwave with vent
- HP Disposal
- 4 Can Lights Per Bedroom
- 2 Can Lights Per Bathroom
- 3 Light Vanity Fixture
- 4 Can Lights in Kitchen
- 4 Can Lights in Family Room
- 6" Quartz Backsplash
- Under-mount Single Stainless Steel Sink
- Pull Down Faucet
- Air Gap for Dishwasher
- Reverse Osmosis Water Dispenser

2 Bathroom

- Cultured Marble Vanity Counter
- Soaking Tub With Overflow and Push Drain (Bootz Maui)
- 30 X 60 Shower Surround (Bootz Nextile)
- Humidity-Sensing Bath Fan
- Permanent Mount Shower Curtain Rod
- Home Decorator Clady 36" X 19" Vanity
- American Standard Single Handle
- Faucet in Brushed Nickel
- Elongated Chair Height CA Compliant Toilet with Handle Flush
- Vanity Mirror Framed 36"
- 26" Frameless Mirrored Medicine Cabinet
- Towel Bar and Tissue Holder With Satin Nickel
- Privacy Lock Knob

3 Interior

- Kwikset Door Knobs
- Waterproof Luxury Vinyl Plank Flooring
- 8 foot ceilings
- Santa Fe Finish on Walls
- Low Sheen Interior Paint
- Semi Gloss Paint in Kitchen and Utility Areas
- ½" Tape and Texture on Walls
- ⅝" Tape and Texture on Ceilings
- 6-Panel Hollow Core Interior Doors
- Standard Door 2-⅝" Door Casing and 2-½' Base
- Standard 'Shelf and Pole' in Closets

FEATURES CAN BE UPGRADED OR ADJUSTED AS NEEDED



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MERRIBUILD'S STANDARD FINISHES

4 Exterior

- Stucco Exterior
- 35-Year Dimensional Asphalt Shingle Roof
- Flat Exterior Paint
- Semi Gloss Paint on Exterior Trim
- Concrete Stoop Outside Doors 36"
- Dual Glazed Vinyl Windows
- 36' Steel 6-Panel Door With Deadbolt
- 32' Steel 6-Panel Rear Door With Deadbolt
- 2 Foot Eaves at Sides and Front
- One Glass Sliding Door 6'x80'
- One 36" Entry Door 6 panel Steel

5 Construction

- 2 X 4 Exterior Walls
- R13 and R30 Insulation
- Concrete Foundation With Footings
- R30 Ceiling Insulation
- Pex Water Lines
- Shut Off Valves at All Sinks and Toilets
- Light Grading on Exterior
- 100 LF Trenching
- Does Not Include Gas Piping, set up for electric appliances
- Connect to Existing Utilities
- Shared Utility Bills With Main Residence
- Solar Panels for ADU's over 700SF

6 Electrical, Heating & Plumbing

- 60 Amp Subpanel
- USB Receptacle in Kitchen
- Smoke Detectors With Battery
- Backup Plumbing for Washer
- Prep for Electric Dryer
- AFCI Circuit Breakers
- GFCI Outlets in Kitchen Bath and
- Exterior Shut Off Valves Throughout
- Decora Light Switches and Outlets
- 3 Way Switch in Hallway
- 40 Gallon Hybrid Electric Water
- Heater Wall Mount Ductless Mini Split With Bluetooth Capable Thermostat
- Recessed Dryer Vent Box

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PHASES & PAYMENTS



PHASE 1: INITIAL CONVO & BALLPARK ESTIMATE

Have a conversation with someone on our team about your ideas for your project, answer your questions, get a general idea of what it will cost, and the approximate timeline.



PHASE 2: 3D DESIGNS & FEASIBILITY REPORT

We take your ideas and turn them into a 3D design where you can walk through your house and see how it looks and feels. You'll come to our office to review the designs, make live edits in real time—move doors, add windows, adjust colors—until we get it just right. You will get the feasibility report as described in the last page. You'll walk away with your completed design, the feasibility report, feedback from the city, and an exact dollar amount for the cost of your build.



PHASE 3: ARCHITECT, STRUCTURAL & PREP

Now that you have your final design & know the exact cost to build, phase 3 begins. This is the longest phase because many parties are involved. Unless choosing a permit-ready design, your custom design goes to the architect, the structural engineer, Title 24, any required surveys or testing, and then to the city for permitting. Depending on your city, this phase typically takes 4 to 9 months. During this phase, 20% of your total project is split into 6 monthly payments. Ex: 20% of a \$300k ADU is \$60k, split over 6 months = \$10k/mo. After these 6 monthly payments, you will not owe another payment until your project starts.



PHASE 4: BUILD

Buils typically take 3 to 6 months, depending on scope of the project. This phase starts within 2 weeks of getting your approved permit. You are billed weekly for the work that has been completed, generally \$10-20k/week. Upon completion, you will get the keys to your finished home & your warranty begins.



*We're excited to take on your project!
Give us a call to take the next step*



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Merrily Building Your Dreams

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Team Merribuild looks forward to working with you!