

# Jenkins Builders, LLC

8680 Magnolia Avenue, Perry Hall, MD 21128 MHBR# 5334

## Standard Specifications - Standard Series Homes

### Foundation

Walls [8" poured wall - 10" with Brick - reinforced with #4 rebar](#)  
Bsmt slab 4" concrete slab with wire mesh over 6 mil poly and 4" gravel, unpainted  
Garage slab Structural slab per plan  
Driveway 3" asphalt over 4" CR-6 stone

### Drain Tile Dampproofing

Aqua Drain or J-Drain around entire perimeter of home  
Bituminous Asphalt or equal

### Framing

Exterior Walls 2x4 framed walls with 1/2" Structural Insulated Sheathing adding R-3 value  
Subfloor 23/32" T&G OSB, glued and nailed  
Roof System Engineered roof trusses with 7/16" OSB sheathing  
Ice and water Shield on Hips, Valleys, Eaves & Pitches less than 4/12  
Exterior Decks Dimensional PT Lumber Frame with [Trex Decking](#)

### Window and Doors

Windows Double-hung Double-pane New Construction Vinyl windows  
Front Door 6 Panel Steel Entry - Painted per selection  
Garage into house 6 Panel Solid Core - Fire Rated - Self Closing  
Bsmt Areaway 9 Lite service door - Painted  
1st Floor Rear Vinyl Patio sliding glass door or 9 lite service door per plan

### Garage Door

[Clopay Vinyl clad steel Factory finished uninsulated](#) - White or Almond  
[Garage door opener](#) Optional 1/3 HP chain drive opener \$425 includes 2 remotes. Exterior keypad \$95

### Exterior

Siding Double 5" Vinyl siding - [color by selection](#)  
Shutters Vinyl raised panel - [color by selection](#)  
Brick [General Shale brick](#) - color per selection - \$400/1000 allowance  
Stone [Environmental Stoneworks Stone](#) - color/style per selection - Premium stone standard  
Shingles [Tamko Heritage 25 year shingles](#) - Weatherwood color - over 15lb felt  
Gutters 5" seamless gutters with 2x3 downspouts - White or Almond  
Front porch rails White Vinyl rails - if necessary  
Areaway rails [Black metal areaway rails](#)  
Stoop & Leadwalk Broom Finished concrete

### Insulation

Exterior walls R-13 Fiberglass Batt  
Ceilings R-38 Blown Fiberglass  
Garage ceilings R-19 Fiberglass batt  
Basement Walls R-11 FS-25 Foil Backed Fiberglass Roll

### HVAC

Furnace [Trane - 92% High-Efficiency](#) - Gas if available  
A/C Unit(s) [Trane - 13 SEER](#) sized per Manual J  
Thermostat [Digital](#)

### Plumbing

Whirlpool Tub [MAAX Aker Tub - CS 60](#)

Standard Tubs	<a href="#">Sterling Performa Tub</a> with <a href="#">6" x 6" white ceramic tile</a> surround
Toilets	<a href="#">Crane Eco-Galaxy Dual Flush toilet</a>
Water Heater	<a href="#">50 Gallon Bradford-White</a> standard ---> 75 Gallon w/Whirlpool tub
Faucets - kitchen	<a href="#">Moen - Integra 67315SL</a> upgrades: <a href="#">www.moen.com</a>
Faucets - bathroom	<a href="#">Moen - Brantford 6610</a> upgrades: <a href="#">www.moen.com</a>
Faucets - tub	<a href="#">Moen - Brantford T4943</a> Tub/Shower combo <a href="#">Moen - Brantford T2153</a>
Garbage Disposal	Badger 1/3 HP
Hose bib	One front and one rear standard
Sump Pump	1/3 HP with Radon Pit and lid
Ice Maker Rough-in	Standard

## Electrical

Service	200 Amps - "Square D" Load Center
Fixtures	<a href="#">Thomas Lighting</a> Fixtures Standard
Open Foyer	<a href="#">BHarmony 5 light Brushed Nickle</a> or similar hanging chandelier
Foyer	<a href="#">Brushed Nickel Flush mount fixture</a> or similar
Dining Room	6-Light <a href="#">Brushed Nickle</a> or similar Hanging chandelier
Kitchen	<a href="#">6 Recessed lights</a>
Powder room	<a href="#">Cirrus - 2 light combination</a> or similar
Vanity fixture	<a href="#">Homestead 5 light strip</a> or similar - sized per vanity
Hallway	<a href="#">2 bulb Ceiling Fixture</a> or similar
Walk-in closets	<a href="#">Standard Ceiling fixture</a> White or similar
Front Porch	<a href="#">Park Ave Black finish Torch Light</a> or similar
Back door & Areaway	<a href="#">Park Avenue Black Wall Lantern</a> or similar
Outlets/Switches	Standard per code
Extra Outlet or switch	Optional - \$75/each
Exterior GFCI Outlet	Standard - one front and one rear
Door Chime	Standard
Smoke detector	Standard - one in each bedroom and one on each floor
Carbon Monoxide Detector	Standard - one per house
<a href="#">Recessed lights</a>	Optional - \$125/ea
Ceiling Fan Rough-in	Optional - \$150/ea
Ceiling Fan complete	Optional - \$275/ea - with lights \$315/ea
<a href="#">Exterior Flood lights</a>	Optional - \$125/double head light
<a href="#">Front Yard Post Lantern</a>	Optional - \$550.
Phone & Cable jacks	3 phones and 3 cables jacks standard - Additional jacks \$125/ea
<a href="#">Security System</a>	Included with monitoring agreement
<a href="#">Speakers/Home Theatre/Intercom</a>	Optional

## Fireplace

Surround	36" Direct vent Gas per plan
Mantle	<a href="#">Marble - color by selection</a> <a href="#">"Mount Vernon" paint grade wood Mantle</a>

## Interior Trim

Base	3 1/4" Standard baseboard throughout
Casing	2 1/2" Standard colonial casing WM376
Window Trim	5 1/4" Flat Stool with WM376 casing apron
Chair Rail	1 and 2 piece chair - Optional
Crown Molding	1, 2 and 3 piece Crown - Optional
Interior Rails	Traditional Oak Hand Rails with natural or white pickets
Stairs	Carpet covered Pine Standard - Oak Stairs optional

## Cabinets

Kitchen Cabinets	<a href="#">Armstrong Solerno Recessed panel Birch</a> Legacy <a href="#">Advantage Series Camden Maple</a> -42" wall cabinets -Upgrades: <a href="#">Legacy.com</a>
Bathroom Cabinets	Legacy <a href="#">Select Series Artic White</a> - Upgrades: <a href="#">Legacy.com</a>

## Sinks and Countertops

Kitchen countertop	Laminate Top Standard - color by selection
Optional countertops	Granite Corian, Meganite, - colors by selection

Kitchen sink  
Vanity Tops

[Moen Stainless Steel Camelot Double Bowl Sink](#)  
[Cultured Marble White one piece top and sink](#)

### **Hardware**

Locks  
Shelving  
Bath Mirrors  
Towel bar & paper holder  
Address numbers

[Kwickset interior and exterior locks and deadbolts](#) - brass  
Vinyl coated ventilated shelving all closets  
Flat plate mirror - sized per vanity  
Standard Chrome  
4" Brass

### **Paint**

Interior walls  
Interior trim  
Ceilings  
Exterior  
Exterior Door

Duron Masterpiece Flat Shell White  
Duron Masterpiece Semi-gloss Shell White  
Duron Masterpiece Flat Shell White  
One coat White or Almond  
Duron Exterior door paint – color by selection

### **Appliances**

Range  
Dishwasher  
Microwave  
Refrigerator

[General Electric Appliances](#) - Stainless Steel  
GE [JBS55 Ceramic Glass cooktop](#) or \$600 allowance  
GE [GLD5950 Dishwasher Energy Star](#) or \$425 allowance  
GE [JVM1740 Spacemaker 1.7 cu. ft.](#) or \$250 allowance  
GE [GSH25JSXSS Energy Star 25 Cu. Ft.](#) or \$1200 allowance

### **Flooring**

Floor breaks  
Vinyl

[Creative Touch Interiors](#)

See House plan

Foyer, Kitchen, Bathrooms, Laundry

[Hardwood](#)

Optional - Bruce Hardwood [3 1/4" Gunstock Oak](#)

12 x 12 Ceramic

Optional Daltile - [Gold Rush series](#) 12 x 12 ceramic - color by selection

[6 x 6 Ceramic White](#)

[Daltile](#) - Bathroom walls

Carpet

Living Room, Dining Room, Family Room, Bedrooms, finished stairs, Study

Shaw Carpet

[Collinsville series](#) Shaw Carpet w/6lb Rebond pad standard - color by selection

### **Landscaping**

Lawn  
Shrubs

Seed & Fertilizer, Straw & tack

Standard package with 5 shrubs, 1 upright and mulch

### **Customer Service Warranty**

Pre-Settlement orientation and walk-thru inspection

10 year Homeowner Warranty with [Bonded Builders Warranty Corp.](#)