

# Jenkins Builders, LLC

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

## Standard Specifications

### 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 ZIP-R 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 Single-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 [GAF 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-15 Fiberglass Batt plus RS continuous  
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 - 14 SEER sized per Manual J  
Thermostat [Digital](#)

### Plumbing

Soaking 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="#">American Standard Dual Flush toilet</a>
Water Heater	50 Gallon Bradford-White standard ---> 75 Gallon w/Whirlpool tub
Faucets - kitchen	<a href="#">Moen - Integra 67315SL</a> upgrades: <a href="http://www.moen.com">www.moen.com</a>
Faucets - bathroom	<a href="#">Moen - Brantford 6610</a> upgrades: <a href="http://www.moen.com">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	BHarmony 5 light Brushed Nickle or similar hanging chandalier
Foyer	Brushed Nickel Flush mount fixture or similar
Dining Room	6-Light Brushed Nickle or similar Hanging chandalier
Kitchen	6 Recessed lights
Powder room	Cirrus - 2 light combination or similar
Vanity fixture	Homestead 5 light strip or similar - sized per vanity
Hallway	2 bulb Ceiling Fixture or similar
Walk-in closets	Standard Ceiling fixture White or similar
Front Porch	Park Ave Black finish Torch Light or similar
Back door & Areaway	Park Avenue Black Wall Lantern 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
Recessed lights	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
Front Yard Post Lantern	Optional - \$550.
Phone & Cable jacks	3 phones and 3 cables jacks standard - Additional jacks \$125/ea
<a href="#">Security System/Cameras</a>	Included with monitoring agreement
Speakers/Home Theatre/Intercom	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="#">Cabinets by ACPI</a> <a href="#">Echelon Solerno</a>
Bathroom Cabinets	<a href="#">Echelon Sutton</a>

## Sinks and Countertops

Kitchen countertop	Granite Standard - color by selection
Optional countertops	Laminate, Corian, Meganite optional - 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](#)  
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

Flat Shell White  
Semi-gloss White  
Flat Shell White  
White or Almond  
Duron Exterior door paint - color by selection

### **Appliances**

Range  
Range  
Dishwasher  
Microwave  
Refrigerator

General Electric Appliances - Stainless Steel  
[GE Ceramic Glass cooktop](#) or \$600 allowance  
[GE 30" Freestanding Gas Range](#)  
[GE Dishwasher Energy Star](#) or \$425 allowance  
[GE Spacemaker 1.6 cu. ft.](#) or \$250 allowance  
[GE Energy Star 25 Cu. Ft.](#) or \$1200 allowance

### **Flooring**

Floor breaks  
Vinyl  
Hardwood  
12 x 12 Ceramic  
6 x 6 Ceramic White  
Carpet  
Shaw Carpet

[L & L Flooring](#)  
See House plan  
Foyer, Kitchen, Bathrooms, Laundry  
Optional - Bruce Hardwood [3 1/4" Gunstock Oak](#)  
Optional Daltile - [Gold Rush series](#) 12 x 12 ceramic - color by selection  
[Daltile](#) - Bathroom walls  
Living Room, Dining Room, Family Room, Bedrooms, finished stairs, Study  
[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 [Centricity](#)