

Jenkins Builders, LLC

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

Standard Specifications - Luxury 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

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](#) 1/3 HP chain drive opener includes 2 remotes and exterior keypad

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 30 year architectural 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 [Sterling Performa Tub](#) with [6" x 6" white ceramic tile](#) surround
Toilets [Crane Galaxy - White](#)
Water Heater [50 Gallon Bradford-White](#) standard ---> 75 Gallon w/Whirlpool tub
Faucets - kitchen [Moen - Integra 67315SL](#) upgrades: www.moen.com
Faucets - bathroom [Moen - Brantford 6610](#) upgrades: www.moen.com
Faucets - tub [Moen - Brantford T4943](#) Tub/Shower combo [Moen - Brantford T2153](#)
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	Thomas Lighting Fixtures Standard
Open Foyer	Brushed Nickle or similar chandalier
Foyer	Brushed Nickel or similar fixture
Dining Room	6-Light Brushed Nickle or similar 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 Avenue 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
Exterior Flood lights	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
Security System	Included with monitoring agreement
Speakers/Home Theatre/Intercom	Optional

Fireplace

Surround	36" Direct vent Gas per plan
Mantle	Marble - color by selection "Mount Vernon" paint grade wood Mantle

Interior Trim

Base	5 1/4" WM445 Ogee top baseboard throughout
Casing	3 1/4" Wide Colonial Casing WM163E
Window Trim	5 1/4" Flat Stool with casing apron
Chair Rail	Dining Room standard
Crown Molding	Living Room and Dining Room standard
Interior Rails	Traditional Oak Hand Rails stained to match hardwood and Poly finish
Stairs	Carpet covered Pine Standard - Oak Stairs optional

Cabinets

Kitchen Cabinets	Armstrong Solerno Recessed panel Birch
Bathroom Cabinets	Newberry style Flat panel Maple cabinets Bartlett White

Sinks and Countertops

Kitchen countertop	Level 2 Granite Tops Standard - color by selection
Optional countertops	Corian, Meganite, Laminate - colors by selectio
Kitchen sink	Moen Stainless Steel Lancelot 70/30 Double Bowl Undermount Sink
Vanity Tops	Cultured Marble White one piece top and sink

Hardware

Locks	Kwickset interior and exterior locks and deadbolts - brass
Shelving	Vinyl coated ventilated shelving all closets
Bath Mirrors	Flat plate mirror - sized per vanity
Towel bar & paper holder	Brushed Nickel
Address numbers	4" Brass

Paint

Interior walls	Duron Masterpiece Flat Shell White
Interior trim	Duron Masterpiece Semi-gloss Shell White
Ceilings	Duron Masterpiece Flat Shell White
Exterior	One coat White or Almond
Exterior Door	Duron Exterior door paint - color by selection

Appliances

Range	General Electric Appliances - Stainless Steel GE JBS55 Ceramic Glass cooktop or \$600 allowance
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Dishwasher
Microwave
Refrigerator

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

See House plan

[Hardwood](#)

Bruce Hardwood [3 1/4" Gunstock Oak](#) - Standard in Foyer

12 x 12 Ceramic

Daltile - [Gold Rush series](#) 12 x 12 ceramic - Kitchen, Master Bath - color by selection

[6 x 6 Ceramic White](#)

[Daltile](#) - Bathrooms, Laundry

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

Seed & Fertilizer, Straw & tack

Shrubs

Standard package with 5 shrubs, 1 upright and mulch

Customer Service

Pre-Settlement orientation and walk-thru inspection

Warranty

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