

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

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

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 chandelier
Foyer	Brushed Nickel or similar fixture
Dining Room	6-Light Brushed Nickel or similar Chandelier
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	Merillat cabinets - Design by Creative Touch Interiors
Bathroom Cabinets	Legacy Advantage Series Camden Maple -42" wall cabinets -Upgrades: Legacy.com Legacy Select Series Artic White - Upgrades: Legacy.com

Sinks and Countertops

Kitchen countertop	Level 2 Granite Tops Standard - color by selection
Optional countertops	Corian, Meganite, Laminate - colors by selectio

Kitchen sink
Vanity Tops

[Moen Stainless Steel Lancelot 70/30 Double Bowl Undermount 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

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
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.](#)