

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 7/16" OSB and 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-Pane Single-Hung 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 [Garage door opener](#)

[Clopay Vinyl clad steel Factory finished uninsulated](#) - White or Almond
Standard 1/3 HP chain drive opener includes remote 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 - \$500/1000 allowance
Stone [Environmental Stoneworks Stone](#) - color/style per selection - Premium stone standard
Shingles [GAF 25 year shingles](#) - Weathered wood 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 R-3 continuous exterior sheathing
Ceilings R-38 Blown Fiberglass
Garage ceilings R-30 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	Sterling Performa Tub with 6" x 6" white ceramic tile surround
Toilets	Crane Eco-Galaxy Dual Flush toilet
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
Basement Bath	Standard 3 piece Rough-in
Ice Maker Rough-in	Standard

Electrical

Service	200 Amps - "Square D" Load Center
Fixtures	Thomas Lighting 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
Exterior Flood lights	Optional - \$175/double head light
Front Yard Post Lantern	Optional - \$650.
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 Marble - color by selection
Mantle	"Mount Vernon" paint grade wood Mantle

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	Design by Kitchen and Bath Creations Wolf Classic Cabinets - color by selection
Bathroom Cabinets	Sutton White

Sinks and Countertops

Kitchen countertop	Granite Level II Standard - color by selection
Optional countertops	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](#) – Satin Nickel
Vinyl coated ventilated shelving all closets
Flat plate mirror - sized per vanity
Satin Nickel
4" Black

Paint

Interior walls
Interior trim
Ceilings
Exterior
Exterior Door

Duron Edge Flat Shell White
Duron Masterpiece Semi-gloss Bright White
Duron Edge 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

[Hardwood](#)
12 x 12 Ceramic
[6 x 6 Ceramic White](#)
Carpet
Shaw Carpet

The L&L Flooring Company
Bruce Hardwood [3 1/4" Oak](#) - Entire First floor
Daltile - [Gold Rush series](#) 12 x 12 ceramic - color by selection
[Daltile](#) - Hall Bathroom walls and floors
Second Floor bedrooms, stairs
[Collinsville series](#) Shaw Carpet w/8lb 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 Warranty Corp.](#)