

# 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](http://www.moen.com)  
Faucets - bathroom [Moen - Brantford 6610](#) upgrades: [www.moen.com](http://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	<a href="#">Thomas Lighting</a> Fixtures Standard
Open Foyer	<a href="#">Brushed Nickle</a> or similar chandalier
Foyer	<a href="#">Brushed Nickel</a> or similar fixture
Dining Room	6-Light <a href="#">Brushed Nickle</a> or similar Chandalier
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 Avenue 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	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	<a href="#">Contractor's Choice cabinets</a> - Design by 84 Lumber
Bathroom Cabinets	<a href="#">Newberry style Flat panel Maple cabinets</a> <a href="#">Bartlett White</a>

## Sinks and Countertops

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

## Hardware

Locks	<a href="#">Kwickset interior and exterior locks and deadbolts</a> - 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	<a href="#">General Electric Appliances</a> - Stainless Steel GE <a href="#">JBS55 Ceramic Glass cooktop</a> or \$600 allowance
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Dishwasher

GE [GLD5950 Dishwasher Energy Star](#) or \$425 allowance

Microwave

GE [JVM1740 Spacemaker 1.7 cu. ft.](#) or \$250 allowance

Refrigerator

GE [GSH25JSXSS Energy Star 25 Cu. Ft.](#) or \$1200 allowance

### **Flooring**

[Creative Touch Interiors](#)

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.](#)