

# Pioneer Series Standard Specifications

<b>Floors</b>	<ul style="list-style-type: none"> <li>★ 2x10 Floor Joists @ 19.2" O.C. w/ Double Perimeter Band – Front &amp; Rear (12" O.C. on 31'-6" Wide Models)</li> <li>★ 5/8" T&amp;G OSB Floor Decking Glued and Nailed</li> <li>★ Vinyl Floor Coverings w/ 1/4" Luan (Per Plan)</li> <li>★ 25 oz. FHA Approved Carpet w/ 8 lb. Rebound Pad (Per Plan)</li> </ul>
<b>Walls</b>	<ul style="list-style-type: none"> <li>★ 2x6 Exterior Walls @ 24" O.C. w/ 7/16" OSB Sheathing</li> <li>★ 6" Mating Walls @ 16" O.C. w/ 7/16" OSB Sheathing</li> <li>★ 2x4 Interior Walls @ 24" O.C.</li> <li>★ Solid Headers w/ OSB Reinforcement</li> <li>★ 1/2" Drywall Throughout, Glued and Screwed</li> <li>★ 8'-0" Wall Height</li> </ul>
<b>Roof</b>	<ul style="list-style-type: none"> <li>★ 5/12 Pitch, Non-Storage Rafter Roof System @ 24" O.C.</li> <li>★ 2" Gable End Overhangs</li> <li>★ 12" Eave Overhangs, Fixed w/ Soffit and Fascia Installed when Possible</li> <li>★ 7/16" OSB Roof Sheathing w/ "H" Clips (for 24" O.C. Roof System)</li> <li>★ Ice Shield Installed on Eave Overhangs</li> <li>★ Minimum 15# Tamko 36" Felt Paper Shingle Underlayment</li> <li>★ Vented Vinyl Soffit, Ribbed Aluminum Fascia, and Aluminum Drip Edge</li> <li>★ 30 Year Tamko Architectural Shingles</li> <li>★ Shingle Over Ridge Vent (Shipped Loose)</li> </ul>
<b>Insulation</b>	<ul style="list-style-type: none"> <li>★ R-21 Fiberglass Exterior Wall Insulation w/ Vapor Barrier</li> <li>★ R-38 Fiberglass Ceiling Insulation w/ Vapor Barrier</li> <li>★ Exterior House Wrap</li> </ul>
<b>Exterior</b>	<ul style="list-style-type: none"> <li>★ CertainTeed "Main Street" Vinyl Siding (Dbl 4 Clapboard, Dbl 5 Clapboard, or Dutch Lap)</li> <li>★ Smooth Fiberglass 6 Panel Front Door w/ Composite Jambs &amp; Vinyl Brickmould (Per Plan)</li> <li>★ Smooth Fiberglass Half Lite Rear Door w/ Composite Jambs &amp; Vinyl Brickmould (Per Plan)</li> <li>★ 6'-0" Vinyl Sliding Glass Door (Per Plan)</li> <li>★ Satin Nickel Schlage Lever Locks – Exterior Door Hardware</li> <li>★ MW Low "E" Vinyl Single Hung Brickmould Windows w/ Screens</li> <li>★ One Exterior Light Supplied for Each Door</li> </ul>
<b>Interior</b>	<ul style="list-style-type: none"> <li>★ White Primer Paint on Walls</li> <li>★ Smooth Ceilings w/ White Primer Paint</li> <li>★ Hollow Core 6 Panel Interior Doors w/ Woodgrain Finish</li> <li>★ Satin Nickel Lever Style Locksets &amp; Hardware</li> <li>★ Privacy Hardware on Bathrooms and Master Bedroom</li> <li>★ 3-1/2" Colonial Base Moulding and 2-1/4" Colonial Casing (Semi-Gloss White)</li> </ul>
<b>Cabinetry</b>	<ul style="list-style-type: none"> <li>★ Oak Recessed Flat Panel Kitchen Cabinets</li> <li>★ Oak Recessed Flat Panel Bath Cabinets</li> <li>★ High Pressure, Square Edge Laminate Top and Backsplash (Kitchen)</li> <li>★ High Pressure, Square Edge Laminate Top w/ Porcelain Bowl (Baths)</li> <li>★ Medicine Cabinet w/ Mirror &amp; Decorative Lighting (Per Vanity Bowl)</li> </ul>

**Plumbing  
and Heating**

- ★ Electric Baseboard Heat w/ Individual Wall Mounted Thermostats
- ★ 40 Gallon Electric Water Heater
- ★ Tuff-Pex Fresh Water Lines Stubbed (Code Dictates)
- ★ PVC Drain, Waste, and Vents (Stubbed)
- ★ Shut-Off Valves on All Fixtures
- ★ Chrome Single Lever Faucets
- ★ 60" One Piece Fiberglass Tub/Shower w/ Anti-Scald Valves
- ★ Elongated Water Closets, Water Saver
- ★ 8" Deep, Double Bowl S/S Sink in Kitchen

**Electrical**

- ★ 200 AMP Main Service Panel w/ 40 Breaker Spaces
- ★ Smoke Detectors (Per Code)
- ★ Fan/Light Combination in All Baths
- ★ 30" Kitchen Range Hood (Ductless)
- ★ Bedrooms Have One Switched Receptacle
- ★ Brushed Nickel Ceiling Lights in Hall, Laundry, Kitchen, Dining Room, Foyer, and Walk In Closets
- ★ Recessed Can Light Over Kitchen Sink

**Warranty**

- ★ All Icon Legacy Custom Modular Homes Come with a 10 Year Structural Warranty

**Additional Specs For:**

**Raised Ranch**

- ★ Recessed Entry (Per Standard Floor Plan)
- ★ 4-Way Switch and 3'-0" Heating Unit for Foyer Area
- ★ Landing w/ Floor Vinyl and Stairs Up to Living Area w/ Carpet to Match Living Room (All Shipped Loose)

**Cape**

- ★ Rafter Roof w/ 12/12 Pitch @ 16" O.C. and 5/8" OSB Floor Decking
- ★ 6" Mating Walls @ 16" O.C. w/ 7/16" OSB Sheathing
- ★ Door and (2) Gable End Windows w/ Style and Type to Match First Floor
- ★ Plumbing and Electric Stubbed up for Future on-site Bath and Living Area

**Two Story**

- ★ 8" Mating Walls @ 16" O.C. w/ 7/16" OSB Sheathing
- ★ Insulation Installed Around Perimeter Between Floor and Ceiling
- ★ Plumbing Supply Lines Run on Second Floor to Drop Area
- ★ All Siding for Second Story Shipped Loose

★ Products may change at any time, with or without notice, depending on availability from the manufacturer and/or vendor or Icon Legacy Custom Modular Homes' decision to switch to a different product.

★ Revised 6/15/2010