

Tradition Series Standard Specifications

Floors	<ul style="list-style-type: none"> ★ 2x10 Floor Joists @ 16" O.C. w/ Double Perimeter Band (12" O.C. on 31'-6" Wide Models) ★ 3/4" T&G OSB Floor Decking Glued and Nailed ★ Vinyl Floor Covering w/ 1/4" Luan (Per Plan) ★ 25 oz. FHA Approved Carpet w/ 8 lb. Rebound Pad (Per Plan)
Walls	<ul style="list-style-type: none"> ★ 2x6 Exterior Walls @ 16" O.C. w/ 7/16" OSB Sheathing ★ 6" Mating Walls @ 16" O.C. w/ 7/16" OSB Sheathing ★ 2x4 Interior Walls @ 16" O.C. ★ Solid Headers w/ OSB Reinforcement ★ 1/2" Drywall Throughout, Glued and Screwed ★ 8'-0" Wall Height
Roof	<ul style="list-style-type: none"> ★ 7/12 Pitch, Storage Rafter Roof System @ 16" O.C. ★ 12" Gable End Overhangs ★ 12" Eave Overhangs, Fixed w/ Soffit and Fascia Installed when Possible ★ 7/16" OSB Roof Sheathing ★ Ice Shield Installed on Eave Overhangs ★ Minimum 15# Tamko 36" Felt Paper Shingle Underlayment ★ Vented Vinyl Soffit, Ribbed Aluminum Fascia, and Aluminum Drip Edge ★ 30 Year Tamko Architectural Shingles ★ Shingle Over Ridge Vent (Shipped Loose)
Insulation	<ul style="list-style-type: none"> ★ R-21 Fiberglass Exterior Wall Insulation w/ Vapor Barrier ★ R-38 Fiberglass Ceiling Insulation w/ Vapor Barrier ★ Exterior House Wrap
Exterior	<ul style="list-style-type: none"> ★ CertainTeed "Main Street" Vinyl Siding (Dbl 4 Clapboard, Dbl 5 Clapboard, or Dutch Lap) ★ Smooth Fiberglass Front Door w/ Sunburst, Composite Jambs, and Vinyl Brickmould (Per Plan) ★ Smooth Fiberglass Rear Door w/ Half Glass, Composite Jambs, and Vinyl Brickmould (Per Plan) ★ 6'-0" Vinyl Sliding Glass Door (Per Plan) ★ Satin Nickel Schlage Lever Locks – Exterior Door Hardware and Dead Bolt – Keyed Alike ★ MW Low "E" Aluminum Clad Double Hung Brickmould Windows w/ Screens and Argon Gas ★ One Exterior Light Supplied for Each Door (Double Light at Front Door) ★ Vinyl Shutters, Installed on Front
Interior	<ul style="list-style-type: none"> ★ Warm Beige Primer Paint on Walls w/ 3-5/8" Crown Moulding, Throughout ★ Smooth Ceilings w/ White Primer Paint ★ Pull Down Stairs for Attic Access w/ Switch and Light ★ 2 Panel Arch Top Interior Doors w/ Smooth Finish ★ Satin Nickel Lever Style Hardware ★ Privacy Hardware on Bathrooms and Master Bedroom ★ 5-1/4" Colonial Base Moulding and 3-1/4" Colonial Casing (Semi-Gloss White) ★ Windows Sills (Semi-Gloss White) ★ Melamine Shelving w/ Hanger Rod in Closets ★ 16" Deep Linen and Pantry Shelving ★ Shirt and Skirt Shelving for Walk in Closets

- Cabinetry**
 - ★ Maple Raised Panel Base Cabinets and Maple Archtop Wall Cabinets in Kitchen
 - ★ 2-1/2" Crown Moulding w/ Rope or Dentil Inserts and Under Cabinet Trim, Throughout
 - ★ Dove Tail Drawers, 3/4" Shelves w/ 1 Pull-Out Tray
 - ★ 100 lb. Full Extension Drawing Glides w/ Soft-Action Close Mechanism on Base Cabinet Drawers
 - ★ Elevated Corner Wall Cabinet, Crown and Under Cabinet Trim
 - ★ High Pressure, Laminate Top w/ Profile 211 Edge and Backsplash (Kitchen)
 - ★ Maple Raised Panel Bath Vanities w/ Drawer Base (Per Plan)
 - ★ Cultured Marble Granite Finish Top w/ Porcelain Bowl (Baths)
 - ★ 24" x 36" Plate Mirror w/ Decorative Lighting

- Plumbing and Heating**
 - ★ Electric Baseboard Heat w/ Individual Wall Mounted Thermostats
 - ★ 50 Gallon Electric Water Heater
 - ★ Tuff-Pex Fresh Water Lines Stubbed (Code Dictates)
 - ★ PVC Drain, Waste, and Vents (Stubbed)
 - ★ Shut-Off Valves on All Fixtures
 - ★ Delta Brushed Nickel Dual Handle Faucets in Baths
 - ★ 60" One Piece Fiberglass Tub/Shower w/ Anti-Scald Valves
 - ★ Elongated Water Closets, Water Saver
 - ★ 8" Deep, Double Bowl S/S Sink and Gooseneck Faucet w/ Pull-Down Spray in Kitchen
 - ★ Ice Maker Hook-Up (Recessed Box for On-Site Appliance)

- Electrical**
 - ★ 200 AMP Main Service Panel w/ 40 Breaker Spaces
 - ★ Smoke Detectors and Carbon Monoxide Detectors (Per Code)
 - ★ Fan/Light Combination in All Baths
 - ★ 30" Kitchen Range Hood; Vented to Exterior
 - ★ Bedrooms Have One Switched Receptacle
 - ★ Brushed Nickel Ceiling Lights in Hall, Laundry, Kitchen, Dining Room, Foyer, and Walk In Closets
 - ★ Fluorescent Lights in all Closets Over 4' w/ Separate Switch
 - ★ Recessed Can Light Over Kitchen Sink w/ Separate Switch
 - ★ Two Pendant Lights Above Islands and Peninsulas (Per Plan)
 - ★ Wireless Door Chimes (1 in Front and 1 in Rear)
 - ★ (2) RG-6 TV and (2) Cat-5 Phone Jacks

- 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 3/4" OSB Floor Decking on Proposed Second Floor
 - ★ 8" 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