

# Tradition Series Standard Specifications

<b>Floors</b>	<ul style="list-style-type: none"> <li>★ 2x10 Floor Joists @ 16" O.C. w/ Double Perimeter Band (12" O.C. on 31'-6" Wide Models)</li> <li>★ 3/4" T&amp;G OSB Floor Decking Glued and Nailed</li> <li>★ Vinyl Floor Covering 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 @ 16" 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 @ 16" 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>★ 7/12 Pitch, Storage Rafter Roof System @ 16" O.C.</li> <li>★ 12" Gable End Overhangs</li> <li>★ 12" Eave Overhangs, Fixed w/ Soffit and Fascia Installed when Possible</li> <li>★ 7/16" OSB Roof Sheathing</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 Front Door w/ Sunburst, Composite Jambs, and Vinyl Brickmould (Per Plan)</li> <li>★ Smooth Fiberglass Rear Door w/ Half Glass, Composite Jambs, and Vinyl Brickmould (Per Plan)</li> <li>★ 6'-0" Vinyl Sliding Glass Door (Per Plan)</li> <li>★ Satin Nickel Schlage Lever Locks – Exterior Door Hardware and Dead Bolt – Keyed Alike</li> <li>★ MW Low "E" Aluminum Clad Double Hung Brickmould Windows w/ Screens and Argon Gas</li> <li>★ One Exterior Light Supplied for Each Door (Double Light at Front Door)</li> <li>★ Vinyl Shutters, Installed on Front</li> </ul>
<b>Interior</b>	<ul style="list-style-type: none"> <li>★ Warm Beige Primer Paint on Walls w/ 3-5/8" Crown Moulding, Throughout</li> <li>★ Smooth Ceilings w/ White Primer Paint</li> <li>★ Pull Down Stairs for Attic Access w/ Switch and Light</li> <li>★ 2 Panel Arch Top Interior Doors w/ Smooth Finish</li> <li>★ Satin Nickel Lever Style Hardware</li> <li>★ Privacy Hardware on Bathrooms and Master Bedroom</li> <li>★ 5-1/4" Colonial Base Moulding and 3-1/4" Colonial Casing (Semi-Gloss White)</li> <li>★ Windows Sills (Semi-Gloss White)</li> <li>★ Melamine Shelving w/ Hanger Rod in Closets</li> <li>★ 16" Deep Linen and Pantry Shelving (4 Rows)</li> <li>★ Shirt and Skirt Shelving for Walk in Closets</li> </ul>
<b>Cabinetry</b>	<ul style="list-style-type: none"> <li>★ Maple Raised Panel Base Cabinets and Maple Archtop Wall Cabinets in Kitchen</li> <li>★ 2-1/2" Crown Moulding w/ Rope or Dentil Inserts and Under Cabinet Trim, Throughout</li> <li>★ Dove Tail Drawers, 3/4" Shelves w/ 1 Pull-Out Tray</li> <li>★ 75 lb. Full Extension Drawing Glides w/ Soft-Action Close Mechanism on Base Cabinet Drawers</li> <li>★ Elevated Corner Wall Cabinet, Crown and Under Cabinet Trim</li> </ul>

- Cabinetry (Con't)**
  - ★ 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 Leland 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
  - ★ Wired for Electric Range (Per Plan)
  
- 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
    - ★ (2) Gable End Windows w/ Style and Type to Match First Floor
    - ★ 30" Prehung Interior Door with 24' of Interior Walls
    - ★ 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 7/12/2010