

Standard Specifications

- Floors**
- ★ 2x10 Floor Joists @ 16" O.C. with Double Perimeter Band - Front and Rear (12" O.C. on 31'-6" Wide Models Available)
 - ★ 3/4" T&G OSB Floor Decking Glued and Nailed
 - ★ Vinyl Floor Covering (Per Plan)
 - ★ 25 oz. FHA Approved Carpet with 8 lb. Rebound Pad (Per Plan)
- Walls**
- ★ 2x6 Exterior Walls @ 16" O.C. with 7/16" OSB Sheathing
 - ★ 8" Mating Walls @ 16" O.C. with Sheathing
 - ★ 2x4 Interior Walls @ 16" O.C.
 - ★ 1/2" Drywall Throughout, Glued and Screwed
 - ★ Two Applications of Joint Compound over Drywall Tape and Screws, Lightly Sanded
 - ★ 8'-0" Wall Height
- Roof**
- ★ 7/12 Pitch, Non-Storage Rafter Roof System @ 16" O.C.
 - ★ 10" Gable End Overhangs
 - ★ 10" Eave Overhangs, Fixed with Soffit and Fascia Installed when Possible
 - ★ 7/16" OSB Roof Sheathing
 - ★ Ice Shield Installed on Eave Overhangs
 - ★ Minimum 15# Felt Paper Shingle Underlayment
 - ★ Vented Vinyl Soffit, Ribbed Aluminum Fascia, and Aluminum Drip Edge
 - ★ CertainTeed Architectural Shingles
 - ★ Shingle Over Ridge Vent (Shipped Loose)
- Insulation**
- ★ R-21 Fiberglass Exterior Wall Insulation with Vapor Barrier
 - ★ R-38 Ceiling Insulation with Vapor Barrier
 - ★ Exterior House Wrap
- Exterior**
- ★ CertainTeed "Main Street" Vinyl Siding (Dbl 4 Clapboard, Dbl 5 Clapboard, or Dutch Lap)
 - ★ Smooth Fiberglass Front Door with Sunburst, Composite Jambs, and Vinyl Brickmould (Per Plan)
 - ★ Smooth Fiberglass Rear Door with 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 (Per Plan) Vinyl
 - ★ Double Hung Low "E" Brickmould Windows with Screens and Argon Gas
 - ★ One Exterior Light Supplied for Each Door (Per Plan)
 - ★ Vinyl Shutters, Installed on Front (Per Plan)
 - ★ Exterior Doors Installed with Pan & Bracing Beneath Jamb
- Interior**
- ★ Warm Beige Primer Paint on Walls with 3-5/8" Crown Moulding, Throughout Living and Bedroom
 - ★ Areas Smooth Ceilings with White Primer Paint
 - ★ 2-Panel Cathedral-Top Interior Doors with Smooth Finish
 - ★ Satin Nickel Lever Style Hardware
 - ★ Privacy Hardware on Bathrooms and Master Bedroom
 - ★ 3-1/2" Colonial Base Moulding and 2-1/4" Colonial Casing (Semi-Gloss White)
 - ★ Windows Sills (Semi-Gloss White)
 - ★ 16" Deep Linen and Pantry Shelving – 4 Rows (Per Plan)
 - ★ Shirt and Skirt Shelving for Walk in Closets (Per Plan)
- Cabinetry**
- ★ Oak Recessed Flat Panel Kitchen Cabinets, Traditional Overlay
 - ★ 2-1/2" Crown Moulding and Under Cabinet Trim
 - ★ Dove Tail Drawers, 3/4" Shelves with 1 Pull-Out Tray
 - ★ 75 lb. Full Extension Drawer Glides with Soft-Action Close Mechanism on Base Cabinet Drawers
 - ★ Elevated Corner Wall Cabinet, Crown and Under Cabinet Trim
 - ★ High Pressure, Square Edge Laminate Top and Backsplash (Kitchen)
 - ★ Oak Recessed Flat Panel Bath Cabinets, Traditional Overlay

- Cabinetry (cont)**
 - ★ One-Piece Cultured Marble Vanity Top (Baths)
 - ★ Medicine Cabinet with Mirror and Decorative Lighting (Per Vanity Bowl)

- Plumbing and Heating**
 - ★ Tuff-Pex Fresh Water Lines Stubbed (Code Dictates)
 - ★ PVC Drain, Waste, and Vents (Stubbed)
 - ★ Shut-Off Valves on All Fixtures
 - ★ Delta Leland Chrome Dual Handle Faucets in Baths
 - ★ 60" One Piece Fiberglass Tub/Shower with Anti-Scald Valves
 - ★ Elongated Water Closets, Water Saver
 - ★ 8" Deep, Double Bowl S/S Sink and Gooseneck Faucet with Pull-Down Spray in Kitchen
 - ★ Ice Maker Hook-Up (Recessed Box for On-Site Appliance)
 - ★ 2-in-1 Shower Hand Spray in Master Bath

- Electrical**
 - ★ 200 AMP Main Service Panel with 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
 - ★ Recessed Can Light Over Kitchen Sink with 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 for Foyer Area
 - ★ Landing with Floor Vinyl and Stairs Up to Living Area with Carpet to Match Living Room (All Shipped Loose)

- Cape**
 - ★ 8" Mating Walls @ 16" O.C. with Sheathing (First Floor)
 - ★ Rafter Roof with 12/12 Pitch @ 16" O.C. and 5/8" OSB Floor Decking
 - ★ (2) Gable End Windows with Style and Type to Match First Floor
 - ★ 30" Pre-hung 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. with Sheathing (First Floor)
 - ★ 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 01/06/2016