

Heritage Series Standard Specifications

Floors	<ul style="list-style-type: none"> ★ 2x10 Floor Joists @ 16" O.C. with Double Perimeter Band - Front and Rear (12" O.C. on 31'-6" Wide Models) ★ 5/8" 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	<ul style="list-style-type: none"> ★ 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 ★ 8'-0" Wall Height
Roof	<ul style="list-style-type: none"> ★ 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 ★ 30 Year Tamko Architectural Shingles ★ Shingle Over Ridge Vent (Shipped Loose)
Insulation	<ul style="list-style-type: none"> ★ R-21 Fiberglass Exterior Wall Insulation with Vapor Barrier ★ R-38 Ceiling Insulation with 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 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 ★ Vinyl Double Hung Low "E" Brickmould Windows with Screens and Argon Gas ★ One Exterior Light Supplied for Each Door ★ Vinyl Shutters, Installed on Front ★ Exterior Doors Installed with Pan & Bracing Beneath Jamb
Interior	<ul style="list-style-type: none"> ★ 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) ★ Shirt and Skirt Shelving for Walk in Closets
Cabinetry	<ul style="list-style-type: none"> ★ Oak Recessed Flat Panel Kitchen Cabinets ★ 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

Cabinetry (cont)	<ul style="list-style-type: none"> * One-Piece Cultured Marble Vanity Top (Baths) * Medicine Cabinet with Mirror and Decorative Lighting (Per Vanity Bowl)
Plumbing and Heating	<ul style="list-style-type: none"> * 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	<ul style="list-style-type: none"> * 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	<ul style="list-style-type: none"> * All Icon Legacy Custom Modular Homes Come with a 10 Year Structural Warranty

Additional Specs For:

Raised Ranch	<ul style="list-style-type: none"> * 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	<ul style="list-style-type: none"> * 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	<ul style="list-style-type: none"> * 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 04/16/2013