

Construction Specifications

Construction

- ★ 2x10 Floor Joists @ 16" O.C. with Double Perimeter Band – Front and Rear
- ★ 3/4" T&G OSB Floor Decking Glued and Nailed
- ★ 8'-0" Wall Height
- ★ 2x6 Exterior Walls @ 16" O.C. with 7/16" OSB Sheathing
- ★ Double 2x4 Mating Walls @ 16" O.C. with Sheathing
- ★ 2x4 Interior Walls @ 16" O.C.
- ★ 7/12 Pitch, Non-Storage Rafter Roof System @ 16" O.C.
- ★ 10" Eave Overhangs, Fixed When Possible
- ★ 10" Gable End Overhangs
- ★ 7/16" OSB Roof Sheathing

Insulation

- ★ R-38 Ceiling Insulation with Vapor Barrier
- ★ R-21 Fiberglass Exterior Wall Insulation with Vapor Barrier
- ★ Exterior House Wrap

Utilities

- ★ Tuff-Pex Fresh Water Lines Stubbed (Code Dictates)
- ★ PVC Drain, Waste and Vents (Stubbed)
- ★ Shut-Off Valves on All Fixtures

Electrical

- ★ 200 AMP Main Service Panel
- ★ Smoke Detectors and Carbon Monoxide Detectors (Per Code)
- ★ Two RG-6 TV Jacks and Two Cat-5e Phone Jacks
- ★ Wired Door Chimes (One in Front and One in Rear)
- ★ One USB In-Wall Charger (Receptacle)
- ★ Brushed Nickel Ceiling Lights in Bedroom, Hall, Laundry, Kitchen, Dining Room, Foyer, and Walk-In Closets
- ★ Recessed Can Light Over Kitchen Sink with Separate Switch
- ★ Two Pendant Lights Above Kitchen Islands and Peninsulas (Per Plan)
- ★ Fan/Light Combination in All Bathrooms
- ★ One Exterior Light Supplied for Each Exterior Door (Per Plan)
- ★ One Exterior GFCI Receptacle Supplied for Each Exterior Door

Exterior

- ★ CertainTeed® Architectural Shingles
- ★ Ice Shield Installed on Eave Overhangs
- ★ Minimum 15# Felt Paper Shingle Underlayment
- ★ Vented Vinyl Soffit, Ribbed Aluminum Fascia, and Aluminum Drip Edge
- ★ Shingle Over Ridge Vent (Shipped Loose)
- ★ CertainTeed® MainStreet™ Vinyl Siding (Double 4 Clapboard, Double 5 Clapboard, or Dutch Lap)
- ★ Smooth Fiberglass Front Door with 2-Panel Square, Composite Jambs, and Vinyl Brickmould (Per Plan)
- ★ Smooth Fiberglass Rear Door with Half Glass, Composite Jambs, and Vinyl Brickmould (Per Plan)
- ★ Satin Nickel Schlage® Keyless Touchscreen Deadbolt with Lever – Exterior Door Hardware (Per Plan)
- ★ 6'-0" Vinyl Sliding Glass Door (Per Plan)
- ★ Exterior Swing Doors Installed with Pan and Bracing Beneath Jamb
- ★ Vinyl Double Hung Low-E Brickmould Windows with Screens and Argon Gas
- ★ Vinyl Shutters, Installed on Front (Per Plan)

Construction Specifications

Interior

- ★ 1/2" Drywall Throughout, Glued and Screwed
- ★ Warm Beige or Colonnade Gray Primer Paint on Walls with 3-5/8" Crown Moulding Throughout Living and Bedroom Areas (must use same color throughout)
- ★ 3-1/2" Colonial Base Moulding and 2-1/4" Colonial Casing (Semi-Gloss White)
- ★ Smooth Ceilings with White Primer Paint
- ★ 2-Panel Square-Top Carrara Interior Doors with Smooth Finish
- ★ Satin Nickel Lever Style Interior Door Hardware
- ★ Privacy Hardware on Bathroom and Master Bedroom Doors
- ★ Window Sills (Semi-Gloss White)
- ★ 16" Deep Linen and Pantry Shelving – 4 Rows (Per Plan)
- ★ Shirt and Skirt Shelving for Walk-In Closets (Per Plan)

Floor Coverings

- ★ None

Kitchen

- ★ Oak Recessed Flat Panel Kitchen Cabinets, Traditional Overlay
- ★ Wall Cabinets with 3/4" Shelving, 2-1/4" Crown Moulding and Under Cabinet Trim
- ★ Base Cabinets with One Pull-Out Tray (Over 12" Deep Only) and Dove Trail Drawers with 75 lb. Full Extension Drawer Glides with Soft-Action Close Mechanism
- ★ Elevated Corner Wall Cabinet, Crown and Under Cabinet Trim (Per Plan)
- ★ High Pressure, Square Edge Laminate Top with Backsplash
- ★ 8" Deep, Double Bowl Stainless Steel Sink and Gooseneck Faucet with Pull-Down Spray
- ★ Wired for On-Site Electric Range (Per Plan)
- ★ 30" Kitchen Range Hood (Vented to Exterior)
- ★ Ice Maker Hook-Up (Recessed Box for On-Site Appliance)

Bathroom

- ★ Oak Recessed Flat Panel Bath Cabinets, Traditional Overlay
- ★ One-Piece Cultured Marble Vanity Top
- ★ Medicine Cabinet with Mirror and Decorative Lighting (Per Vanity Bowl)
- ★ 60" One-Piece Fiberglass Tub/Shower with Anti-Scald Valves
- ★ Elongated Water Saver Water Closets
- ★ Moen® Brushed Nickel Faucets in Bathrooms
- ★ 2-in-1 Shower Hand Spray in Master Bathroom

Warranty

- ★ All Icon Legacy Custom Modular Homes, LLC's Modular Structures 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

- ★ Double 2x4 Mating Walls @ 16" O.C. with Sheathing (First Floor)
- ★ 12/12 Pitch Rafter Roof System @ 16" O.C. and 5/8" OSB Floor Decking
- ★ Plumbing and Electrical Stubbed Up for Future On-Site Bathroom and Living Area
- ★ Two Gable End Windows with Style and Type to Match First Floor
- ★ 30" Pre-Hung Interior Door with 24' of Interior Walls

Last Revised: 8/19/2025

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Construction Specifications

Two Story

- ★ Double 2x4 Mating Walls @ 16" O.C. with Sheathing (First and Second Floors)
- ★ 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 or models 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 or model.

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