LEGACY SERIES
STANDARD FEATURES

2026

EXTERIOR & MARRIAGE WALLS
- 2X6 Exterior Wall Studs @ 16" O.C. with **Single Top Plate**
- 2X4 Mate Wall Studs @ 16" O.C. with **Single Top Plate and Full OSB Sheathing**
- R-21 Fiberglass Exterior Wall Insulation
- 7/16" OSB Wall Sheathing
- 8' Sidewall Height
- Lifetime Warranted .042" 4/4 Dutch Lap Vinyl Siding with Matching Corners
- Housewrap

ROOFS
- 5/12 Roof Pitch at 24" #40 O.C. for all Ranches and 2-Story Models
- 12/12 Roof Pitch at 24" #40 O.C. for all Cape Models
- **Continuous LVL Header and Integrated Roof System**
- 10" Eave and Gable Overhangs
- 5/8" OSB Roof Sheathing
- R-38 Fiberglass Roof Insulation in all Ranch and 2-Story Models
- R-38 Fiberglass Roof Insulation behind Knee-walls in all Cape and Bonus Ranch Models
- R-30 Fiberglass Insulation under 2nd Floor Decking
- Top Flips are Shingled on 5/12 and 12/12 Roof Configurations (when applicable)
- Tamko Architectural Shingles with 15# Underlayment
- Ice and Water Shield at Eaves & Valleys
- Shingle over Ridge Vent with Filter Core
- **Vented Metal Soffits**

FLOORS
- 2X10 Floor Joist 16" O.C. with Continuous LVL Side Wall and Marriage Wall Rails
- **Superior Wall Blocking**
- **Center Support Bridging**
- 3/4" Tongue & Groove OSB Floor Decking Glued and Screwed
- **45 oz. Carpet** with 6# Pad in Living Room and Bedrooms
  All other Floor Covering to be LVP
- Carpet Grade Stairs (where applicable)
- LVP Standard in all Wet Areas
- Pick Tubes in Floor

EXTERIOR DOORS & WINDOWS
- **Therma-Tru** 6-Panel 3/0 Front Door with Kwikset Brushed Nickel Lever Lockset
- **Therma-Tru** 9-Lite 3/0 Side/Rear Door with Kwikset Brushed Nickel Lever Lockset
- Clear Seven-D All-Vinyl **Double Hung** Windows with Screen
- Clear Seven-D All-Vinyl Slider with Screen (when applicable)
- All 12/12 Roof Configurations include (1) Window for each Gable End Panel

INTERIOR WALL & CEILINGS
- 2X4 Interior Walls **@ 16" O.C.** with Single Top Plate
- 8' Flat Ceiling Throughout with Smooth Finish Drywall
- All Walls and Ceilings Finished with (2) Coats of White Vapor Barrier Primer Paint
- 12" Laminate Wood Shelf with Rod for all Clothes' Closets.
  16" for Linen & Pantry

INTERIOR DOORS & MOULDINGS
- 2-Panel White Smooth Interior Doors with Brushed Nickel Lever Hardware
- 2'- 8" Passage Doors at all Room Entries
- White Door Jambs and Stops
- **White Popular Colonial Base and Case**
- All Windows to be Picture Framed
- All Dropped Headers to be Drywalled

ELECTRICAL
- 200 Amp 40-Space Siemens Panel
- Brushed Nickel Ceiling Lights at Bedrooms
- LED Lights per Plan
- Black Exterior Coach Light at all Doors
- (3) Electrical Circuits Standard in Capes and Bonus Ranches (2-15 amp) (1-20 amp)
- (2) Electric Heat Circuits Standard in Capes and Bonus Ranches

KITCHENS
- Merillat Classic Portrait Cabinets with Full Overlay Doors & Drawers
- Drawer over Door Base Cabinet Design
- Soft Close Doors Standard
- Soft Close Dovetail Drawer Construction
- Adjustable Shelves in Wall Cabinets
- 8" Double Bowl Sink with Chrome Pfister Faucet
- Dishwasher Hookup Standard in all Kitchens
- Broan Stainless Steel Range Hood Vented to Exterior
- 2 1/2" Crown Molding at all Wall Cabinets
- Wilsonart Laminate Top with **Waterfall Edge & Laminate Backsplash**

BATHROOMS
- Merillat Classic Portrait Cabinets with Full Overlay Doors and Drawers
- Kitchen Height Vanity Base
- Wilsonart Laminate Top with Waterfall Edge & Laminate Backsplash
- China Drop-in Lavatory Bowls
- **Single Lever Pfister Chrome Faucets**
- Polished Edge Mirror with Satin Nickel Light Bar
- Fiberglass Tub/Shower or Shower Units with **Pfister Chrome Faucet** per plan
- Elongated Commode
- Broan Bath Fan/Light Combination Switched Separately in all Bathrooms

PLUMBING & HEATING
- Floor Registers Stubbed
- Ceiling Diffusers Stubbed at all 2-Story Models
- Pex Supply Lines Stubbed thru Floor
- PVC Schedule 40 Waste and Drain Lines Stubbed Thru Floor
- Individual Shut-Off Valves Throughout
- Cape And Bonus Ranch Models are Stubbed with (1) Hot Water Line, (1) Cold Water Line, (1) 3" Drain Line
- 2-Story Models are Standard with a 24" x 24" Chase

WARRANTIES
- Ten Year Major Structural Defect Protection Through RWC
- Two Year Warranty on Portions of Heating and Electrical Systems
- One Year Limited Product Warranty
- Individual Product Warranties Provided by Product Manufacturers Direct to Retail Consumer

◊ This specification list is only a guideline for what is included; please refer to your actual quote and floorplan(s) for the actual specification and what is included in your order. These specifications may not meet your customer's state or local code requirements.

◊◊ Structural Modular Innovations, in its sole discretion, can change any specifications as to materials, vendor pricing, or any other reason; provided such changes in specifications do not affect the structural integrity of the home.