

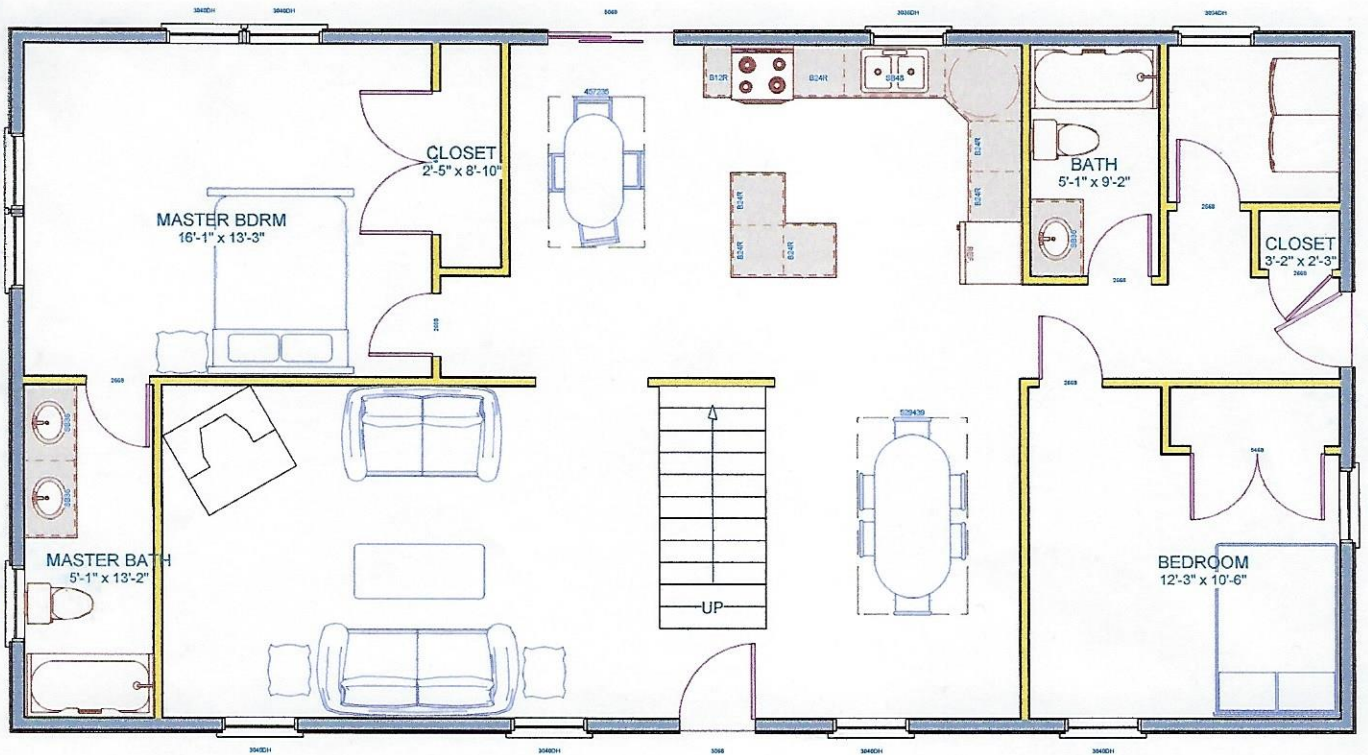


PLATEAU HOMES LLC.
CUSTOM MODULAR HOMES

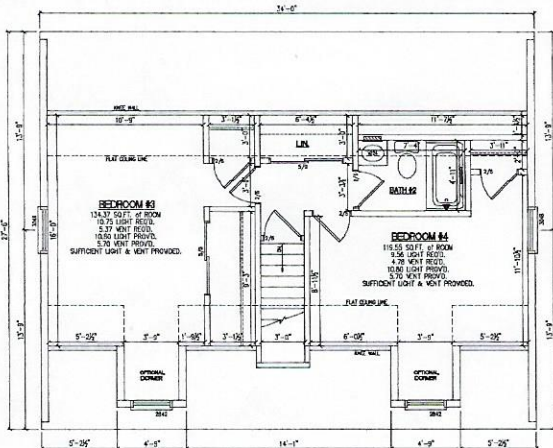
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Canton Cape
1456 Sq.Ft.



PROPOSED 2ND FLOOR ONLY
(FINISHED AND INSULATED ON-SITE BY OTHERS)



Hours of operation: Sunday 10-2, Monday 9-5, Tues.-Sat. 10-6

- Floors**
- * 2x10 Floor Joists @ 16" O.C. w/ Double Perimeter Band - Front & Rear (12" O.C. on 31'-6" Wide Models Available)
 - * 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**
- * 2x6 Exterior Walls @ 16" O.C. with 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**
- * 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 Fiberglass 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
 - * 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**
- * Warm Beige Primer Paint on Walls w/ 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)
 - * Window Sills (Semi-Gloss White)
 - * 16" Deep Linen and Pantry Shelving (4 Rows)
 - * Shirt and Skirt Shelving for Walk in Closets

- Cabinetry**
- * 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
 - * 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" Prehung Interior Door with 24' of Interior Walls
 - * Plumbing and Electrical 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 Second Floor to Drop Area
 - * All Siding for Second Story Shipped Loose

Note: 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.

Base Model \$ _____

Options: Not included.

Corian countertops w/SS sink, Maple glazed island, base & 42" wall cabinets, Corian countertop, track lighting over island, laminate hardwood floors in kitchen/nook/dining room/hall, 12" tile slate floor, W/D hook up, gas fireplace w/ brick & wood surround & 6" brick raised hearth, tub/shower lighted dome, (2) 10' dormers with circle-top picture window, (2) 5' dormers, open to above w/finished landing, 4' wide stairs w/oak railing & balusters, Monogram DBL 4 clapboard siding, raised panel shutters, deco. Panels under front windows & wide trim around window & doors, ThermaTru oval crystal diamond front door, fixed octagon window in master bath, grilles in all window, upgraded lighting package, appliance package, 60" basement stair package, 3/4" T&G plywood floor decking on 1st floor, 1/2" plywood roof sheathing, R-38 batt fiberglass ceiling insulation, R-19 batt fiberglass floor insulation, fire code sheetrock on gable wall with fire door installed for future garage.

Optional \$ _____