

## Legacy and Legacy Coastal Building Specifications

ALL HOMES ARE BUILT GREEN READY AND ENERGY STAR READY

### STRUCTURAL

- Exterior Walls: 2"x 6" wall studs, 24" o.c., 16" o.c. for 2-1/2 Story
- Interior Walls: 2"x 4" wall studs, 16" o.c.
- Single top plates at interior walls
- Mating Walls: 2"x 3" and/or 2"x4" wall studs 16" o.c.
- Floor Joist:
  - Ranches & Two Story – 2"x 10", 16" o.c.
  - Capes – 2"x 10", 16" o.c. for lower level & rafter, 19.2" o.c. for upper levels
- Floor System: 3/4" tongue-and-groove OSB
- Exterior & Gable End Wall Sheathing: 7/16" OSB
- Mating Walls: Per plan 7/16 OSB
- Ceiling Joist & Rafters: Sized per plan
  - 7/12 roof pitch: 2"x 8" rafters 24" o.c.
  - 9/12 roof pitch: 2"x 6" rafters 19.2" o.c.
  - 12/12 roof pitch: 2"x 6" rafters 19.2" o.c.
- Roof Pitch: 7/12, 9/12, or 12/12 pitch model specific; (certain designs contain 5/12 longitudinal roofs)
- Roof Sheathing: 7/16" OSB with ply-clips
- Overhangs: Ranch: 16" folding or Capes & 2-Stories: 11" fixed
- Gable End Extensions: 12" with drip edge
- Ceiling Height: 9'

### PLUMBING

- Bath Fixtures: White
- Tubs and Showers: Fiberglass, as displayed on plan
- Toilets: Elongated, vitreous china
- Plumbing Supply System: PEX (fully connected supply system for each module)
- Drain, Waste & Vent System: PVC
- Water Heater: Electric 50 gallon high efficiency
- Kitchen Sink: Deep stainless steel, double bowl
- Faucets: Single lever for kitchen and baths
- Washer Hookup and Dryer Receptacle with crawlspace plans (Dryer ducted by builder)
- Plumbing for icemaker
- Whole house shut off valve located in washer box, supplied and site installed for basement plans

### INSULATION & HEATING/COOLING PREPARATION

- Floor: R-19 insulation
- Exterior Walls: R-19 insulation (R-13 at basement stair walls)
- Ceiling: R-30 insulation
- Electrical Boxes: Foam sealed at exterior walls
- Forced Air Heat Preparation: Registers for first level, return air grille and thermostat pullwire for first level and second level if applicable

### APPLIANCES

- Standard Dishwasher
- Self-Cleaning Electric Range
- Range Hood: Vented with light and fan

### EXTERIOR

- Siding: dutch lap twin 5" vinyl
- Vinyl fascia and soffit (with 2"x 6" backer board)
- Roof Shingles: 30 year architectural over 30 lb asphalt felt
- Ridge ventilation system
- Windows: West Window single hung DP35 insulated vinyl, Low-E with grills and screens, tilting lower sash
- Shutters: Raised panel, installed by front windows as shown on plan (installed where possible)
- Locks and deadbolts at exterior doors
- Exterior Fiberglass Doors: As shown per plan
- House Wrap: Installed on all exterior walls
- Decorative louvers as shown on plan

### INTERIOR FINISH

- Walls: 1/2" gypsum drywall, painted two coats
- Ceilings: Taped and smooth finish, painted bone white
- Base Molding: 5 1/2" colonial, painted
- Door & Window Casing: 3 1/4" colonial, painted, stool & apron
- Stairs: Sloped wall with pickets
- Carpet: 25oz with 1/2" rebound carpet pad (shipped loose)
- Vinyl Flooring: With shoe molding at kitchen, bath & utility areas
- Interior Doors: Six panel hardboard
- Cabinets: Oak, Recessed panel
  - Wall Cabinets: 36"/42" step, with 2 1/4" crown
  - Drawer stack with pot drawer
- Counter Tops: High definition laminate with beveled edge and 1 row ceramic backsplash
- Vanity tops: High definition laminate with beveled edge and 1 row ceramic backsplash with mirror
- Tall vanities at master baths
- Lavinette Mirrors: Pencil edge
- Shower rods and bath accessories by purchaser
- Closet Shelving: Grid style, epoxy coat

### ELECTRICAL

- Main Electric Panel: 200AMP with breakers and decorative cover at exterior wall
- Smoke Detectors: Per plan
- Door Bell: With chimes, push button at front & rear doors
- Exterior Receptacles: On GFI circuit
- Range Hood: Vented with light and fan
- Interior Lighting
  - Overhead lights installed at kitchen, baths, hall, utility, dining, breakfast & foyer.
  - Wire and brace for paddle fans at bedrooms and living room
- Exterior Lighting: At front and rear doors
- Phone Jacks: 1 outlet in living room
- Television Outlets: Optional
- Exhaust Fans: Vented to exterior
- Wiring: Non-Metallic, 12 gauge minimum

Due to changing technology and the continuing possibility of shortages, Nationwide Custom Homes reserves the right to substitute products and procedures of equal or better quality at any time. These substitutions may be made without notice, but will always be in the best interest of our customers.

## STANDARD SPECIFICATION FOR PANELIZED TURNED FRONT GABLE

### Includes:

- Three (3) prefabricated panels (2 side and 1 front) with 7/16" OSB roof sheathing applied
- 30 year architectural fiberglass shingles, 30 lb. asphalt felt and ridge vent (shipped loose)
- Vinyl siding, vinyl soffit and fascia (shipped loose)

## STANDARD SPECIFICATION PRE-BUILT FOR CAPE CODE STYLE DORMER

### Includes:

- Prefabricated dormer assembly with window and sheathing installed
- 30 year architectural fiberglass shingles, 30 lb. asphalt felt (shipped loose)
- Vinyl siding, vinyl soffit and fascia (shipped loose)

## STANDARD SPECIFICATION FOR PANELIZED CAPE COD STYLE DORMER

### Includes:

- Three (3) prefabricated panels (2 side and 1 front) with 7/16" OSB roof sheathing trusses/rafter system (shipped loose)
- 30 year architectural fiberglass shingles, 30 lb. asphalt felt
- Vinyl siding, vinyl soffit and fascia (shipped loose)

## INTEGRAL GARAGE PACKAGE

### Includes the following shipped for builder installation on-site:

- Wall panels – 2" x 4" @ 16" o.c. with bottom plate and 7/16" OSB sheathing
- 7/16" OSB roof sheathing
- 30 year architectural fiberglass shingles, 30 lb. asphalt felt
- 1" x 6" jamb material and brick mould for garage door
- Vinyl siding and accessories
- Vinyl soffit and fascia
- Ridge vent
- Decorative louvers as displayed
- Windows and exterior door as shown per plan

NOTE: All other materials (including garage door) by Purchaser

## MODULAR GARAGE AREA

### Includes:

- R-13 insulation installed in walls adjacent to living areas
- 5/8" gypsum installed on ceiling and 1/2" gypsum installed on adjacent living area walls (taped only, finished by purchaser)
- Other walls 2" x 4" @ 16" o.c. open stud construction with 7/16" OSB sheathing
- Purchaser to furr down headers at doors as needed
- Temporary floor to be removed at site by builder (Rim joist to remain)

## PORCH MATERIAL PACKAGE

### Includes:

- Rafters, beam material, nailers, roof sheathing, 30 lb. felt and matching shingles, matching soffit and fascia, flashing, gable extension and siding for gable (if applicable) and solid vinyl soffit for porch ceiling material

## TRIM PACKAGE OPTION SPECIFICATIONS FOR UPPER LEVEL OF CAPE COD HOUSES

### Includes:

- Six panel hardboard door units and cased openings
- Locksets and door bumpers
- Base mould, shoe mould at vinyl areas and window trim

NOTE: See option price list for optional items available



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