



MODULAR SPECIFICATION OUTLINE

Stratford Homes® are system-built modular homes. Each home incorporates up-to date computerized technology, assembly line construction in a factory controlled environment, and a rigorous inspection process to ensure a quality built home and a superior finished product.

The material specifications for each assembly are listed below. Within each assembly, the standard construction and finish items included in the base pricing structure for each home are listed first. Following the standard material specifications is a partial listing of the many options available with every Stratford home. We encourage you to consult with your Stratford Building Corporation representative if you have questions concerning any of the standard or optional construction and finish items available.

FLOOR SYSTEMS

Floor Joist	2x10" or 2x12" Douglas Fir Lumber - #2 Structural (or equivalent) at 16" on center.
Rim Joist	Double 2x10" or 2x12" Douglas Fir Lumber #2 to match floor joists
Floor Deck	3/4" OSB T&G APA rated flooring, glued and ring-shank nailed to floor joists

Additional options available: 3/4" plywood subfloor • sanded plywood underlayment • R-30 or R-38 floor insulation

EXTERIOR WALLS

Wall Height	8' nominal
Wall Framing	2x6" Douglas Fir Lumber (stud grade or equivalent) at 16" on center
Plates	Single bottom and double top plate
Insulation	R-21 fiberglass batts
Interior Wall	1/2" sheetrock, taped and sanded, PVA sealer
Exterior Sheathing	7/16" OSB APA approved sheathing
Builder's Wrap	Barricade polyolefin membrane air infiltrations barrier

Additional options available: 9' wall height • R-5 rigid insulation • spray foam insulation • 1/2" plywood wall sheathing

INTERIOR WALLS

Wall Height	8' nominal
Wall Framing	2x4" DFL studs at 16" on center, with single top and bottom plates; plumbing walls are 2x6" studs where noted on plans
Mateline Walls	7/16" OSB exterior grade sheathing on mateline side of 2x4" studs

Additional options available: 9' wall height • insulated interior walls

SIDING

Siding	Painted Louisiana Pacific (LP) "Smartside" horizontal lap siding
Fascia	Painted LP Smart Trim
Soffit	Painted LP vented soffit
Gable Trim	LP Smart Trim

Additional options available: stained cedar bevel siding • stained log-appearance siding • cedar fascia • rough-sawn fir plywood soffit • fiber cement siding with accompanying trim • Stratford Signature LP Smart Trim

ROOF AND CEILING SYSTEM

Roof Load	40 PSF
Trusses	Engineered trusses at 24" on center Standard roof pitch is 6/12 for single and two-story homes, 9.25/12 roof pitch standard for Tahoe, Lakeshire and other chalet models w/ open vaulted ceilings, 12/12 standard for Cape Cod homes
Sheathing	15/32" OSB APA rated sheathing with H clips
Insulation	R-50 insulation (blown cellulose); R-30/R-21 fiberglass batts and R-30 Rigid in Cape Cods and R-38HD at raftered roof areas of Tahoe and Lakeshire models.
Roofing	Pabco Premier Architectural Grade multi-layered laminate shingles, 30-year limited warranty, UL Class A Fire Rated, wind-resistant label over 15# felt, Ice Shield material 24" above eave overhang
Venting	Continuous Ridge Vent and perforated venting at enclosed soffit
Gables and Eaves	16" overhang

Additional options available: varying roof pitches • dormer accents • vaulted ceilings • raised heel and energy heel trusses • 50 year roof shingles • higher roof loads to meet local requirements • extended gable and eave overhangs • plywood roof sheathing

WINDOWS

Windows	Jeld-Wen "Builder Series" vinyl single hung with argon gas fill, Low "E" (.30 U-Value) double-glazing with screens, white frames.
Window Finish	Windows have white painted wood liner and casing

Additional options available: bow and bay windows • window grids • skylights • shutters • almond and desert sand colored frames • wood wrapped windows • add or enlarge windows on existing floor plan

EXTERIOR DOORS

Exterior Doors	Therma-Tru Smooth-Star 6-panel fiberglass entry doors with solid polyurethane foam core; Size 3 ⁰ at front entry, 2 ⁸ at rear – Painted
Hardware	Schlage "Latitude" series lever latch set Finishes: satin chrome, bright chrome, brushed nickel or aged bronze
Patio Doors	When shown on plans - Jeld-Wen Vinyl Patio Door, argon gas fill, Low "E" (.29 U-value)

Additional options available: various Therma-Tru upgrade door options (see Sales) • stained doors • sidelights • transom windows • patio swing (French) doors • 20-minute rated fire doors • deadbolts • Schlage "Accent" door levers in various finishes

PLUMBING

Supply Lines	Cross-linked polyethylene (PEX) piping plumbed throughout house
Drain, Waste and Vent Pipes	PVC plastic (schedule 40)
Toilet	Kohler Wellworth elongated bowl K-4198-0 and K-4436-0 tank (1.28 GPF) with "Brevia" seat K-4774-0 Color : White
Bathroom Sinks	Kohler K-2196-4 Pennington Series 20" X 17 ½" vitreous china lavatory. Color: White
Bathroom Faucets	Moen 6410 Eva series center set high arc faucet with sculptured lever handles, pop-up drain, lift rod, and one-piece ceramic valve; polished chrome finish
Tub/Shower Combo	Aquatic 2603 SGM- 60" bath and shower one-piece module, clear acrylic grab bar, molded-in floor texture, integral soap ledge. Color: White
Tub/Shower Faucets	Moen T2133 Eva series bath and shower mixing valve with single lever polished chrome handle
Showers	Aquatic 1363-C 36" or 1483 SG 48" one-piece acrylic fiberglass shower (white)
Shower Faucets	Moen T62132 Eva series shower valve with single lever polished chrome handle
Soaking Tub	When shown on plans – Kohler K-1127 Proflex 60"x42" or Kohler K-1145 Proflex 60"x60" corner tub with cultured marble. Color - White
Kitchen Sink	Kohler K-3346-4 Toccata stainless steel double basin sink
Kitchen Faucet	Moen 67315C "Integra" single lever faucet with pull-out spray, polished chrome finish
Bathroom Mirrors	Plate glass, sized to match vanity
TP Dispenser	Included (polished chrome)
Towel Bar	One 24" bar included at each bath (polished chrome)
Water Heater	Plumbed only (appliance is optional)
Water Hammer Arrestors	Three included: one at dishwasher, two at clothes washer
Hose Bib	Two frost-free hose bibs at exterior wall

Additional options available: barrier free shower stalls • neo-angle showers • tiled showers • jets and in-line heater for soaking tubs • brushed nickel or oil rubbed bronze bath faucets • glass tub and shower enclosures • white cast iron kitchen sink • decorator faucets • laundry tubs (free-standing or in cabinet) • water heaters • grab bars • ADA height toilets • low-flow faucets

ELECTRICAL

Service	120V/240V Single Phase (underground or overhead service)
Service Panel	200-amp, 40-space Main Panel with meter main disconnect
Switches	"Decora" style as required by layout
Receptacles	"Decora" style duplex outlets throughout
Standard Circuits	20-amp
Standard Wiring	12 gauge Romex
GFI Outlets	Supplied as required by code
Exterior GFI Outlet	Two each WP outlets
Exhaust Fans	50 CFM (vented to exterior) at bathrooms
Smoke and CO Detectors	Included and located as required by code
Water Heater	Wired only (appliance is optional)
Phone and TV Jacks	Two phone and two TV conduits dropped into crawl space (wiring by others)
Whole House Fan	110 CFM included with automatic timer

Additional options available: light/heat combo fans • additional phone and television jacks • speaker wires • floor receptacles • recessed TV box with duplex receptacle & TV outlet • switched receptacles at eaves

LIGHTING AND LIGHTING FIXTURES

Interior Lights	Ceiling mounted in bedrooms, walk-in closet, hall and laundry
Kitchen	Six recessed can lights plus one recessed can @ sink (6" cans) with white baffles and trim
Dining Room	5-bulb chandelier profile fixture
Bathrooms	Bar light over vanities, sized to each vanity
Living Room	No fixture – top half of wall receptacle switched
Exterior Lights	One fixture is included at each entry door, sliding glass door and patio swing door

Additional options available: Seagull "Oslo" line in chrome, brushed nickel, or blacksmith finish • wall sconces • wire for paddle fans (with or without lights) • exterior lights with motion detectors • recessed can and eyeball lights • under cabinet lighting • dimmer switches

INTERIOR FINISH

Interior Finish	½" Gypsum wallboard at walls and 5/8" at ceilings
Vapor Barrier/Primer	Sherwin Williams Moisture Vapor Barrier, interior latex Color: white
Wall/Ceiling Texture	Medium skip trowel
Interior Paint	Sherwin Williams SherScrub flat latex. Color: Dover White
Drywall Corners	Rounded

Additional options available: light knock down ceiling texture • medium orange peel texture • stained 1x6" T&G knotty alder • 6 mil poly replacing PVA sealer

INTERIOR DOORS AND TRIM

Interior Doors	Lynden Door "Craftsman" Three-panel 1-3/8" solid core molded doors, painted white
Base Trim	3 ¼" ultralight square edge profile or #623 molded profile; painted to match doors
Door Casing	2 ¼" ultralight square edge profile or #356 molded profile, painted to match doors
Interior Door Hardware	Schlage "Latitude" series lever latch set. Finishes: satin chrome, bright chrome, brushed nickel and aged bronze. Master bedroom and bathroom doors have privacy locks.
Bi-Pass Doors	Three-panel hollow-core molded doors with jambs and casing (painted white)
Shelving	Wire shelving at linen, pantry and clothes closets

Additional options available: stained fir doors & trim • stained knotty alder & trim • various white molded interior door and trim packages • Schlage "Accent" door hardware • chamfered and radius passageways • wood wrapped windows • 3'0" interior doors for accessibility

CABINETRY – KITCHEN, BATHROOMS AND UTILITY ROOM

Cabinets	Spring Valley Maple Square cabinets by Merillat with soft close doors and dovetail drawers and soft close guides: one roll-out shelf in kitchen base cabinets
End Panels	Photo finish overlay to match cabinets

Additional options available: wide selection of cabinet style packages by Merillat • cabinet accessories • several cabinet finishes to choose from • soffits over kitchen cabinets • glass inserts • crown molding • beveled glass tri-view medicine cabinets • option to add more cabinetry to existing plan

COUNTERTOPS

Kitchen and Baths	Wilsonart square edge laminate top with 3" matching tiled backsplash
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Additional options available: granite • quartz • solid surface tops • cultured marble vanity top and sink • portfolio of both standard and upgrade laminate styles and surface textures • Stratford Signature beveled edges

APPLIANCES

Microwave	Vent and wire only
Ice/Water Dispenser	Plumbed
Garbage Disposal	Wired with switch (disposal optional)

Additional options available: Whirlpool refrigerators • Whirlpool washer/dryer combo options • Extensive selection of other Whirlpool appliances • garbage disposal • Appliance finish selections: white, black & stainless steel

HEATING AND AIR CONDITIONING

HVAC	None included as standard feature
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Additional options available: gas flues installed • electric forced air wall heaters with individual thermostats • baseboard hydronic heat systems • prep for central forced air systems • gas or wood-burning fireplaces • hearths and mantels • prep work for wood stove • radiant floor heating systems

FLOOR COVERINGS

Flooring	None included in base finish specifications
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Additional options available: Daltile glazed porcelain floor and wall tile, mosaics – Affinity and Avondale collections. (Includes cement board sub flooring) • Armstrong “Audacity” water-resistant laminate wood flooring • Armstrong “Pryzm” waterproof engineered flooring • Armstrong “Rigid Core Vantage” LVP

DON'T SEE AN OPTION YOU WANT? JUST ASK!

Many of the custom homes we have built over the years have unique finishes and features that were personally selected by our clients. Barn doors, central vacuuming systems, extended kitchen islands, claw foot bathtubs and custom stone and masonry work are just a few examples. If you wish, you may alter or change any of our plans and go beyond our finishes portfolio to suit your particular needs or lifestyle.

We strive to make your experience buying a Stratford Home exceed your expectations. From start to finish, you will enjoy the convenience and freedom of choice that lets you imagine and shape the home you want.



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