



## MODULAR SPECIFICATION OUTLINE

Stratford Homes<sup>®</sup> 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

<b>Floor Joist</b>	2x10" Douglas Fir Lumber - #2 Structural (or equivalent) at 16" on center.
<b>Rim Joist</b>	Double 2x10" Douglas Fir Lumber #2 to match floor joists
<b>Floor Deck</b>	3/4" OSB T&G APA rated flooring, glued and ring-shank nailed to floor joists
<b>Floor Insulation</b>	R-30 fiberglass batt with woven polypropylene under wrap at ground floor only: crawl space access weather –stripped and insulated.

**Additional options available:** 3/4" plywood subfloor • 1/4" sanded plywood underlayment

### EXTERIOR WALLS

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

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

### INTERIOR WALLS

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

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

## SIDING

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

<b>Roof Load</b>	40 PSF
<b>Trusses</b>	Engineered trusses at 24" on center Standard roof pitch is 6/12 for single and two-story homes, 9/12 roof pitch standard for Tahoe, Lakeshire and other chalet models w/ open vaulted ceilings, 12/12 standard for Cape Cod homes
<b>Sheathing</b>	15/32" OSB APA rated sheathing with H clips
<b>Insulation</b>	R-50 insulation (blown cellulose); R-30/R-38 fiberglass batts on Cape Cods and Tahoe models.
<b>Roofing</b>	Pabco Premier Architectural Grade multi-layered laminate shingles, 30-year limited warranty, UL Class A Fire Rated, wind-resistant label over 15# felt, 24" Ice Shield material 24" above eave overhang
<b>Venting</b>	Continuous Ridge Vent and perforated vinyl venting at enclosed soffit
<b>Gables and Eaves</b>	16" overhang

**Additional options available:** varying roof pitches • dormer accents • vaulted ceilings • raised heel and energy heel trusses • 40 or 50 year roof shingles • higher roof loads to meet local requirements • extended gable and eave overhangs • plywood roof sheathing

## WINDOWS

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

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

## EXTERIOR DOORS

<b>Exterior Doors</b>	Therma-Tru Smooth-Star 6-panel fiberglass entry doors with solid polyurethane foam core; Size 3 <sup>0</sup> at front entry, 2 <sup>8</sup> at rear – Painted
<b>Hardware</b>	Schlage "Latitude" series lever latch set Finishes: satin chrome, bright chrome, brushed nickel or aged bronze
<b>Patio Doors</b>	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

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

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

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

**Additional options available:** Seagull “Oslo” line in chrome 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

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

<b>Interior Doors</b>	Three-panel solid core molded doors, painted white
<b>Base Trim</b>	3 ¼" ultralight square edge profile or #623 molded profile; painted to match doors
<b>Door Casing</b>	2 ¼" ultralight square edge profile or #356 molded profile, stained to match doors
<b>Interior Door Hardware</b>	Schlage “Latitude” series lever latch set. Finishes: satin chrome, bright chrome, brushed nickel and aged bronze. Master bedroom and bathroom doors have privacy locks.
<b>Bi-Pass Doors</b>	Three-panel hollow-core molded doors with jambs and casing (painted white)
<b>Shelving</b>	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

### CABINETS – KITCHEN, BATHROOMS AND UTILITY ROOM

<b>Cabinets</b>	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
<b>End Panels</b>	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

**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

Whirlpool 1.7 cubic foot microwave with range hood - #WMH3101FS. Color: Stainless Steel

### 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

### N/A

None included as standard feature

**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

### Vinyl Flooring

Armstrong "Natural Personalities" luxury vinyl tiles in baths and Mechanical room installed over ¼" AC plywood underlayment

**Additional options available:** Daltile glazed porcelain floor and wall tile, mosaics – Affinity and Avondale collections. (Includes cement board sub flooring) • Armstrong "Urban Rustics" laminate wood flooring, click-down. • "Flexstep Value" vinyl sheet flooring



# 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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