



## MODULAR SPECIFICATION OUTLINE

Stratford Homes® are off-site system-built 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. Once the modules of a home are completed at our factory, they are then trucked to your jobsite. Then they are ready to be placed on your foundation, structurally connected, temporarily waterproofed and ready to be finished by the builder at a reduced time on site.

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.

### FLOOR SYSTEMS

<b>Floor Joist</b>	2"x10" Douglas Fir Lumber - # 2 Structural (or equiv.) at (16" O.C.)
<b>Rim Joist</b>	Double 2"x10" Douglas Fir Lumber # 2 to match floor joist
<b>Floor Deck</b>	3/4" OSB T&G APA Rated Flooring, glued and ring-shank nailed to floor joists
<b>Blocking/ Bridging</b>	Dimensional Lumber Douglas Fir #2 & better

#### Additional Options Available:

2" x 12" Douglas Fir Lumber - #2 Structural (or equiv.) at 16" O.C. | I- Joist | 3/4" Plywood Subfloor | R-30 or R-38 floor insulation | Cement Backer Board Underlayment for Tile | ACX Plywood Underlayment for Vinyl

### EXTERIOR WALLS

<b>Wall Height</b>	8' Nominal
<b>Wall Framing</b>	2"x6" Douglas Fir Lumber (stud grade & better) at 16" on center
<b>Plates</b>	Single Bottom and Double Top Plate
<b>Headers</b>	Per Code or Design Professional
<b>Insulation</b>	R-21 Fiberglass Batts
<b>Vapor Barrier</b>	Vapor Barrier Paint
<b>Interior Wall</b>	1/2" Gypsum Board, Taped and Textured, with 1 Coat of Primer/Paint
<b>Ext. Sheathing</b>	7/16" OSB APA Approved Sheathing
<b>Builder's Wrap</b>	Tyvek House Wrap Air Infiltrations Barrier

#### Additional Options Available:

9' Wall Height | R-5 Rigid Insulation | Closed Cell Spray Foam Insulation | 7/16" Zip Wall Sheathing | 1/2" Plywood Wall Sheathing

## MATE-LINE WALLS

<b>Wall Height</b>	8' Nominal
<b>Wall Framing</b>	2"x4" Douglas Fir Lumber (stud grade & better) at 16" on center
<b>Plates</b>	Single Bottom and Double Top Plate
<b>Interior Wall</b>	1/2" Gypsum Board, Taped and Textured, with 1 Coat of Primer/Paint
<b>Struct. Sheathing</b>	7/16" OSB APA Approved Sheathing

### Additional Options Available:

9' Wall Height | Insulated Interior Walls (Batt or Closed Cell Spray Foam)

## INTERIOR PARTITIONS

<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 2"x6" Studs where noted on plans
<b>Sheathing</b>	1/2" Sheetrock, Taped and Textured, with 1 Coat of Primer/Paint

Additional Options Available: 9' Wall Height | Insulated Interior Walls

## FIRST FLOOR CEILING (2-STORY) OR FLAT ROOF ASSEMBLY W/TRUSSES ONSITE BY OTHERS

<b>Ceiling Joist</b>	Dimensional Lumber Douglas Fir #2 & better 2"x6" Min (16" O.C.)
<b>Rim Joist</b>	Single Dimensional Lumber Douglas Fir #2 & better 2"x 8" Min
<b>Blocking/ Bridging</b>	Dimensional Lumber Douglas Fir #2 & better
<b>Ext. Sheathing</b>	7/16" OSB APA Approved Sheathing
<b>Interior Ceiling</b>	5/8" Gypsum Board Taped and Textured, with 1 Coat of Primer/Paint

### Additional Options Available:

Temporary EPDM Roof | Batt Insulation or Closed Cell Spray Foam Insulation

## ROOF AND CEILING SYSTEM

<b>Roof Load</b>	40 PSF (Standard) Higher Snow Loads determined by Local Requirements
<b>Trusses</b>	Engineered Hinged Trusses at 24" O.C., with Raised Energy Heels 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
<b>Sheathing</b>	15/32" OSB APA Rated Sheathing with H Clips
<b>Interior Ceiling</b>	5/8" Gypsum Board Taped and Textured, with 1 Coat of Primer/Paint
<b>Insulation</b>	R-50 or R-60 Insulation (Blown Cellulose), dependent on State Requirement; 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
<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, Ice Shield Material 24" Above Eave Overhang
<b>Venting</b>	Continuous Ridge Vent and Perforated Venting at Enclosed Soffit
<b>Gables and Eaves</b>	16" Overhang

### Additional Options Available:

Shed Roof | Taller Roof Pitch | Dormer Accents | Vaulted Ceilings | Upgrade Shingles | 22" Gable and Eave Overhangs | Plywood Roof Sheathing

## ELECTRICAL

<b>Service</b>	120V/240V Single Phase (Underground or Overhead Service)
<b>Service Panel</b>	200-amp, 42-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>	Included as Required by Code
<b>Exterior GFI Outlet</b>	Included as Required by Code
<b>Smoke and CO Detectors</b>	Included and Located as Required by Code
<b>Water Heater</b>	Wired Only (Appliance is Optional)
<b>Recessed TV Box</b>	One Included with Duplex Receptacle and Conduit Drop Located per Plan
<b>Whole House Fan</b>	Panasonic 110 CFM Included with Automatic Timer

### Additional Options Available:

Light/Heat Combo Fans | Conduit Drops for Phone and TV | Floor Receptacles | Switched Receptacles at Eaves | Dimmer Switches | USB Ports

## LIGHTING AND LIGHTING FIXTURES

<b>Interior Lights</b>	Ceiling Mounted in Bedrooms, Walk-In Closet, Hall and Laundry
<b>Kitchen</b>	Six Recessed LED Lights plus One Recessed LED Light @ Sink (4" Covers) 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:

Wire Only Interior/Exterior Lights | Wire Only for Paddle Fans (with or without Lights) | Exterior Lights with Motion Detectors | Recessed Can Lights | Recessed Eyeball Can Lights | Angled Recessed Can Lights | Under Cabinet LED Tape Lights | Wall Sconces | Pendant Lights over Kitchen Island or Peninsula

## HEATING, VENTILATION AND AIR CONDITION

<b>Bathroom Exhaust Fans</b>	Panasonic "Whisper Value" 50-80-110 CFM Slim (Vented to Exterior) at Bathrooms
<b>Whole House Fan</b>	Panasonic with Override Switch
<b>Rangehood</b>	Broan "Glacier BCDJ130SS"

### Additional Options Available:

Exhaust Fan with Light | Exhaust Fan with Light and Heat | Electric Forced Air Wall Heaters with Individual Thermostats | Heat-N-Glo Gas/LP Fireplace or Wood Burning Fireplaces | Fireplace Surround with Mantel and Tiled Hearth

## 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>Water Hammer Arrestors</b>	Three Included: One at Dishwasher, Two at Clothes Washer
<b>Hose Bibbs</b>	Two Frost-Free Hose Bibbs at Exterior Wall
<b>Water Closet</b>	Kohler Wellworth Elongated Bowl K-4198-0 and K-4436-0 Tank (1.28 GPF) with "Brevia" Seat K-4774-; 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; Brushed Nickel Finish
<b>Tub/Shower Combo</b>	Fibercare 60" Bath and Shower One-Piece Module, Slip Resistant Floor Texture, Integral Soap Ledge; Color: White; Includes PFW0322 Drain/Overflow Kit
<b>Tub/Shower Faucets</b>	Moen T2133 Eva Series Bath and Shower Mixing Valve with Single Lever Brushed Nickel Handle
<b>Showers</b>	Fibercare WS36-36W One-Piece Acrylic Fiberglass Shower; Color: White
<b>Shower Faucets</b>	Moen T2132 Eva Series Shower Valve with Single Lever Brushed Nickel Handle
<b>Kitchen Sink</b>	Kohler "Verse" K-75791-1-NA Stainless Steel Top/Undermount Double Basin Sink
<b>Kitchen Faucet</b>	Moen "Arbor" 7594CSL Single Handle High Arc Faucet with Pull-Down Faucet, Classic Stainless Finish
<b>Mirrors</b>	Plate Glass, Sized to Match Vanity
<b>TP Dispenser</b>	Included (Brushed Nickel)
<b>Towel Bar</b>	One 24" Bar Included at Each Bath (Brushed Nickel)
<b>Towel Ring</b>	One Towel Ring Included at Each Bath (Brushed Nickel)

**Additional Options Available:** 48" and 60" Fiberglass Walk-In Shower | ADA Barrier Free Shower Stalls with Fold Up Seat and Grab Bar | Neo-Angle Shower | Full Tiled Shower from Floor to Ceiling | Soaking Tubs | Jetted Soaking Tubs with In-Line Heat | Brushed Nickel or Oil Rubbed Bronze Bath Faucets | Apron Kitchen Sinks | Laundry Tubs (Free-Standing or in Cabinet) | ADA Height Water Closets | Undermount Sinks for Solid Surface Countertops

## 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>	Light Skip Trowel Texture at Walls and Ceiling
<b>Interior Paint</b>	1 Coat -Sherwin Williams "Cashmere" Interior Flat Latex; Color: Dover White
<b>Drywall Corners</b>	Rounded
<b>Trim Colors</b>	Dover White

**Additional Options Available:**

Medium Orange-Peel Texture | 1"x6" T&G Knotty Alder with Natural Finish | 6 Mil Poly Replacing Paint Vapor Moisture Barrier

## FLOOR COVERINGS

<b>Flooring</b>	None Included in Base Finish Specifications
-----------------	---

### Additional Options Available:

Daltile "Affinity" Series Tiled Flooring | TAS Luxury Vinyl Plank (LVP), Rigidcore "Ridgeline" Series Flooring | TAS Engineered Wood Laminate Flooring "Equinox Multi" or "Equinox Standard"

## INTERIOR DOORS AND TRIM

<b>Interior Doors</b>	Builders Choice "# 33" Three-Panel 1-3/8" Solid Core Doors, Painted White
<b>Bifold Doors</b>	Builders Choice "# 33" Three-Panel 1-3/8" Solid Core Doors, Painted White
<b>Bifold Jambs</b>	Painted Drywall Jambs
<b>Window/Door Header Trim</b>	MDF 11/16" x 3-1/2" Square Edge Top Trim, Extends 3/8" Beyond Door Casing Leg
<b>Window/Door Casing</b>	MDF 9/16" x 2 1/4" Square Edge Profile Butts to Bottom of Window/Door Header Trim
<b>Base Trim</b>	MDF 1/2" x 3-1/4" Square Edge Profile, Butts to Door Casing
<b>Window Apron</b>	MDF 1/2" x 3-1/4" Square Edge Apron Trim Held 1" From Edged of Window Sill
<b>Interior Door Hardware</b>	Schlage "Latitude" Series Lever Latch Set. Finishes: Satin Chrome, Bright Chrome, Satin Nickel and Aged Bronze. Master Bedroom and Bathroom Doors have Privacy Locks.
<b>Shelving</b>	Melamine Shelving; (4) Rows at Linen, Pantry Closets and One Shelf with Rod at Clothes Closets

### Additional Options Available:

Natural Finish Three Panel Hemlock, or Knotty Adler Doors & Trim | Molded White Interior Door Options | Trim Sizes | Schlage "Accent" Door Hardware | Drywall Wrapped Windows with MDF Sill and Apron | 3'0" Interior Doors for Accessibility | Pocket Doors

## CABINETRY – KITCHEN, BATHROOMS AND UTILITY ROOM

<b>Cabinets</b>	Huntwood Custom Cabinets (Choice of Shaker, Sonora, Nantucket Series) Beech Wood with Soft Close Doors, Soft Close Guides and Dovetail Drawers and Three Edge Profiles # 11, # 78, # 80 to Select from, Ndure Birch or Ndure White for Interior of Cabinet
<b>Trim Colors</b>	Natural, Trans-Parent Stain Finishes
<b>End Panels</b>	Photo Finish Overlay to Match Cabinets

### Additional Options Available:

Choice Cabinet Upgrade in Oak, Maple, Hickory and Alder | Custom Cabinets Available | Cabinet Accessories | Crown Molding | Inset Light Rails | Glass Inserts | Wall/Base Lazy Susan | Soffits Over Kitchen Wall Cabinets | Solid Color Paint Finish

## COUNTERTOPS

<b>Kitchen and Baths</b>	Wilsonart Square Edge Laminate Top with 4" Matching Backsplash and Beveled Edge
--------------------------	---

### Additional Options Available:

Solid Surface 3CM Quartz and Granite with Eased Edge and Cutout for Undermount Sinks | Corian with Eased Edge Profile and Cutout for Undermount Sinks | Other Edge Profiles Available

## APPLIANCES

<b>Microwave</b>	Vent and Wire Only (20 Amp Circuit)
<b>Ice/Water Dispenser</b>	Plumbed with Wall Box and Shutoff Valve Included
<b>Garbage Disposal</b>	Wired with Switch (Disposal Optional)

### Additional Options Available:

½ HP Garbage Disposal Installed | Appliances Available Upon Request

## SIDING

<b>Siding</b>	Louisiana Pacific (LP) Smartside "Cedarmill Texture" Horizontal Lap Siding 7" Exposure with "Diamond Kote" Solid Color Finish
<b>Fascia</b>	Louisiana Pacific (LP) Smart Trim "Cedarmill Texture" with "Diamond Kote" Solid Color Finish
<b>Soffit</b>	Louisiana Pacific (LP) Smart Vented Soffit "Cedarmill Texture" with "Diamond Kote" Solid Color Finish
<b>Trim</b>	Louisiana Pacific (LP) Smart Trim "Cedarmill Texture" with "Diamond Kote" Solid Color Finish at Outside Corners Inside Corners, Window Trim and Door Trim

### Additional Options Available:

Delete Siding Package | Primed Only in Lieu of Pre-Finished LP Smartside Siding Package | Cement Fiber Siding Package in Primed or Pre-Finished in Lieu of LP Smartside Siding Package

## WINDOWS

<b>Windows</b>	CDA Windows "3000 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 Wood Liner and Picture Frame Casing

### Additional Options Available:

Casement, Awning, Picture, Mulled Windows, Bow or Bay Windows | Colonial or Perimeter Grids | Add or Enlarge Windows on Existing Floor Plan

## EXTERIOR DOORS

<b>Exterior Doors</b>	Therma-Tru Smooth-Star "S4800" 3-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, Satin Nickel or Aged Bronze
<b>Sliding Doors</b>	When Shown on Plans - CDA Windows "3800" Series, Vinyl Patio Door, Argon Gas Fill, Low "E" (.29 U-Value)

### Additional Options Available:

Optional Upgrade Doors | Side Lites 12" or 14" | Transom Windows | Patio "French Doors" Single or Double Swing | 20 Minute Fire Rated Doors | Deadbolts or Thumb Latch Lever Hardware | Copper Supply Piping