



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

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

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

Additional Options Available:

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

MATE-LINE WALLS

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

Additional Options Available:

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

INTERIOR PARTITIONS

Wall Height	8' Nominal
Wall Framing	2x4" DFL Studs at 16" on center, with Single Top and Bottom Plates; Plumbing Walls are 2"x6" Studs where noted on plans
Sheathing	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

Ceiling Joist	Dimensional Lumber Douglas Fir #2 & better 2"x6" Min (16" O.C.)
Rim Joist	Single Dimensional Lumber Douglas Fir #2 & better 2"x 8" Min
Blocking/ Bridging	Dimensional Lumber Douglas Fir #2 & better
Ext. Sheathing	7/16" OSB APA Approved Sheathing
Interior Ceiling	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

Roof Load	40 PSF (Standard) Higher Snow Loads determined by Local Requirements
Trusses	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
Sheathing	15/32" OSB APA Rated Sheathing with H Clips
Interior Ceiling	5/8" Gypsum Board Taped and Textured, with 1 Coat of Primer/Paint
Insulation	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
Roofing	GAF Natural Shadow shingles, 30# synth underlayment, 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:

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

ELECTRICAL

Service	120V/240V Single Phase (Underground or Overhead Service)
Service Panel	200-amp, 42-Space Main Panel
Switches	"Decora" Style as Required by :Layout
Receptacles	"Decora" Style Duplex Outlets Throughout
Standard Circuits	20-Amp
Standard Wiring	12 Gauge Romex
GFI Outlets	Included as Required by Code
Exterior GFI Outlet	Included as Required by Code
Smoke and CO Detectors	Included and Located as Required by Code
Water Heater	Wired Only (Appliance is Optional)
Recessed TV Box	One Included with Duplex Receptacle and Conduit Drop Located per Plan
Whole House Fan	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

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

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

Bathroom Exhaust Fans	Panasonic "Whisper Value" 50-80-110 CFM Slim (Vented to Exterior) at Bathrooms
Whole House Fan	Panasonic with Override Switch
Rangehood	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

Supply Lines	Cross-Linked Polyethylene (PEX) Piping Plumbed Throughout House
Drain, Waste and Vent Pipes	PVC Plastic (Schedule 40)
Water Hammer Arrestors	Three Included: One at Dishwasher, Two at Clothes Washer
Hose Bibbs	Two Frost-Free Hose Bibbs at Exterior Wall
Water Closet	Kohler Wellworth Elongated Bowl K-4198-0 and K-4436-0 Tank (1.28 GPF) with "Brevia" Seat K-4774-; 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; Brushed Nickel Finish
Tub/Shower Combo	Fibercare 60" Bath and Shower One-Piece Module, Slip Resistant Floor Texture, Integral Soap Ledge; Color: White; Includes PFW0322 Drain/Overflow Kit
Tub/Shower Faucets	Moen T2133 Eva Series Bath and Shower Mixing Valve with Single Lever Brushed Nickel Handle
Showers	Fibercare WS36-36W One-Piece Acrylic Fiberglass Shower; Color: White
Shower Faucets	Moen T2132 Eva Series Shower Valve with Single Lever Brushed Nickel Handle
Kitchen Sink	Kohler "Verse" K-75791-1-NA Stainless Steel Top/Undermount Double Basin Sink
Kitchen Faucet	Moen "Arbor" 7594CSL Single Handle High Arc Faucet with Pull-Down Faucet, Classic Stainless Finish
Mirrors	Plate Glass, Sized to Match Vanity
TP Dispenser	Included (Brushed Nickel)
Towel Bar	One 24" Bar Included at Each Bath (Brushed Nickel)
Towel Ring	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

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

Flooring	None Included in Base Finish Specifications
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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

Interior Doors	Builders Choice “# 33” Three-Panel 1-3/8” Solid Core Doors, Painted White
Bifold Doors	Builders Choice “# 33” Three-Panel 1-3/8” Solid Core Doors, Painted White
Bifold Jambs	Painted Drywall Jambs
Window/Door Header Trim	MDF 11/16” x 3-1/2” Square Edge Top Trim, Extends 3/8” Beyond Door Casing Leg
Window/Door Casing	MDF 9/16” x 2 ¼” Square Edge Profile Butts to Bottom of Window/Door Header Trim
Base Trim	MDF ½” x 3-1/4” Square Edge Profile, Butts to Door Casing
Window Apron	MDF ½” x 3-1/4” Square Edge Apron Trim Held 1” From Edged of Window Sill
Interior Door Hardware	Schlage “Latitude” Series Lever Latch Set. Finishes: Satin Chrome, Bright Chrome, Satin Nickel and Aged Bronze. Master Bedroom and Bathroom Doors have Privacy Locks.
Shelving	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

CABINETS – KITCHEN, BATHROOMS AND UTILITY ROOM

Cabinets	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
Trim Colors	Natural, Trans-Parent Stain Finishes
End Panels	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

Kitchen and Baths	Wilsonart Square Edge Laminate Top with 4” Matching Backsplash and Beveled Edge
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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

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

Additional Options Available:

½ HP Garbage Disposal Installed | Appliances Available Upon Request

SIDING

Siding	Louisiana Pacific (LP) Smartside "Cedarmill Texture" Horizontal Lap Siding 7" Exposure with "Diamond Kote" Solid Color Finish
Fascia	Louisiana Pacific (LP) Smart Trim "Cedarmill Texture" with "Diamond Kote" Solid Color Finish
Soffit	Louisiana Pacific (LP) Smart Vented Soffit "Cedarmill Texture" with "Diamond Kote" Solid Color Finish
Trim	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

Windows	CDA Windows "3000 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 Picture Frame Casing

Additional Options Available:

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

EXTERIOR DOORS

Exterior Doors	Therma-Tru Smooth-Star "S4800" 3-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, Satin Nickel or Aged Bronze
Sliding Doors	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