

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" DFL #2 (or equiv) @ 16" o.c. for modules 14' wide or less 2x12" DFL #2 (or equiv) @ 16" o.c. for modules wider than 14'
Rim Joist:	Double 2x10" or 2x12" DFL #2 to match floor joists
Floor Deck:	3/4" OSB T&G APA rated flooring, glued and ring-shank nailed to floor joists

Optional items available: 3/4" plywood subfloor, 1/2" AC plywood underlayment, and R-30 floor insulation with a poly vapor barrier

SIDEWALL SYSTEMS (EXTERIOR WALLS)

Wall Height:	8'
Wall Framing:	2x6" DFL (stud grade or equiv) @ 16" o.c.
Plates:	Single bottom and double top plate
Insulation:	R-19 fiberglass batts
Interior Wall:	1/2" sheetrock, taped and sanded, PVA sealer
Exterior Sheathing:	7/16" OSB APA approved sheathing
Builder's Wrap:	<u>Primewrap</u> .005" high-quality woven polyolefin infiltrating wrap

Optional items available: 9' wall height, R-21 high-density insulation, R-5 rigid insulation, 1/2" plywood wall sheathing

INTERIOR WALLS

Wall Height:	8'
Wall Framing:	2x4" DFL studs @ 16" o.c. 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

Optional items available: 9' wall height, insulated interior walls, sound barrier on walls

SIDING

Siding:	<u>CertainTeed</u> "MainStreet Double 4" RigidForm 160 with "DuraLock" edges wood grain clapboard horizontal vinyl lap
Fascia:	Steel clad
Soffit:	<u>CertainTeed</u> fully vented enclosed vinyl soffit material (white)
Gable Trim:	

Optional items available: Various vinyl siding profiles, cedar bevel siding, log-appearance siding, cementitious siding products (CertainTeed or similar), cedar fascia, rough-sawn fir plywood soffit, colored metal fascia, decorator accents

ROOF/CEILING SYSTEM

Roof Load:	40 PSF
Trusses:	Engineered trusses at 24" o.c.; standard roof pitch is 4:12 on ranch, split-entry, and 2-story models; 12:12 roof pitch standard on Cape-Cod models; 10:12 on Tahoe model
Sheathing:	15/32" OSB APA rated sheathing, with "H" clips
Insulation:	<u>R-40</u> Insulation (blown cellulose); R-30 fiberglass batts on Cape Cods and Tahoe model
Roofing:	<u>Pabco</u> "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
Venting:	Continuous Ridge Vent and perforated vinyl venting @ enclosed soffit
Gables and Eaves:	16" overhang

Optional items available: 6:12 and steeper roof pitches, Dutch hip and full hip roof designs, dormer accents, vaulted ceilings, tray ceilings, raised heel and energy heel trusses, R-50 attic insulation, 40 and 50-year shingles, higher roof loads to meet local design requirements, extended gable and eave overhangs, plywood roof sheathing

WINDOWS

Windows:	<u>Cascade Windows</u> "WinPro Series" 9200 single hung with 3 1/4" frame width, 3/4" Glass OA, Low "E" (.35 U-Value) double-glazing with screens, white frames; vented frames included at bedrooms
Window Finish:	Windows have sheetrock surround (matching walls) with wood sill and trim (finished to match door trim)

Optional items available: Bow and bay windows, window grids, argon gas fill, bronze tinted glazing, skylights, shutters, almond colored frames, wood windows

EXTERIOR DOORS

Exterior Doors:	<u>Therma-Tru</u> "Smooth Star" 6-panel fiberglass entry doors with solid polyurethane foam core; Size 3 ⁰ at front entry, 2 ⁸ at rear
Hardware:	Schlage "Plymouth" Series latchset; finish is either #619 satin nickel or #716 aged bronze
Patio Slider:	When shown on plans - 60610 <u>Cascade Windows WinPro Model</u> 9700 Vinyl Patio Door, with 4 3/8" frame width, 1" glass OA, Low "E" (.36 U-Value) with dual weather stripping at interlock and panels
Finish:	Primed

Optional items available: Optional door styles, sidelights, 20-minute rated fire doors, painted or stained doors and sidelights, deadbolts and lever handles in various finishes

PLUMBING

Supply Lines:	Cross-linked polyethylene (PEX) piping plumbed throughout house
DWV:	ABS plastic
Water Closet:	<u>Kohler #K-3423</u> "Wellworth" floor mounted tank type Color: White
Lavatory:	<u>Kohler K-2196-4</u> "Pennington Series" 20" X 17 1/2" Vitreous China lavatory. Color: White
Bath Room Faucets:	<u>Kohler K-15241-4</u> "Coralais" Series centerset faucet with sculptured lever handles, pop-up drain, lift rod, and one-piece ceramic valve; polished chrome finish

Tub/showers:	<u>Lasco</u> #2603 SG- 60" bath and shower one-piece module, clear acrylic grab bar, molded-in floor texture, integral soap ledge. Color: White
Tub/Shower Faucets:	<u>Kohler</u> #K-T15601-4S "Coralais" bath and shower mixing valve with single lever polished chrome handle
Showers:	<u>Lasco</u> #1363-C 36" or #1483 SG 48" one-piece acrylic fiberglass shower (white)
Soaking Tub:	When shown on plans - <u>Kohler</u> K-1126 "Proflex" (60"x42" or <u>Kohler</u> #K-1145 "Proflex" (60"x60") corner tub. Color: White w/synthetic marble surround and <u>Kohler</u> #K-T15290-4 deck mount faucet trim with lever handles (polished chrome)
Kitchen Sink:	<u>Kohler</u> K-3346-4 "Toccatà" stainless steel double basin sink
Kitchen Faucet:	<u>Kohler</u> K-15172-FL "Coralais" single lever faucet (polished chrome) with escutcheon and spray attachment
Bathroom Mirrors:	Plate glass, sized to match vanity
TP Dispenser:	Included (polished chrome)
Towel Bar:	One 24" bar at each bath (polished chrome)
Hose Bib:	Two each frost-free @ outside wall

Optional items available: Biscuit colored fixtures, barrier free shower stalls, neo-angle showers, jets and in-line heater for soaking tubs, brushed nickel bath hardware, glass tub and shower enclosures, cast iron kitchen sinks, decorator faucets, pedestal sinks, laundry tubs (freestanding or in cabinet), water heaters, grab bars

ELECTRICAL

Service:	120V/240V Single Phase (underground or overhead service)
Service Panel:	200 amp Main Panel
Switches:	As required by layout (rooms are all individually switched);
Receptacles:	Residential grade duplex outlets throughout as required
Standard Circuits:	15-amp
Standard Wiring:	14 gauge Romex
GFI Outlets:	Supplied as required by code
Exterior GFI Outlet:	Two each WP Outlets
Exhaust Fans:	50 cfm (vented to exterior) at bath rooms and utility rooms

Optional items available: Light and heat/light bath fans, phone and television jacks, speaker wires, carbon monoxide detector

LIGHTING; LIGHTING FIXTURES

Interior Lights:	Ceiling mounted in bedrooms, walk-in closet, and hall
Kitchen:	One ceiling mounted plus one overhead spot @ sink
Dining Room:	5-Bulb chandelier profile fixture
Exterior Lights:	One fixture is included at each entry door and sliding glass door
Bathrooms:	Bar light over vanities, sized for vanity
Living Room:	No fixture; top half of wall receptacle switched

Optional items available: Various light fixture selections, wall sconces, paddle fans (with or without lights), recessed fluorescent lights, exterior lights with motion detector, track lighting, recessed can and eyeball lights, under cabinet lighting, dimmer switches, decora switches and recepts

INTERIOR FINISH

Interior Finish:	1/2" gypsum wallboard at walls and 5/8" at ceilings, taped ready for texture and paint
Vapor Barrier/Primer:	<u>Sherwin Williams</u> Moisture Vapor Barrier, Interior Latex #B72W1 Color: White

Optional items available: Wall texture (medium orange peel), painted walls and ceilings (Sherwin Williams "Pro Mar" 400 Interior Flat Latex; color: #SW 6385 "Dover White"), 6-mil poly replacing PVA sealer, rounded drywall corners; stained 1x6" T&G knotty pine

INTERIOR DOORS & TRIM

Interior Swing Doors: Birch veneer stained hollow core doors w/wood jambs
Base Trim: 3 1/2" hemlock wood base trim, stained to match doors
Door Casing: 2 1/4" Colonial (profile # 356) hemlock, stained to match doors
Interior Door Hardware: Schlage "Plymouth" Series latchset; #619 (satin nickel) or #716 (aged bronze); bathroom doors to have privacy locks
Bi-Fold Doors: Hollow core birch veneer (stained to match)
Closet Jambs: Sheetrock wrapped
Shelving: Wire shelving at linen, pantry, and clothes closets

Optional items available: Bi-pass closet doors, stained oak, stained pine, and white painted interior door and trim packages, lever style door hardware, chamfered and radius passageways, wood closet jambs and casing, wood wrapped windows, spindle stair railing

KITCHEN, BATHROOM, UTILITY CABINETRY

Cabinets: "Sundale" Essential Series maple front cabinets by Merillat
End Panels: Photo finish overlay to match cabinets

Optional items available: Wide selection of cabinet styles, cabinet accessories, and finishes from Merillat Cabinets, soffits over kitchen cabinets, crown molding, beveled glass tri-view medicine cabinets, ironing centers

COUNTERTOPS

Kitchen and Baths: Wilsonart laminate with 4" matching laminate backsplash and solid wood edge and trim

Optional items available: 4' tiled backsplash, bevel laminate edge, solid surface tops, synthetic marble formed top and vanity lav

APPLIANCES

Range Hood: 2-Speed with light, ducted to exterior; Color: White

Optional items available: Plumb for icemaker, 1/2HP Badger garbage disposal, extensive selection of Whirlpool appliances

HEATING AND AIR CONDITIONING

None included as standard feature

Optional items available: Gas flues installed, electric forced air wall heaters with individual thermostats, baseboard hydronic heat systems, gas or wood-burning fireplaces with hearths and mantels, prep for central forced air systems

FLOOR COVERINGS

None included as standard feature

Optional items available: Armstrong "Destinations" vinyl flooring, ceramic floor tiles (includes cement board subflooring). Armstrong "Classics and Origins" laminate wood flooring, Armstrong "Natures Gallery" slate appearance laminate flooring