

Cornerstone Series by Stratford Homes®

CONSTRUCTION SPECIFICATION OUTLINE

FLOOR SYSTEM:

2 x 10 floor joists 16" on center
Double 2 x 10 perimeter rim joist (length of home)
Metal joist hangers on mate line rim joist
3/4" O.S.B. tongue and groove floor decking glued and power nailed
2 x 10 solid bridging center of each module (laid flat in heat run areas)

EXTERIOR WALLS:

96" wall height
2 x 6 studs spaced 16" o.c.
2 x 6 bottom plate
Double 2 x 6 top plates
R-19 (5-1/2") fiberglass insulation
4 mil. Poly vapor barrier on exterior walls
2 x 6 blocking each side of window opening
Blocking installed behind kitchen and bath vanity cabinets
Blocking installed in bath areas for accessories fastening
1/2" drywall screwed to wall studs
Whole house infiltration wrap under siding
Pre-finished Dbl. 4" wood grain horizontal vinyl lap siding

ROOF AND CEILING SYSTEM:

5/12 pitch hinged trusses spaced 24" o.c.
2 x 6 sub-fascia board
5/8" drywall fastened to the truss system
Vapor barrier walls & ceiling
Blown cellulose insulation R-38 value
1/2" O.S.B. sheathing
Two rows of ice and water shield installed over the eave areas
Single layer of 15# felt on remainder of roof decking.
Architectural shingles in choices of pre-selected colors.
Continuous shingle over attic venting
Maintenance free aluminum soffit and fascia
Perforated soffit ventilation
Eave overhangs 16" - Gable overhangs 12"

WINDOWS AND EXTERIOR DOORS:

Low "E" thermal glazed single hung vinyl windows with 1/2 screens
Sides and top of window jamb finished with drywall
Bottom window sill finished with oak cap
3/0 insulated front entry door with primed slab and frame
2/8 insulated rear entry door with primed slab and frame
Keyed alike bright brass entry locks

INTERIOR WALLS & FINISH:

96" wall height
2 x 4 studs spaced 16" o.c.
2 x 4 bottom & top plates
1/2" drywall screwed to wall studs
Walls & ceiling finished with sand sprayed primer texture
Colonial oak window, door, and base trim
Legacy door slabs with oak jamb
Bright brass entry and privacy locks
Wire closet shelving

BATHROOMS:

60" one-piece moulded fiberglass tub/shower module
36" one-piece moulded fiberglass shower module (some models)
Corner platform tub with ceramic tile (some models)
1.6 gallon water-saver water closets
China self-rimming lavatory sinks & laminated tops
Quality oak framed vanity cabinets
Plate glass mirror above vanity area
Light fixture over vanity mirror
Ceiling light/exhaust fan
Single handle vanity faucets plumbed with shutoff valves
Single handle tub/shower faucets plumbed with shutoff valves
Tub/shower faucets include scald guard protection.
24" chrome towel bar & tissue holder

KITCHEN:

Quality oak framed kitchen cabinetry
Post formed roll edge laminated countertops
Stainless steel double bowl sink
Single lever faucet and spray plumbed with shutoff valves
Two-speed range hood with light
Range hood vented to exterior through soffit
Open area above overhead cabinets

PLUMBING:

PEX fresh water supply lines
PVC waste drain lines and vents

ELECTRICAL:

200-amp full 40 space panel
Wall switches and receptacles finished in white
Battery "backup" smoke detectors
GFI receptacles in bathrooms, kitchen, and two on the exterior
Door chimes at the front and rear door
Ceiling lights installed in bedrooms
Hanging chandelier in dining room area
Light fixture at exterior doors
Top 1/2 of living room receptacles are switched
(2) TV jacks w/pull wires (Living Room & Bedroom #1)
(2) Phone jacks w/pull wires (Kitchen & Bedroom #1)

HVAC:

Volume approach intake for air-to-air exchange equipment
Boots and registers for on-site installation of heat systems



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