



# WARRANTY

One year, 10 year structural as described on web page: www.rochesterhomesinc.com (ID102006)

The Rochester Series is our flagship line of customizable homes that come in several different sizes and combinations of units.

We take pride in the Rochester series being built to the highest quality standards, offering many desirable options, and being the most valuable home you can build. All of the 26', 28' & 30' wide floor plans shown in this book are available in the Rochester series. Custom floor plans are our specialty.

### THE ADVANTAGE SERIES

The Advantage series is designed to give you the quality of a Rochester modular home while saving you thousands of dollars on your total project. By offering these plans in only one size, 26' wide, and by grouping and offering fewer options, we are able to cut costs from production. The end result is one of the highest quality modular homes for the most competitive price. All of our 26' wide plans are available in the advantage series.

#### **HOUSE FLOOR WIDTH & ROOF**

Floor width 30', 28', 26' per print (increase length & width optional)

Floor crawl space model (basement prep available) Roof truss 6/12 24" oc, (available 9/12, 16" oc available) Roof eave and rake 10"

Roof sheeting 7/16"

Roof sub fascia 2x6

Roof attic access

Ceiling drywall 5/8"

**ADVANTAGE 26' WIDE ONLY** 

**ADVANTAGE 6/12 ROOF PITCH ONLY** 

#### **STRUCTURAL**

Floor joist 2x10 16" oc #2 SPF or better Floor deck ¾" Tongue & Groove, Ring Shank Nails, Handifoam

Floor deck cut back at mate line

Floor band joist doubled sidewall, mate line

Ceiling 8' height throughout (available 9')

Walls exterior 2x6 16" oc, double top plate, 1/2" drywall

Walls interior 2x4 16" oc ½" drywall

Walls mate line 2x3 16" oc ½" drywall

Walls exterior sheeted W/ 7/16" osb side, end, and mateline

ADVANTAGE 8' CEILING HEIGHT ONLY ADVANTAGE 24" OC WALLS INTERIOR

#### **HEATING**

Heat registers and boots

Main Duct and furnace not provided as std.

#### **PLUMBING**

1/2" PEX supply lines stubbed through floor per code
Air Hammer Arresters install Washer, DW, if applicable
PVC drain lines stubbed through floor
Shut offs all exposed supply lines
Freeze proof faucet installed
Delta single lever faucets, vanity, tubs- lifetime warranty
Delta gooseneck kitchen faucet sink- lifetime warranty
Stainless steel double bowl sink kitchen
Gerber elongated commode and tank
China lavs with overflows
Fiberglass tub & shower/enclosures, per print
All network of plumbing not included under floor

#### **ELECTRICAL**

200-amp Siemen service panel 40/40

Copper Romex 12-2 wire all general circuits

Copper Romex wire other circuits sized accordingly

Ground fault protection per code

Arc fault protection all bedrooms

220V provided for dryer per plan

110V for gas range per plan

Smoke and carbon monoxide detectors per code

3-way switches per plan

Kichler ceiling lights, double bulb, all bedrooms and living

LED recessed canister lights KIT, Halls, UTL, Master Closet. Per Print

Kichler coach light by all exterior doors

Kichler pendant lights over mirror all baths

Broan light vent combination all baths

Microwave prep standard over future range location Attic light

Door chime front door

Exterior GFCI recept front and rear, per code

Tamper resistant recepts

All UTL circuits GFCI, all KIT circuits ARC fault AFCI,

DW GFCI protected

10ft. Thermostat Wire coiled under floor through wall Furnace prep per print- Finished closet w/ switched light, dedicated/switched 110 metal box

W/H prep per print- Finished closet w/ switched light, dedicated 220 metal box

ADVANTAGE OPTION 220V FOR DRYER
ADVANTAGE 14-2 WIRE ALL GENERAL CIRCUITS

# EXTERIOR FINISH, WINDOW, DOOR & INSULATION

Tyvek House Wrap around entire house, gables included lce dam protection eaves

R-21 paperback batt insulation all exterior walls R38 blown attic insulation

Vinyl 4x4 siding, prepped for sill plate fastening Vented vinyl soffit

Aluminum fascia

Owens Corning TruDefinition Duration Shingles- limited lifetime warranty

Silverline single hung windows (see options) Grids between glass

Vinyl casement window over kitchen sink- per plan Tip out sash Low E2 Argon filled glass

15" raised panel shutters all windows

Thermatru Fiberglass front door peep hole and knocker

3'0" X 6'8" with lever action Schlage lockset
Thermatru Steel rear door 20-minute fire rated 2'8" X

6'8" with lever action Schlage lockset, dead bolts keyed alike

Caulking under all exterior walls

ADVANTAGE SHUTTERS FRONT ONLY

#### **CABINET**

Merillat Spring Valley Maple stained, recessed panel per plan

Soft close doors & drawers, plywood construction full extension drawer box

30" Overhead wall cabinets, crown molding over all wall cabinets

Wall cabinets over washer and dryer, per plan

Lazy Susan in corner plan

Raised angle wall cabinet in corner per plan

Raised pantry cabinet per plan

Bank of drawers in base cabinets- bathrooms

Laminate counters with rolled edge and Post Form back splash

ADVANTAGE SHELF OVER W/D

#### INTERIOR DOOR AND TRIM

White hollow core smooth painted interior doors, choose between 3 styles,

32" doors where applicable

Colonial style wood base and door casing painted white finish

Mortised hinges all doors

Lever action passage and privacy locksets

Colonial style wood casing and jamb painted white finish all windows

2  $\frac{1}{4}$ " mirror trim stained to match door/window trim color

All interior decorative wood components added will match trim color

# **FLOOR COVERING**

FHA certified wear dated Anso nylon carpet 42 oz. ship loose not installed

5 lb Rebond carpet pad ship loose

Vinyl roll goods installed in kitchen, baths, utility, and fover per plan

**ADVANTAGE 16 OZ. CARPET SHIPPED LOOSE** 

# **INTERIOR FINISH**

Smooth wall finish painted white with hi-build primer Stipple finish ceiling painted white with hi-build primer Flush transition at ceiling line no beam

Epoxy coated wire shelves closets

Closet organizer system in Bedroom 1 walk-in closet, per print

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#### **APPLIANCES**

Microwave prep over stove area
No appliances standard

# **TABLE OF CONTENTS**

1				
04	RUDY R32-26   936 SQ FT   2 BED   1 BATH	<b>AMERICAN</b> R31-26   1,040 SQ FT   2 BED   2 BATH	29	DAVIS SERIES           R30-28   1,456 SQ FT   3 BED   2 BATH         ER30-28   1,764 SQ FT   4 BED   2 BATH
05	JEFFERSON R34-26   1,144 SQ FT   2 BED   2 BATH	MADISON R37-26   1,144 SQ FT   3 BED   2 BATH	31	MONROE R47-28   1,495 SQ FT   3 BED   2 BATH
06	LIVERPOOL R27-26   1,248 SQ FT   3 BED   2 BATH	<b>PHOENIX</b> R4-26   1,248 SQ FT   3 BED   2 BATH	3	ALBANY SERIES JR9-30   1,680 SQ FT   3 BED   2 BATH
07	<b>WAYNE</b> R44-26   1,144 SQ FT   3 BED   2 BATH	<b>CANTON</b> R45-26   1,248 SQ FT   3 BED   2 BATH	5	TOWNSLAND JR39-30   1,600 SQ FT   3 BED   2 BATH  ALICE SPRINGS JR33-30   1,760 SQ FT   3 BED   2 BATH
09	<b>HERITAGE</b> R29-26   1,352 SQ FT   3 BED   2 BATH	3	37	DOUGLAS JR34-30   1,720 SQ FT   3 BED   2 BATH  VICTORIA JR31-30   1,840 SQ FT   3 BED   2 BATH
10	<b>DAVENPORT</b> R39-26   1,352 SQ FT   3 BED   2 BATH	NEWPORT R8-26   1,352 SQ FT   3 BED   2 BATH	9	ALLEN TOWNE SERIES JR22-30   1,680 SQ FT   3 BED   2 BATH  JR22A-30   1,920 SQ FT   4 BED   2 BATH
11	BEAVER CREEK R10-26   1,352 SQ FT   3 BED   2 BATH	<b>ELKINS</b> R46-26   1,560 SQ FT   3 BED   2 BATH	11	JUDE JR47-30   1,881 SQ FT   3 BED   2 BATH
12	ST. PAUL R40-26   1,560 SQ FT   3 BED   2 BATH	CARRINGTON R17-26   1,560 SQ FT   3 BED   2 BATH	13	ROOSEVELT SERIES JR4A-30   1,920 SQ FT   3 BED   2 BATH   EJR4A-30   2,228 SQ FT   4 BED   2 BATH
13	<b>LAKELAND</b> R41-26   1,664 SQ FT   4 BED   2 BATH	<b>KIMBERLY</b> JR40-30   1,240 SQ FT   2 BED   1 BATH	15	PATRIOT SERIES  JR13-30   1,920 SQ FT   3 BED   2 BATH   EJR13-30   2,228 SQ FT   4 BED   2 BATH
15	SILVER GROVE R42-28   1,402 SQ FT   2 BED   2 BATH	4	7	<b>JASPER</b> JR46-30   1,920 SQ FT   3 BED   2.5 BATH
17	JAMESTOWN R11-28   1,344 SQ FT   3 BED   2 BATH	4	19	INDEPENDENCE JR8-30   2,000 SQ FT   3 BED   2 BATH  PERTH JR27-30   2,000 SQ FT   3 BED   2 BATH
19	<b>A S H B Y</b> JR45-30   1,640SQ FT   3 BED   2 BATH	5	51	NORWOOD EJR35B-30   2,010 SQ FT   4 BED   3 BATH   JR26-30   2,280 SQ FT   4 BED   3 BATH
21	LINCOLN JR36-30   1,480 SQ FT   3 BED   2 BATH	HOBART JR29-30   1,920 SQ FT   3 BED   2 BATH	3	MILLARK SERIES ER12-30   2,010 SQ FT   3 BED   2.5 BATH   ER12A-30   1,960 SQ FT   3 BED   2 BATH
23	JOSEPH SERIES JR24-30   1,560 SQ FT   3 BED   2 BATH	EJR24-30   1,868 SQ FT   4 BED   2 BATH	5	FRANKFORT ER9   1,436 SQ FT   2 BED   2 BATH  ARISTOCRAT ER7-28   1,872 SQ FT   3 BED   2 BATH
25	DUBLIN SERIES JR41-30   1,560 SQ FT   3 BED   2 BATH	EJR41-30   2,010 SQ FT   3 BED   2 BATH	7	<b>COLUMBUS</b> ER11-30   2,360 SQ FT   3 BED   2.5 BATH
27	ADELAIDE SERIES JR35-30   1,560 SQ FT   3 BED   2 BATH	<b>5</b> EJR35A-30   2,010 SQ FT   3 BED   2 BATH	9	EXECUTIVE SERIES  ER3-28   1,795 SQ FT   3 BED   2 BATH



**PG 9 I HERITAGE** 

**PG 15 | SILVER GROVE** 

PG 21 I LINCOLN

PG 23 I JOSEPH SERIES

PG 43 | ROOSEVELT SERIES

PG 53 | MILLARK SERIES



Competitively priced 26' wide floor plans



3D Tours available on our website



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936 SQUARE FT.

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2 BEDROOMS



1 BATHROOMS

Adiziantage

R31-26

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1,040 SQUARE FT.

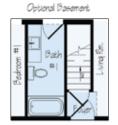
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2 BEDROOMS



**2 BATHROOMS** 





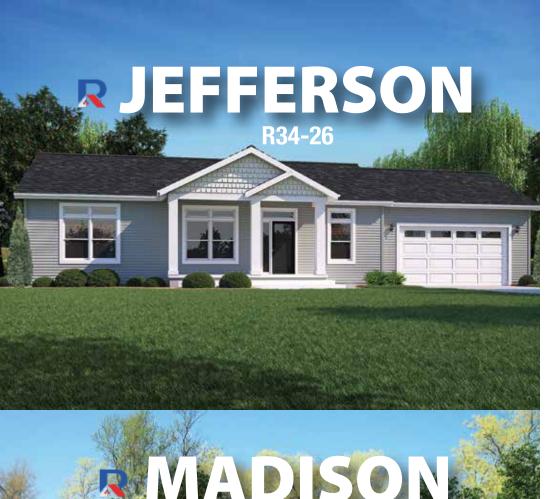


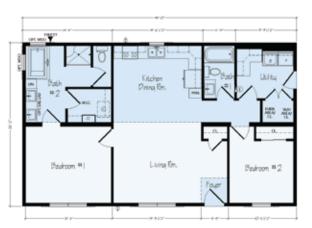
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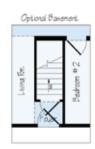




R32-26













閂 1,144 SQUARE FT.







R37-26



1,144 SQUARE FT.



3 BEDROOMS







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**1,248 SQUARE FT.** 

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3 BEDROOMS



2 BATHROOMS



R4-26



**1,248 SQUARE FT.** 

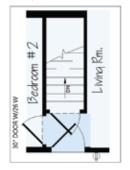


3 BEDROOMS



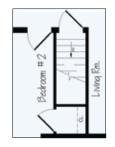


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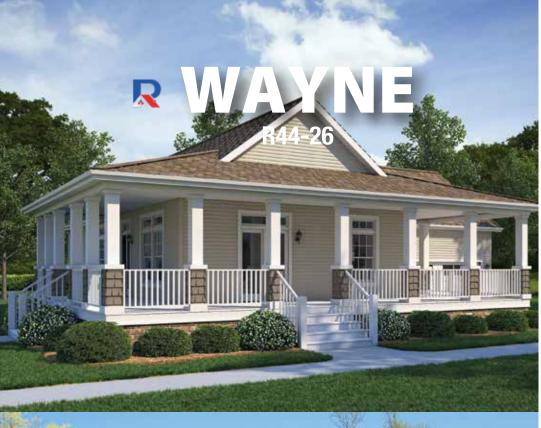




Optional Basement









Optional Bakement





**1,144 SQUARE FT.** 



3 BEDROOMS



2 BATHROOMS



R45-26



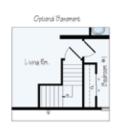
1,248 SQUARE FT.



3 BEDROOMS



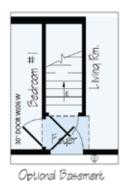


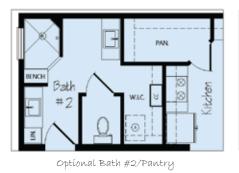
























The Heritage Series is our most popular value-engineered floor plan, with wide-open spaces included in the ranch home. It has an eat-in island in the kitchen with three bedrooms and two baths.

This series also has a split-bedroom floor plan, meaning the primary bedroom is on the opposite side of the house from the others, which share a bathroom.



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1,352 SQUARE FT.

|**-**|-

3 BEDROOMS



2 BATHROOMS

Ad Lantage

R8-26



1,352 SQUARE FT.



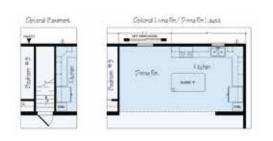
3 BEDROOMS









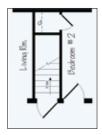




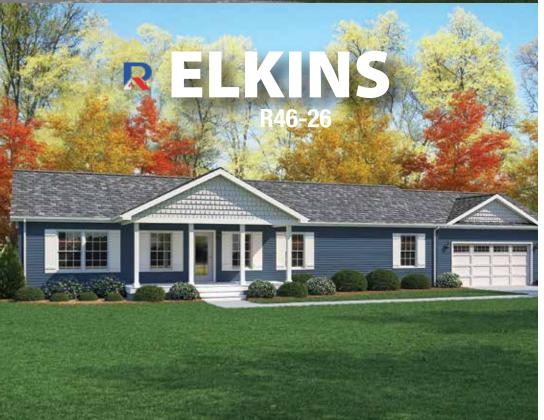








Optional Basement







Optional Basement



**归** 1,352 SQUARE FT.







R46-26



1,560 SQUARE FT.



3 BEDROOMS



2 BATHROOMS



**PG 11** 



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**1,560 SQUARE FT.** 



3 BEDROOMS



2 BATHROOMS



R17-26



**1,560 SQUARE FT.** 



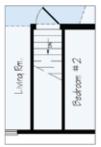
3 BEDROOMS



2 BATHROOMS



Optional Basement











RST. PAUL







Optional Basement







btional Baramani



R41-26

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1,664 SQUARE FT.



4 BEDROOMS



2 BATHROOMS



JR40-30



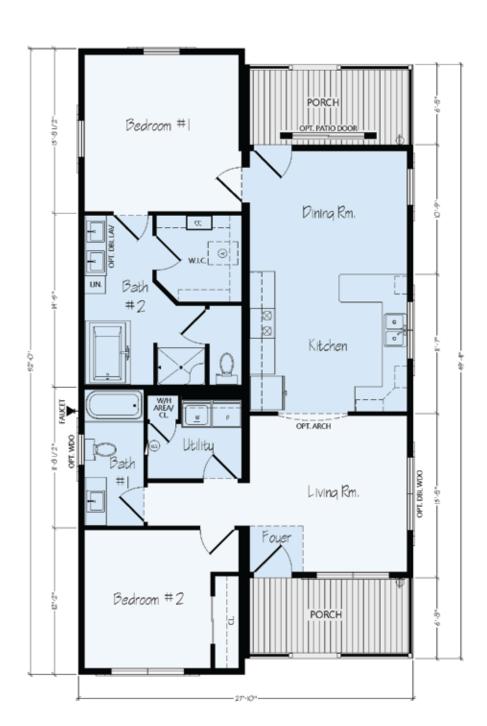
**1,240 SQUARE FT.** 



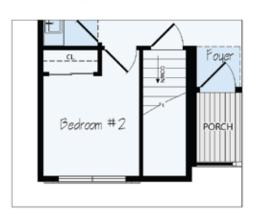
2 BEDROOMS

















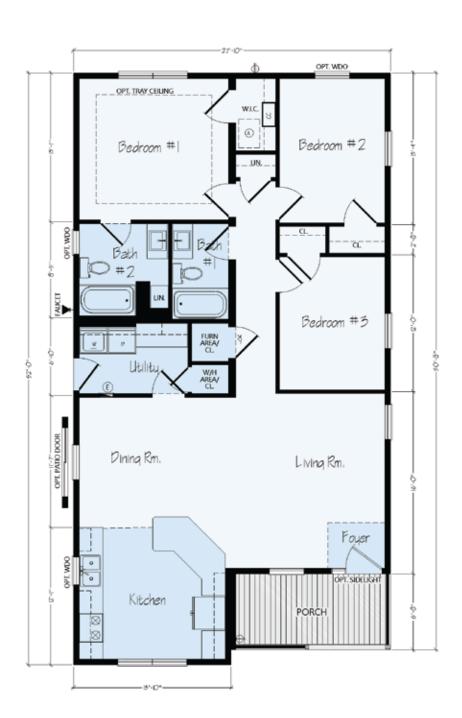


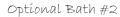
This home makes outstanding use of its 1,402 square feet. The kitchen opens to the living room and dining area with a snack-bar peninsula, which provides the perfect spot for quick meals.

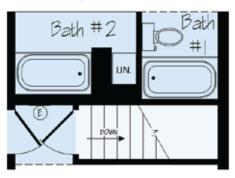
Optional patio doors are available in the dining room for outdoor entertaining.

The primary suite features a walk-in closet and a full bath for ultimate privacy. The two porch areas allow ways to enjoy the outdoors on either end of the home.















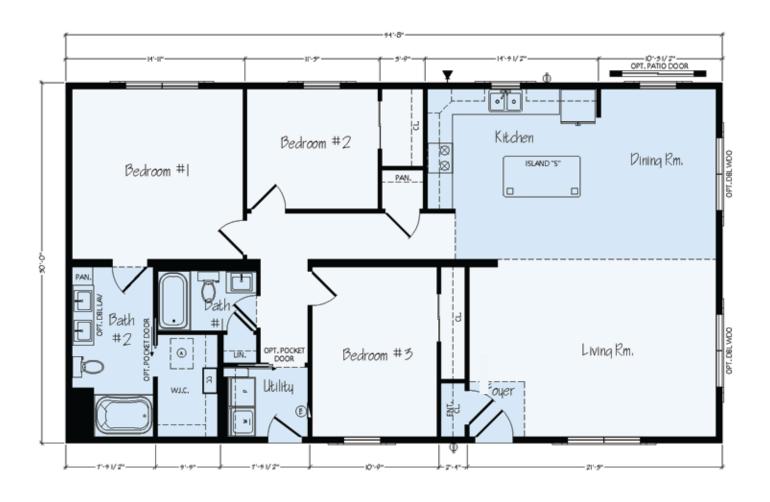


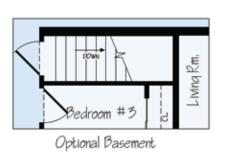
At 1,344 square feet, the Jamestown is a three-bed-room, two-bathroom, open concept home.

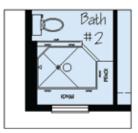
Stay connected to the rest of the home while seated at the eat-in bar.

Increase this home's curb appeal by upgrading to a 9/12 roof pitch.

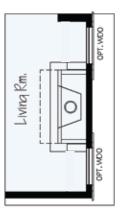








Upgrade Shower Option



Optional Fireplace







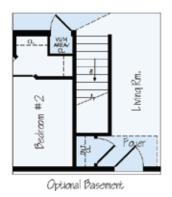


This floorplan was a popular online sensation that struck the hearts of many.

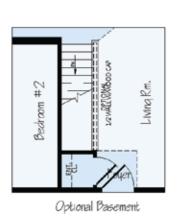
This floorplan is a three-bedroom, two-bathroom, 1,640 square foot home. Create lasting memories with your family in this large kitchen. The primary bathroom features a large walk-in closet!













日 1,480 SQUARE FT.





JR29-30



1,920 SQUARE FT.





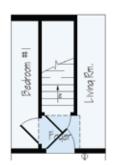








Optional Bath #2/Pantry



Optional Basement #1



Optional Basement #2



Optional Basement #3









2 BATHROOMS



**EJR24-30** 



**1,868 SQUARE FT.** 



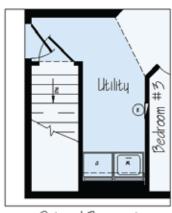
4 BEDROOMS











Optional Basement



**归** 1,560 SQUARE FT.





EJR41-30



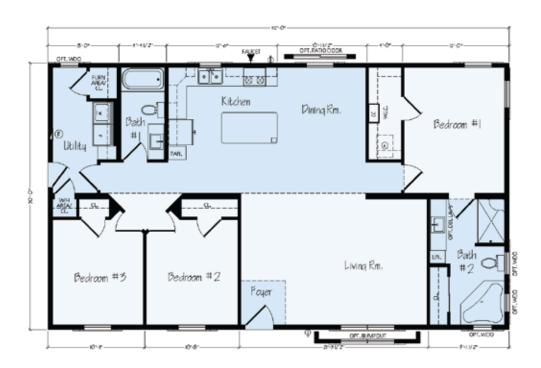
2,010 SQUARE FT.



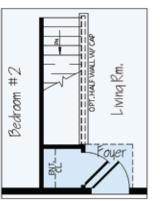
3 BEDROOMS



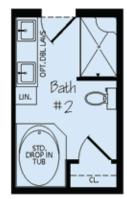




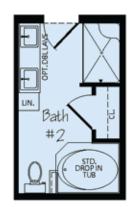




Optional Basement



Optional Bath # 2



Optional Bath #2



**归** 1,560 SQUARE FT.





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EJR35A-30



**2,010 SQUARE FT.** 



3 BEDROOMS



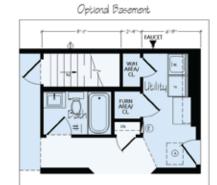




















ER30-28



1,764 SQUARE FT.



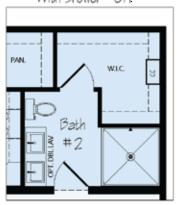
4 BEDROOMS



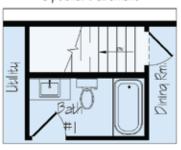




Optional Bath #2 With Shower "OH!"



Optional Basement











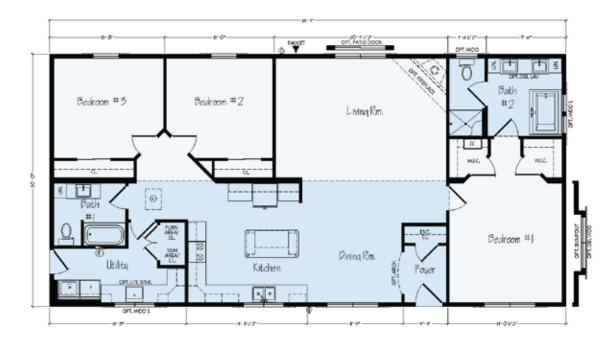
Showcasing 1,495 square feet, the Monroe is a three-bedroom, two-bathroom home with many terrific features. The open concept living room, kitchen, and dining room separate the primary suite from the two spare bedrooms for added privacy.

The kitchen has all the storage needed with its substantial walk-in pantry. The primary suite offers a spacious walk-in closet. Other standout features include a large utility with bench, extra storage cabinets, and a kitchen island.













閂 1,680 SQUARE FT.





JR9A-30

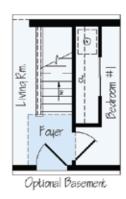


1,840 SQUARE FT.

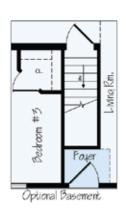














**归** 1,600 SQUARE FT.





JR33-30

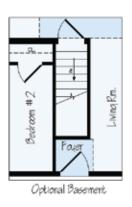
日 1,760 SQUARE FT.

3 BEDROOMS

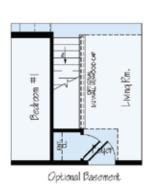














日 1,720 SQUARE FT.





JR31-30



**1,840 SQUARE FT.** 

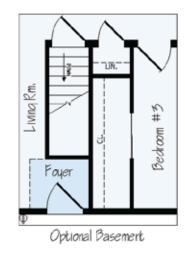


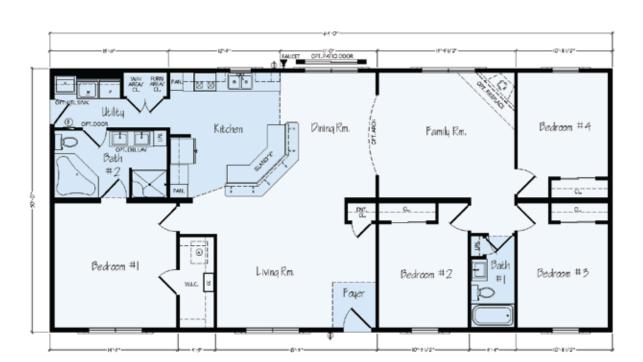
3 BEDROOMS













**归** 1,680 SQUARE FT.



2 BATHROOMS

JR22A-30



1,920 SQUARE FT.

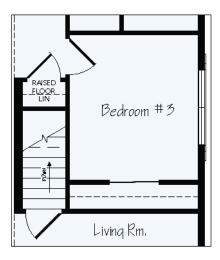


4 BEDROOMS

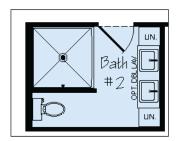








Optional Basement



Optional Shower OH!









This 1,881 square foot home is a showstopper. It has an open-concept living room, kitchen, dining room floor plan, and the bedrooms are grouped together n ear the utility room for easy access laundry. It features a front porch for outdoor relaxation.











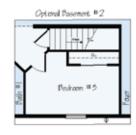


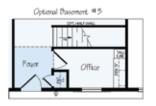














**归** 1,920 SQUARE FT.





matterport matterport

**EJR4A-30** 



**2,228 SQUARE FT.** 

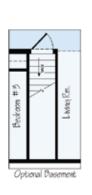


4 BEDROOMS













日 1,920 SQUARE FT.





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**EJR13-30** 



**2,228 SQUARE FT.** 

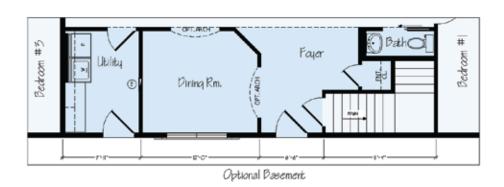


**4 BEDROOMS** 















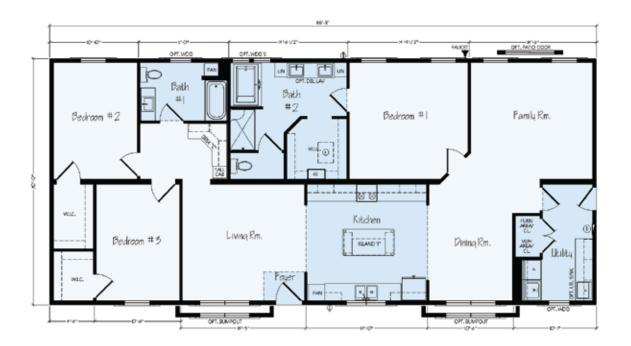


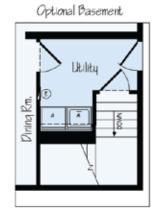
The Jasper is a 1,920 square foot home with three bedrooms and two and a half bathrooms.

The home features a formal foyer with views of the dining room, kitchen, and living room. The spacious primary suite showcases a large walk-in closet.

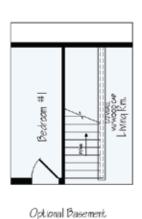
On the opposite end of the home are two bedrooms with an adjoining Jack and Jill bathroom.











JR8-30





JR27-30



**2,000 SQUARE FT.** 

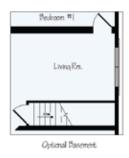


3 BEDROOMS

















4 BEDROOMS



JR26-30



**2,280 SQUARE FT.** 



4 BEDROOMS





















ER12A-30



1,960 SQUARE FT.

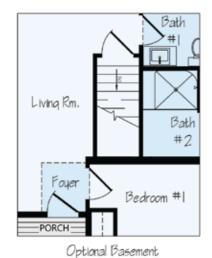


3 BEDROOMS

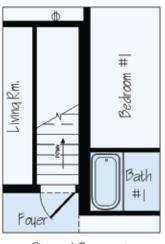












Optional Basement



**归** 1,436 SQUARE FT.





ER7-28



1,872 SQUARE FT.



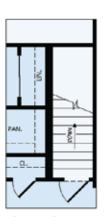








Optional Bath #2



Optional Basement





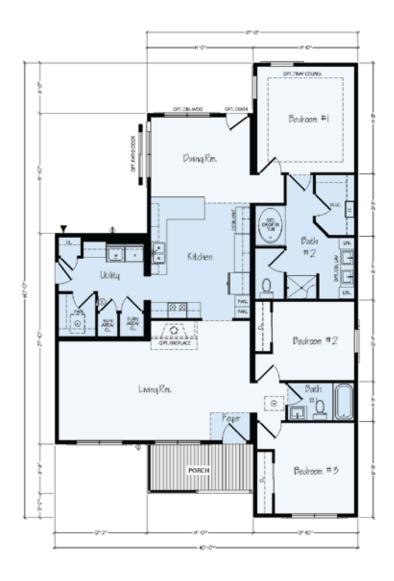


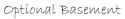


The Columbus has the warmth and comfort of a home you will want to spend a lot of time in.

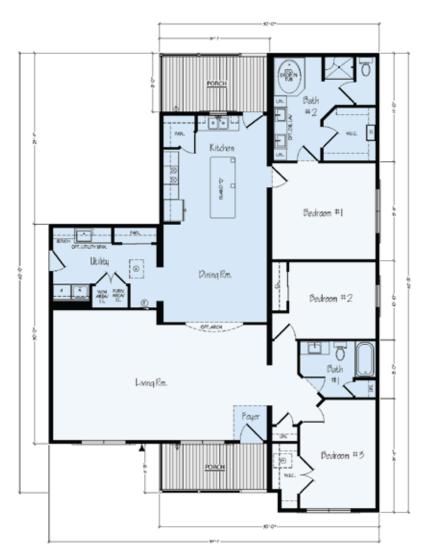
Appointed with a wealth of amenities on the inside, this home includes a formal dining room, walk-in pantry, his and her walk-in closets, and a large utility room. The split bedroom layout maximizes your privacy.













**归** 1,795 SQUARE FT.

BEDROOMS



**ER3A-30 RIGHT** 

閂

**1,930 SQUARE FT.** 



**3 BEDROOMS** 





For nearly 50 years, Rochester Homes, Inc. has built homes and relationships that stand the test of time. We combine the art of homebuilding with the efficiency of a production process in a manufacturing facility. In a culture dominated by corporate ownership, we stand apart as a third-generation, family-owned and operated company. Rest assured, our family leadership team is actively engaged in day-to-day activities with our dedicated team, product, contractors, and customers.

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