



HT103-A 38 X 59-4 Approx. 1895 Sq. Ft.

Rochester

Patriot Home Sales, Inc.
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TITLE	REVISION		SCALE	DATE	DWG. NO.
	DATE	DESCRIPTION			
SALES LITERATURE	6-29-06	2007 CHANGES	DWN. BY OMER	6-24-05	HT103-A
	4-6-07	REVISED OPT KITCHEN			
			REFERENCE ORIG.		

PENNWEST HOMES – STANDARD FEATURES

10 Years Limited Structural Warranty

HOME COMPONENTS

Complete Water Lines Supplied

Complete Electrical

Complete Heating System

Complete Air Return System

Drain and Gas Lines Stubbed
Through Floor

INTERIOR

Primed Drywall Throughout

Smooth Flat Ceiling Throughout

8'0" Ceiling Height

Plush Carpet Protected by Stain
Safety

Rebond Carpet Pad

Tackstrip Carpet Installation

Foyer Entry with Vinyl Flooring

No-Wax Vinyl Floor Coverings
by Congoleum

5-Arm Brushed Nickel Dining Room
Light

Brushed Nickel Pendant Nook Light

Raised Grain Flush Pre-Hung

Doors with Mortise Hinges

Lever Interior Passage Sets

Smoke Detectors with Battery
Back-Up

Wire Shelving in Guest Closet

**Hardwood Stained Moldings
Throughout**

KITCHEN

Hardwood Flat Panel Cabinet Doors

Hardwood Cabinet Face Frames

Upgrade Cabinet Hardware

Hidden Cabinet Hinges

Staggered Overhead Cabinets

**Hardwood Crown Molding with
Rope Insert on Overhead Cabinets**

Adjustable Shelves in Overhead
Cabinets

Drawer-Over-Door Base Cabinets

KITCHEN (Cont.)

Deluxe Roller Guide Drawer System

Base and Center Shelves in Base
Cabinets

High-Pressure Laminate Countertops
with Beveled Edge

6" Ceramic Backsplash

No-Wax Vinyl Floor Coverings
by Congoleum

Extended Sink Cabinet

Stainless Steel Sink-33x22x8

Price Pfister Single Lever Faucet

Tip-Out Trays at Sink - Most Models
Lazy Susan - Most Models

APPLIANCES

30" Deluxe Gas Range

Power Range Hood With Light

18 Cubic Foot, No-Frost Refrigerator

BATHS

60" One-Piece Fiberglass
Tub/Showers

**Large 48" One-Piece Fiberglass
Shower with Glass Door in Glamour
Baths**

**72" Fiberglass Colorado Tub in
Glamour Baths**

Tub Overflows

Decorative Mirror Treatments
In Glamour Baths

1.6 Gallon Per Flush Elongated
Toilets

Vitreous China Stool, Tank and Lid

Vitreous China Sinks with Overflows
and Pop-Up Drains

4" Ceramic Backsplash at Vanities

4" Ceramic Backsplash at Tub Deck

High-Pressure Laminate Countertops
with Beveled Edge

Lighted Vent Fan in Each Bath

BATHS (Cont.)

Hardwood Flat Panel

Cabinet Doors

Hardwood Cabinet Face Frames

Upgrade Cabinet Hardware

Hidden Cabinet Hinges

Vanities with Drawers

36" High Vanities in Master Baths

33" High Vanities in Secondary Baths

Price Pfister Faucets

Anti-Scald Valves on Showers

BEDROOMS

Ceiling Lights

Egress Window Each Bedroom

Wire Shelving with All-Slide Rods in
Wardrobes

30" Interior Passage Doors

Switched Light in All Walk-In Closets

UTILITIES

Washer and Dryer Area

200 AMP Electrical Service

Plumb and Wire for Washer

Wire and Vent for Dryer

**50 Gallon Electric Water Heater
with Pan**

**Energy Efficient 90 Plus Gas Furnaces
Sized to Home**

**Programmable Thermostat with
5-Wires**

Perimeter Heat System

Fiberglass Heat Ducts

Air Return System

Main Water Line Shut-Off Valve

Water Shut-Off Valves Where
Accessible

One Exterior Water Faucet

INSULATION

R-19 Fiberglass Insulation in Walls

R-33 Avg. Blown Insulation in Ceiling

EXTERIOR

Essex Lavastone Light at Front Door
Brushed Nickel Coach Light at Rear
Door

Two GFI-Protected Exterior
Receptacles

Vinyl Lap Siding

O.S.B. Sheathing Under Siding

Wind Wrap Air Infiltration Barrier

5/12 Pitch Shingle Roof with
12" Eaves on Ranch Homes and
2-Story Homes

12/12 Pitch Shingle Roof with 12"
Eaves on Cape Homes

Architectural Shingles

Ridgevent Roof Ventilation System
Ice Shield

38x82 Pre-Finished Steel 6-Panel

Front Door with Leaded Glass

Window, and Deadbolt Lock

38x82 Pre-Finished Steel 6-Panel

Rear Door with Deadbolt Lock

**Large Vinyl Insulated Windows with
Low-E Glass, Grids and Wood Sills**

15" Raised Panel Shutters on
Door Side

CONSTRUCTION

**Engineered Open Joist Floor System
on 16" Centers**

2x6 Exterior Walls on 16" Centers

2x4 Interior Walls

90 Mile Exposure C Wind Load Design



The Pennwest Advantage

Built By Patriot Home Sales, Inc.

Pennwest Homes was launched in 2005, bringing together the latest home-building technologies, a dedicated management team, and an experienced builder network. Innovative designs, and the ability to customize your home, provide our homeowners an affordable way to build a truly quality home.

While other homebuilders offer features in their homes as options, Pennwest includes them as standards. This ultimately saves the customers money.

Some of the features you will find standard in the Pennwest home are:

- **Hardwood molding package**
- **Forced air heating system installed**
- **Unique kitchen designs with staggered overhead cabinets and a bump-out at the kitchen sink**
- **Plumbing lines and water lines installed**
- **Taller windows**
- **12" overhangs**
- **Pre-finished door jambs**
- **30 year architectural shingles**

As a system-built homebuilder, Pennwest Homes can take advantage of better equipment, a controlled climate, daily quality control, and dedicated, proven craftsmen. Our craftsmen build homes both by hand and with sophisticated tools, precision jigs, and the latest technology - much of which is not available to traditional builders. Read about our construction process below.

By building a home 'inside' rather than 'outside,' Pennwest can help eliminate climate problems, an especially important issue in the Northeast. Pennwest can build consistently, year-round, without delays caused by weather issues. By building our homes inside, Pennwest can also avoid many other climate-related lumber and material issues. By reducing delays in construction, our homeowners can move into their home faster.

Quality is a key reason why people buy Pennwest homes. A dedicated quality control team inspects homes daily throughout the construction process. All of our homes are built to state and local building codes. Independent third-party inspection agencies provide another level of quality control, inspecting and approving our homes while they are being built.

As an affiliate of The Commodore Corporation, Pennwest Homes can draw upon the buying power of one of the largest homebuilders in the Midwest and Northeast. Privately-owned, The Commodore Corporation has been building homes since 1952. That purchasing power is just one of the advantages we pass along to you.