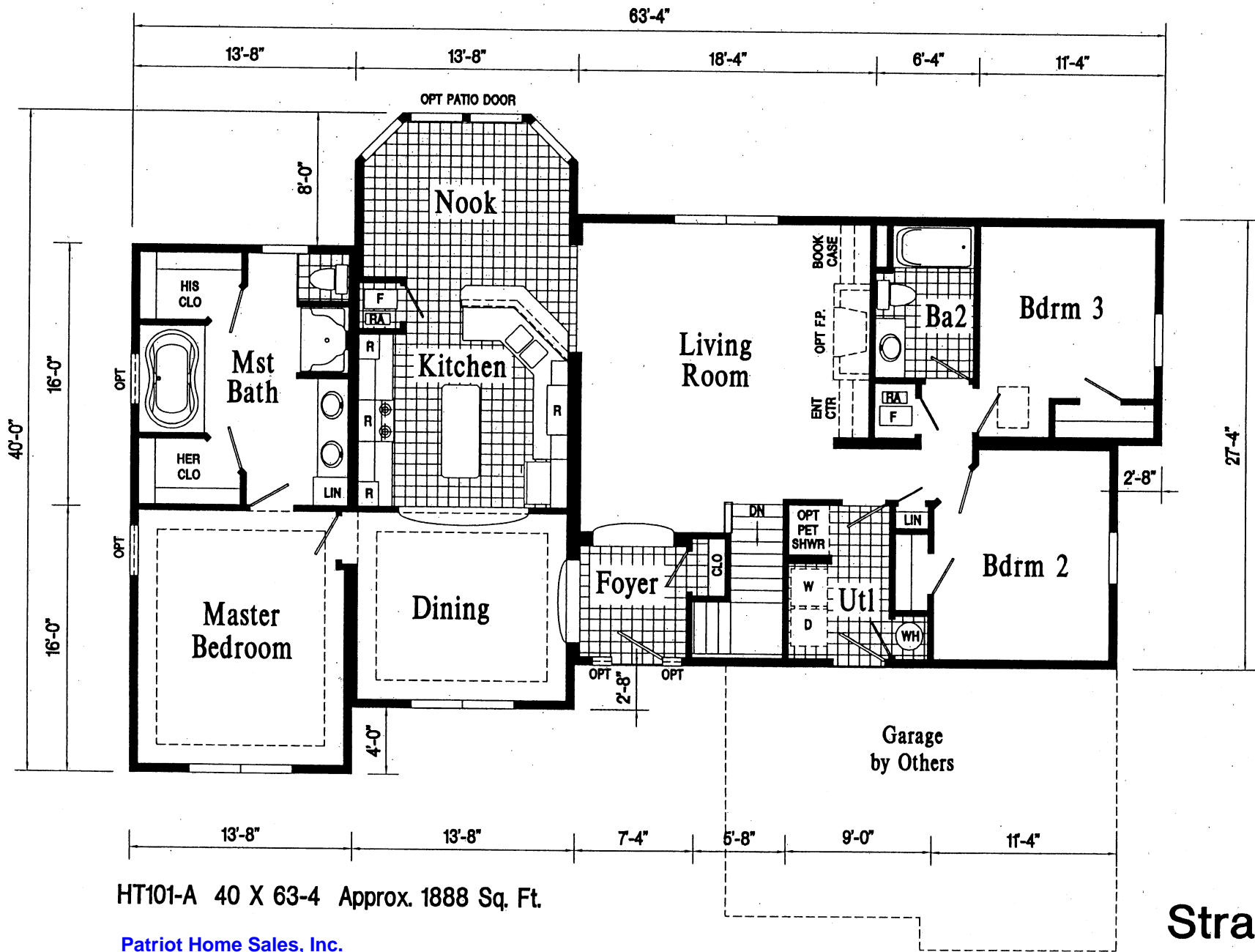


# STRATFORD







HT101-A 40 X 63-4 Approx. 1888 Sq. Ft.

[Patriot Home Sales, Inc.](http://Patriot Home Sales, Inc.)  
 Phone: (717) 442 - 8868  
[sales@patriohomes.biz](mailto:sales@patriohomes.biz)

**Stratford**

TITLE SALES LITERATURE	REVISION		SCALE	DATE 10-16-04	DWG. NO. HT101-A
	DATE	DESCRIPTION			
			DWN. BY OMER	REFERENCE ORIG.	

# ***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.**

# **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

