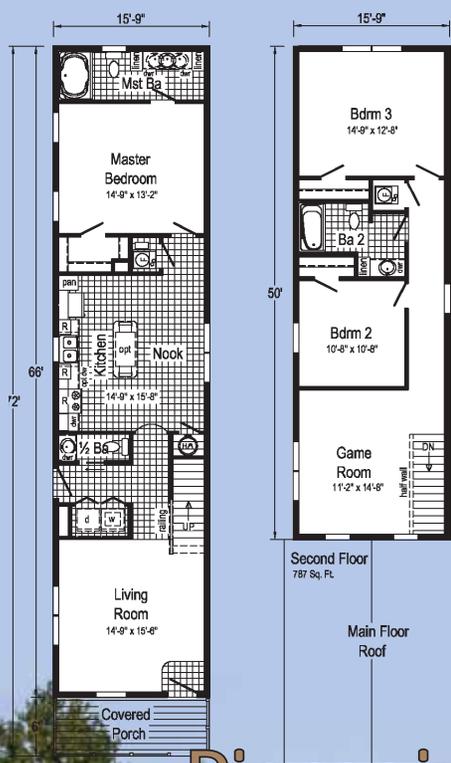


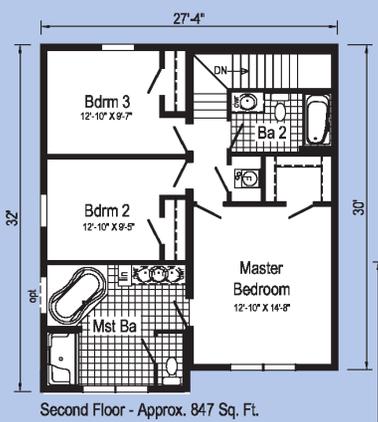


# The Coastal Home Collection

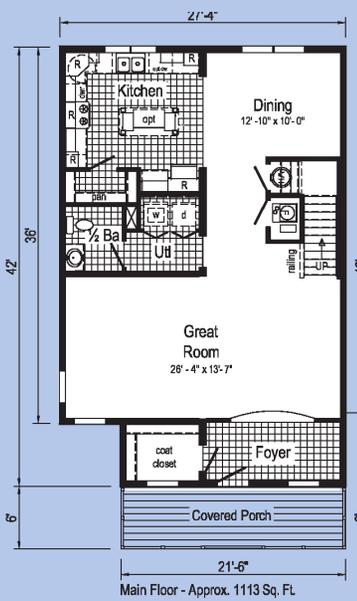
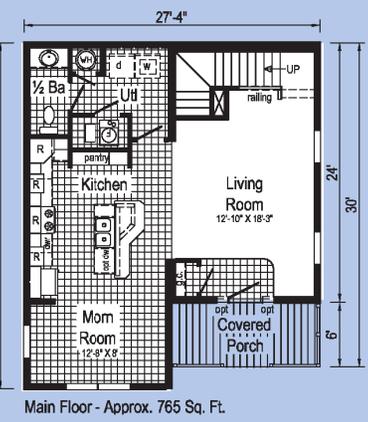




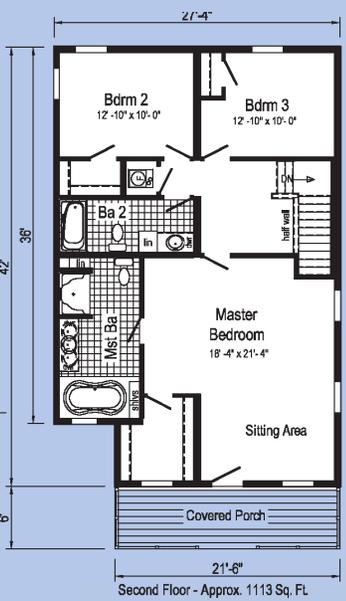
Pierpoint

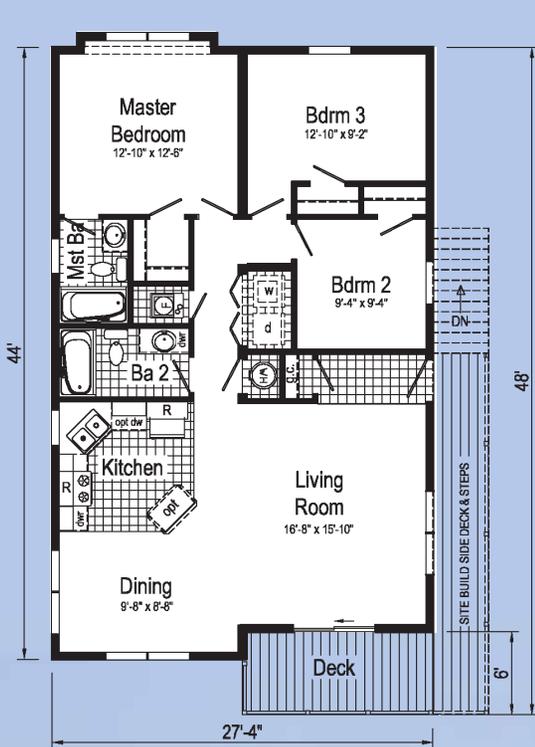


Harbor Breeze



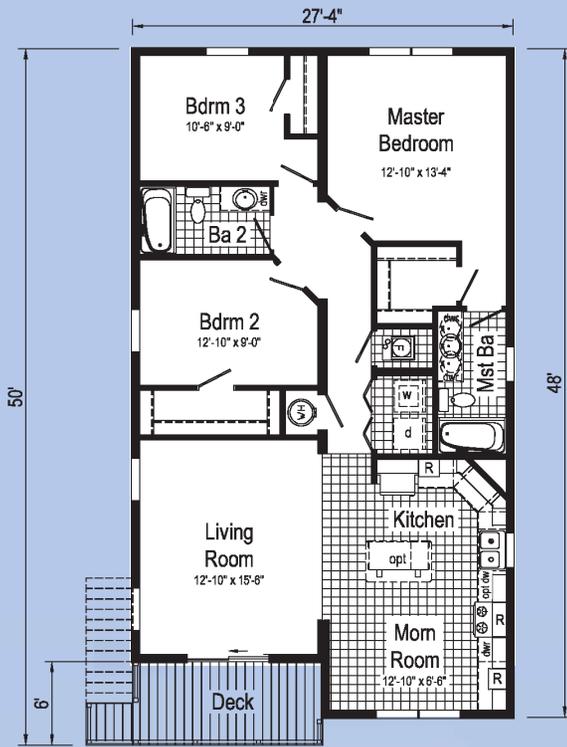
Sea Mist





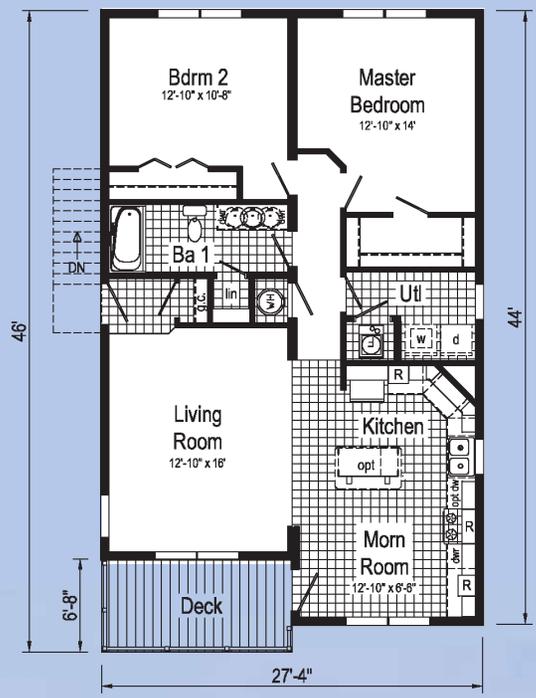
R = Std. 30/36 staggered overhead  
Opt. 36/42 stagger

Stairs to main floor built on-site.



R = Std. 30/36 staggered overhead  
Opt. 36/42 stagger

Stairs to main floor built on-site.



Stairs to main floor built on-site.

R = Std. 30/36 staggered overhead  
Opt. 36/42 stagger

# Oceanwatch

# Sandcastle

# Baywatch





# Standard Features

## 10 YEAR RESIDENTIAL WARRANTY



### HOME COMPONENTS

- Complete Water Lines Supplied Complete Electrical
- Drain and Gas Lines Stubbed Through Floor
- Complete Heat System
- Complete Air Return System

### INTERIOR

- Primed Drywall Throughout
- Smooth Flat Ceiling Throughout
- 8'0" Ceiling Height
- Plush or Textured Carpet with R2X Soil and Stain Resistance
- Rebond Carpet Pad
- TackStrip Carpet Installation
- Foyer Entry with Vinyl Flooring
- No-wax Vinyl Floor Coverings by Congoleum
- Brushed Nickel Pendant Dining Room Light
- Alabaster Glass Pendant Nook Light
- White 6-Panel Pre-Hung Doors with Mortise Hinges
- Metal Interior Passage Sets
- Smoke Detectors with Battery Back-Up
- Wire Shelving in Guest Closet
- White Painted Moldings Throughout



### KITCHEN

- Evermore Custom Cabinetry - KCMA Certified
- Hardwood Flat Panel Cabinet Doors
- Hardwood Cabinet Face Frames
- Upgrade Cabinet Hardware
- Hidden Cabinet Hinges
- 30" Height Overhead Cabinets 6" Staggered Overhead Cabinets Hardwood Crown Moulding with Rope Insert
- Adjustable Shelves in Overhead Cabinets
- Drawer-Over-Drawer Base Cabinets
- Tip Out Trays at Sink
- Deluxe Roller Guide Drawer System
- Base and Center Shelves in Base Cabinets
- Dovetail Drawer Construction
- High-Pressure Laminate Countertops with Laminate Edging
- 4" Laminate Backsplash
- No-Wax Vinyl Floor Coverings by Congoleum
- Stainless Steel Sink 33x22x8
- Huntington Brass Brushed Nickel Single Lever Faucet
- Power Range Hood with Light
- 30" Deluxe Gas Range
- 18 Cubic Foot, No Frost Refrigerator



### BATHS

- 60" One Piece Fiberglass Tub/Shower
- Tub Overflows
- 1.6 Gallon Flush Elongated Toilets
- China Stool, Tank and Lid
- China Sinks with Overflows and Pop-Up Drains
- Hi-Pressure Laminate Countertops with Laminate Edging
- 4" Laminate Backsplash at Vanities
- Lighted Exhaust Fans (All Baths)
- Hardwood Flat Panel Cabinet Doors with Hardwood Frames
- Upgrade Cabinet Hardware
- Hidden Cabinet Hinges
- Furniture Style Lav Base with Open Bottom Shelf in Master Bath
- 36" High Vanities in Master Bath
- 33" High Vanities in Secondary Baths
- Huntington Brass Single Lever Brushed Nickel Faucets
- Anti-Scald Valves for Showers and Tubs



HUNTINGTON BRASS

### BEDROOMS

- Switched Recept
- Egress Window Each Bedroom
- Wire Shelving in Closets
- 30" Interior Passage Doors
- Switched Light at all Walk-In Closets



### UTILITIES

- Washer & Dryer Area
- 200 AMP Electrical Service
- Plumb and Wire for Washer
- Wire for Dryer
- Programmable Thermostat with 5-wires
- Main Water Line Shut Off Valve
- Water Shut-Off Valves Where Accessible
- One Exterior Water Faucet
- 50 Gallon Electric Water Heater with Pan
- Energy Efficient 90 Plus Gas Furnace
- Perimeter Heat System with Fiberglass Heat Ducts and Return Air System (Floor plan specific)

### INSULATION

- R-19 Fiberglass Insulation in Walls
- R-33 Avg. Blown Insulation in Ceiling



### EXTERIOR

- Patina Cast Aluminum Lantern Light at Front & Rear Door
- Two GFI-Protected Exterior Receptacles
- Vinyl Ship Lap Siding
- O.S.B. Sheathing Under Siding
- Wind Wrap Air Infiltration Barrier
- 5/12 Pitch Shingle Roof with 12" Fixed Eaves
- Architectural Shingles
- Ridgevent Roof Ventilation System
- Ice Shield
- 38x82 Pre-Finished Fiberglass 6-Panel Front & Rear Doors with Deadbolt Locks
- Vinyl Insulated Argon Filled Windows with Low-E Glass and Grids
- 15" Raised Panel Shutters on Front Door Side



Universal Forest Products

### CONSTRUCTION

- 2x10 Transverse Floor System on 16" Centers with 23/32" OSB T&G Floor Decking\*\*
- 2x6 Exterior Walls on 16" Centers\*\*
- 2x4 Interior Walls
- 90 Mile Exposure C Wind Load Design
- 40# Roof Load Design



Seeing You Through.



INNOVATIONS FOR LIVING™

# Front View



# Rear View



**Patriot**  
*Home Sales, Inc.*

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Kinzers, PA 17535  
Phone: (717) 442 - 8868  
Web: [www.patriothomes.biz](http://www.patriothomes.biz)

Oceanwatch = LX201A  
Sandcastle = LX202A  
Baywatch = LX203A  
Pierpoint = LZ1672  
Harbor Breeze = LZ202A  
Sea Mist = LZ201A

Your purchase contract is with your builder/dealer who is an independent contractor, not our agent, and is responsible totally for any alterations, exchanges, additions or attachments made in or to your home. Customized floorplans are available. Equipment, colors, material, specifications, prices and model availability are subject to change without notice. Some exterior attachments as shown on elevations are materials required to be supplied locally or installed by others on-site. All information and images contained in this brochure are property of The Commodore Corporation and for the use by active dealers of the company only. 7/2013