LINDEN - Pinecrest Modular

26’-8” x 68’  Approx. Sq. Ft.:  1,631

Kitchen W/ 42” Overhead Cabinets, Mocha Maple  Kitchen Looking Into Morning Room

3517 Lincoln Hwy. East  Phone: (717) 442 - 8868
Kinzers, PA 17535  Web: www.patriothomes.biz
INTERIOR
Primed Smooth Drywall Throughout
Cathedral Ceiling Throughout
Stipple Ceiling
7’6” Sidewall Height
5-Arm Brushed Nickel Dining Room Light
Scavo Nook Light
Glass Light Shades Throughout
Pre-Hung Door Jambs
Pinned Mortise Hinges
Metal Interior Passage Sets
Floor Mount Door Stops
Smoke Detectors With Battery Back-Up
Wire Shelving in Guest Closet

EXTERIOR
Patina Coach Light with Beveled Glass at Front Door
Brushed Nickel Square Lantern Light at Rear Door
Two GFI-Protected Exterior Receptacles
Vinyl Dutch Lap Siding
O.S.B. Sheathing Under Siding
Wind Wrap Air Infiltration Barrier
5/12 Pitch Shingle Roof with 10” Fixed Eaves
Architectural Shingles
Ridgevent Roof Ventilation System
Ice Shield
38x82 Steel 9-Panel Front Door with Deadbolt Lock
34x82 Fiberglass 6-Panel Rear Door with Deadbolt Lock
Vinyl Insulated Windows With Grids and Low-E Glass
12” Raised Panel Shutters on Front Door Side

KITCHEN
30” Gas Range
Power Range Hood with Light
18 Cubic Foot, No-Frost Refrigerator
Stainless Steel Sink - 33x19x7
Huntington Brass Brushed Nickel Single Lever Faucets

BATHS
60” One-Piece Fiberglass Tub/Shower
Fiberglass Glamour Tub in Glamour Baths
One-Piece Fiberglass Shower with Glass Door in Glamour Baths
Tub Overflows
1.6 Gallon Per Flush Elongated Toilets
China Stool, Tank and Lid
China Sinks with Pop-Up Drains
Huntington Brass Brushed Nickel Faucets
Anti-Scald Valves on Showers
Lighted Vent Fan in Each Bath

CONSTRUCTION
2x10 Transverse Floor System on 16” Centers*
2x6 Exterior Walls on 16” Centers*
2x4 Interior Walls
40# Roof Load
90 Mile Exposure C Wind Load Design
¾” OSB T&G Floor Decking

**NOTE: Spacing for Framing Members may vary due to Design Requirements
Included Features

 UTILITIES
Washer and Dryer Area
Plumb and Wire for Washer
Wire and Vent for Dryer
200 AMP Electrical Service
Copper Wiring Throughout
40 Gallon Electric Water Heater with Pan
Programmable Thermostat
90 Plus High Efficiency Gas Furnace
Woodgrain Furnace Door
Perimeter Heat System
Air Return System in Ceiling
Fiberglass Heat Ducts
Main Water Line Shut-Off Valve
Water Shut-Off Valves Where Accessible
One Exterior Water Faucet

 FLOORING
Choice of various Styles of SHAW Textured
Carpet with R2X Soil and Stain
Resistance:
- Standard New Day Carpet with Choice of 6 colors
- All Standard Carpet is 25 oz Nylon
- Upgrade Styles Available with over 20 Color Selections
Rebond Carpet Pad with Tackstrip Carpet Installation
No-Wax Vinyl Floor Coverings by Congoleum, including Foyer

 BEDROOMS
Ceiling Lights
Egress Window Each Bedroom
Wire Shelving in Wardrobes
30” Interior Passage Doors
Switched Light in All Walk-In Closets

 INSULATION
R-19 Fiberglass Insulation in Walls
R-31 Avg. Blown Insulation in Ceiling

These specifications are accurate as of September 2012.