**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**
- 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/Shower
- 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
- 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 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
- 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
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.