



The

# Pennflex II

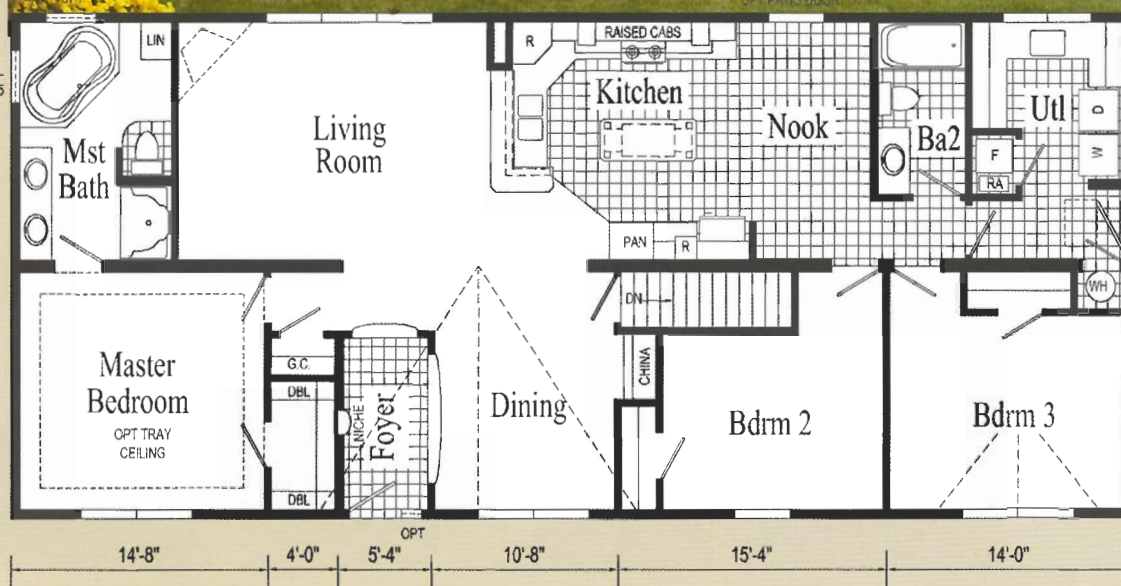
Advantage



Some exterior features  
may be optional

Model HR170AG, see page 6

One home design that can be built to multiple configurations has made the Pennflex family of homes the logical choice for our builders and their customers. Choose one of the pre-engineered designs or utilize our ability to customize or modify the plan to meet your family's individual needs.



Some exterior features may be optional

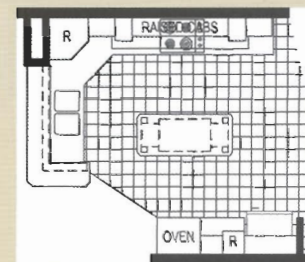
Garage  
BY OTHERS



Optional Attic Stairs



Optional Elegant  
Wooden Range Hood



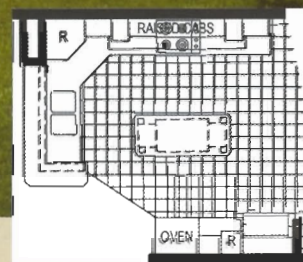
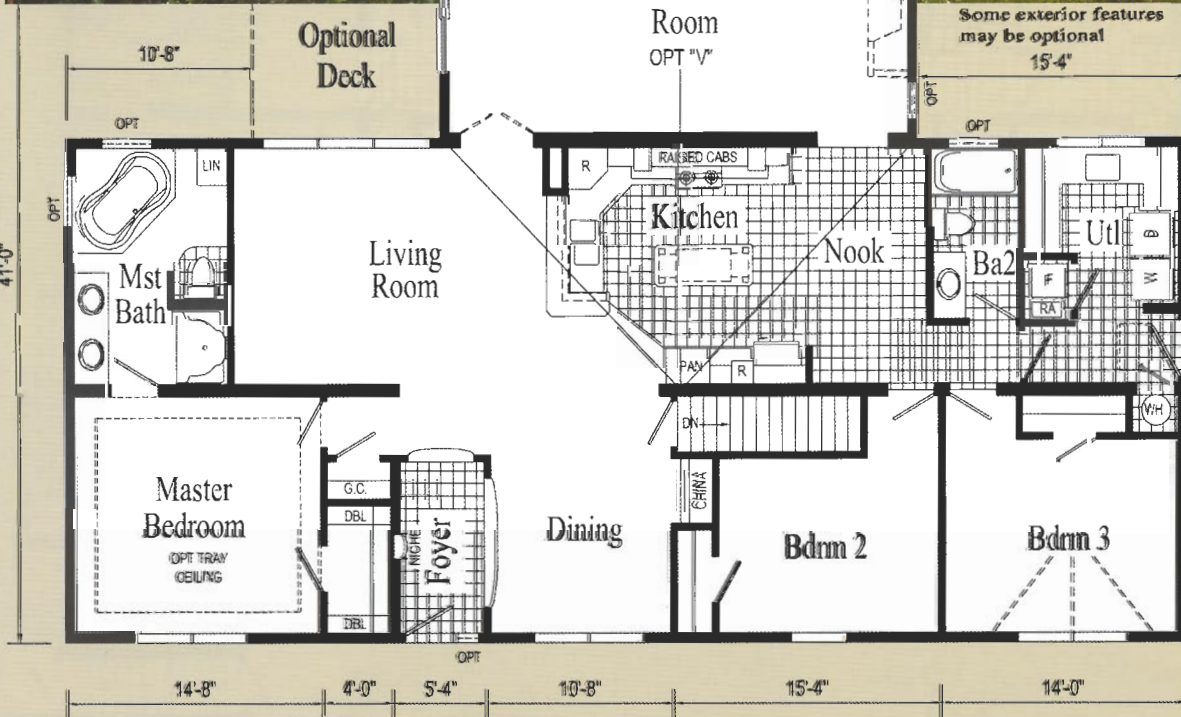
Optional Wall Oven  
& Surface Unit

# The Pennflex II Ranch

HR170A

Approx 1749 Sq Ft

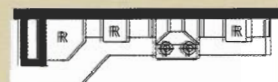
The core of the Pennflex II designs features an 'open layout' in the main living areas but provides privacy by splitting the bedrooms. A functional utility room with cabinets and countertops galore will be the envy of the neighborhood.



Optional Wall Oven  
& Surface Unit



Optional Attic Stairs

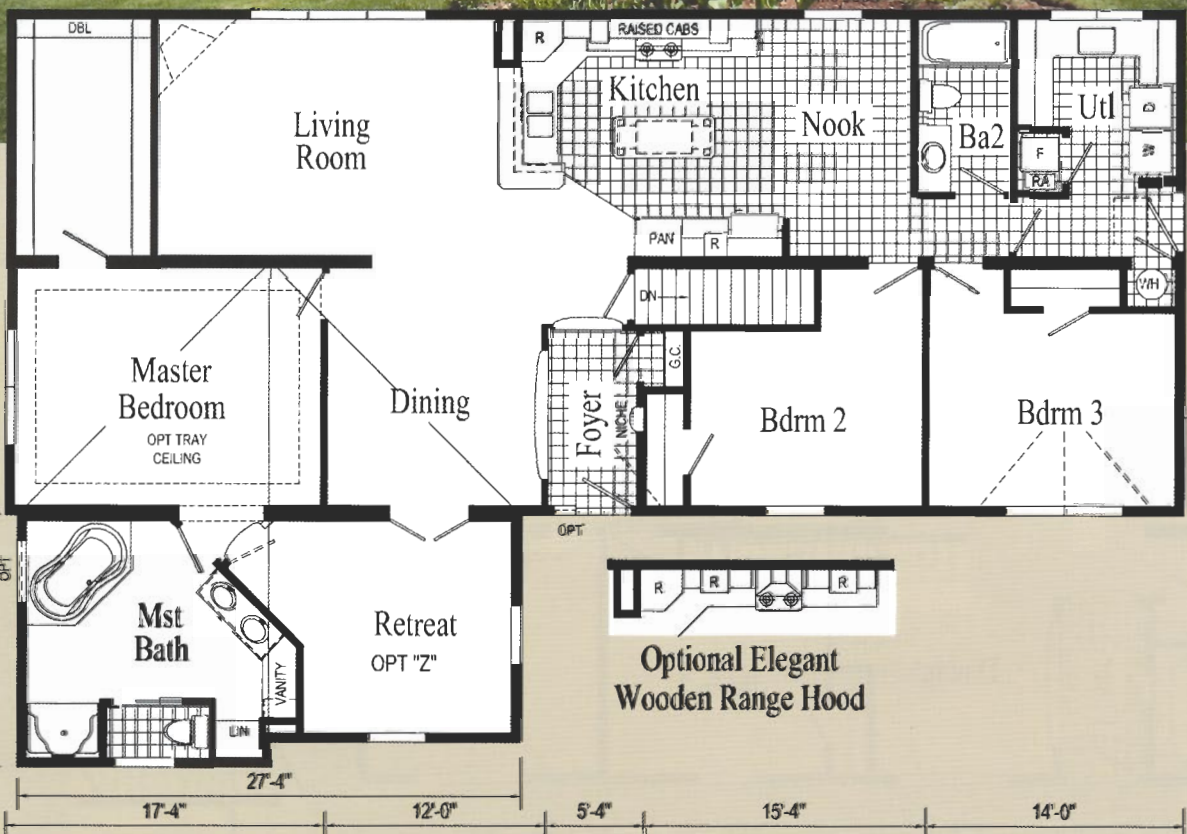


Optional Elegant  
Wooden Range Hood

## The Entertainer II

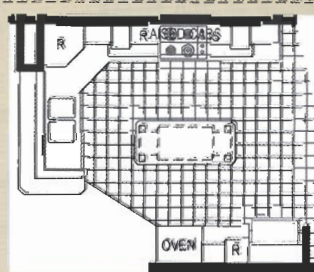
HR170AV Approx 2123 Sq Ft

If your home is the 'weekend hangout' or you just need two separate living areas The Entertainer II might be the plan for you. The Great Room is large enough for a pool table, a home theatre system, or even a 'baby grand piano'.

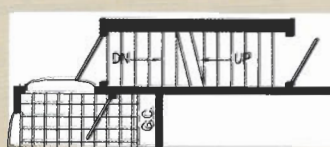


Some exterior features may be optional

**Garage**  
BY OTHERS



Optional Wall Oven & Surface Unit



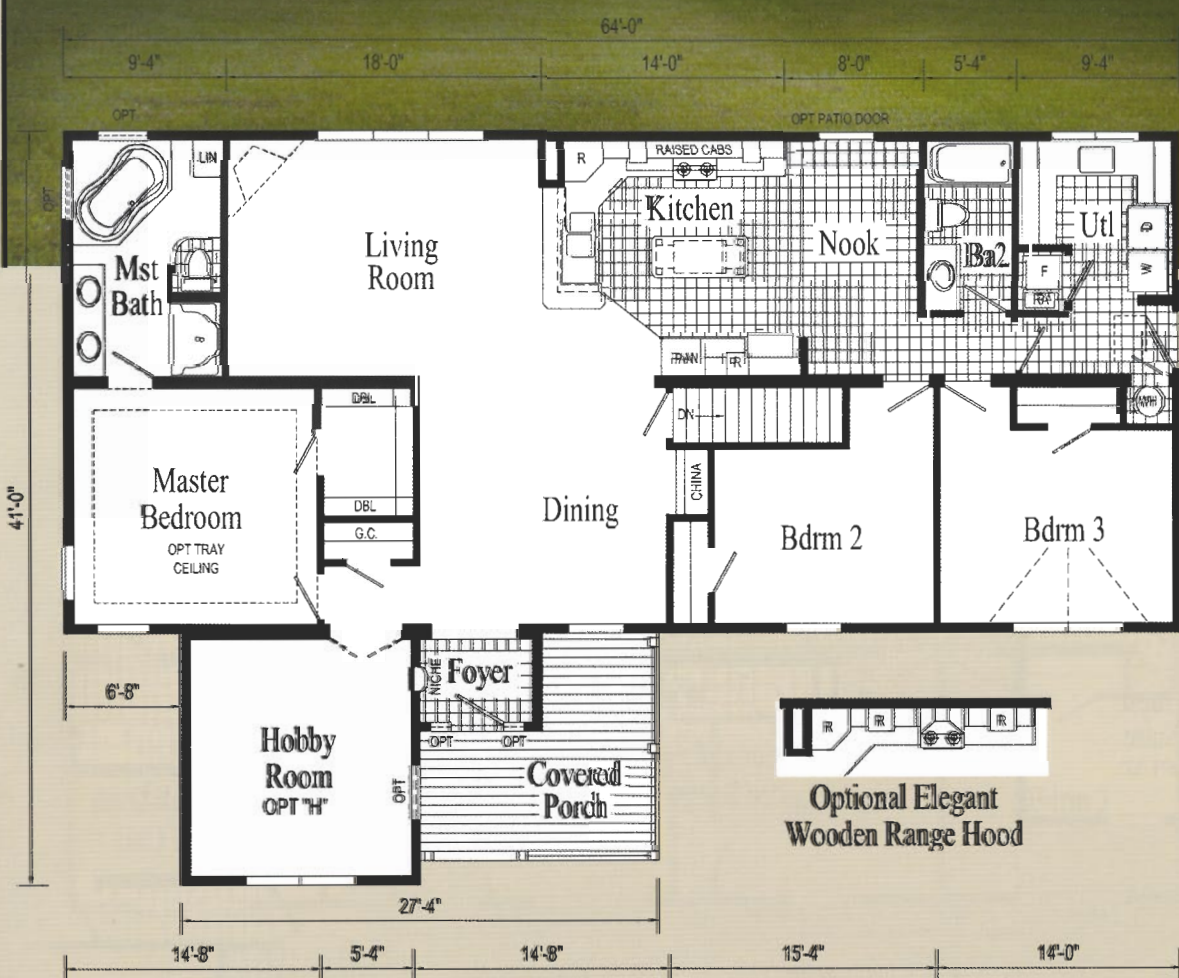
Optional Attic Stairs

Optional Elegant  
Wooden Range Hood

# The Majestic Master Suite II HR172AZ

Approx 2106 Sq Ft

This design is for the couple that wants it all when it comes to their 'master suite'. The additional room adjoining the master bedroom is only limited to your imagination. Enjoy watching television, exercising, reading, sewing, rocking the baby to sleep, or surfing the web are only a few of the ways to utilize this room.

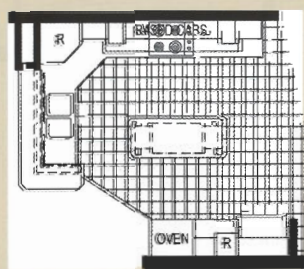


Some exterior features may be optional

Garage  
BY OTHERS



Optional Elegant  
Wooden Range Hood



Optional Wall Oven  
& Surface Unit

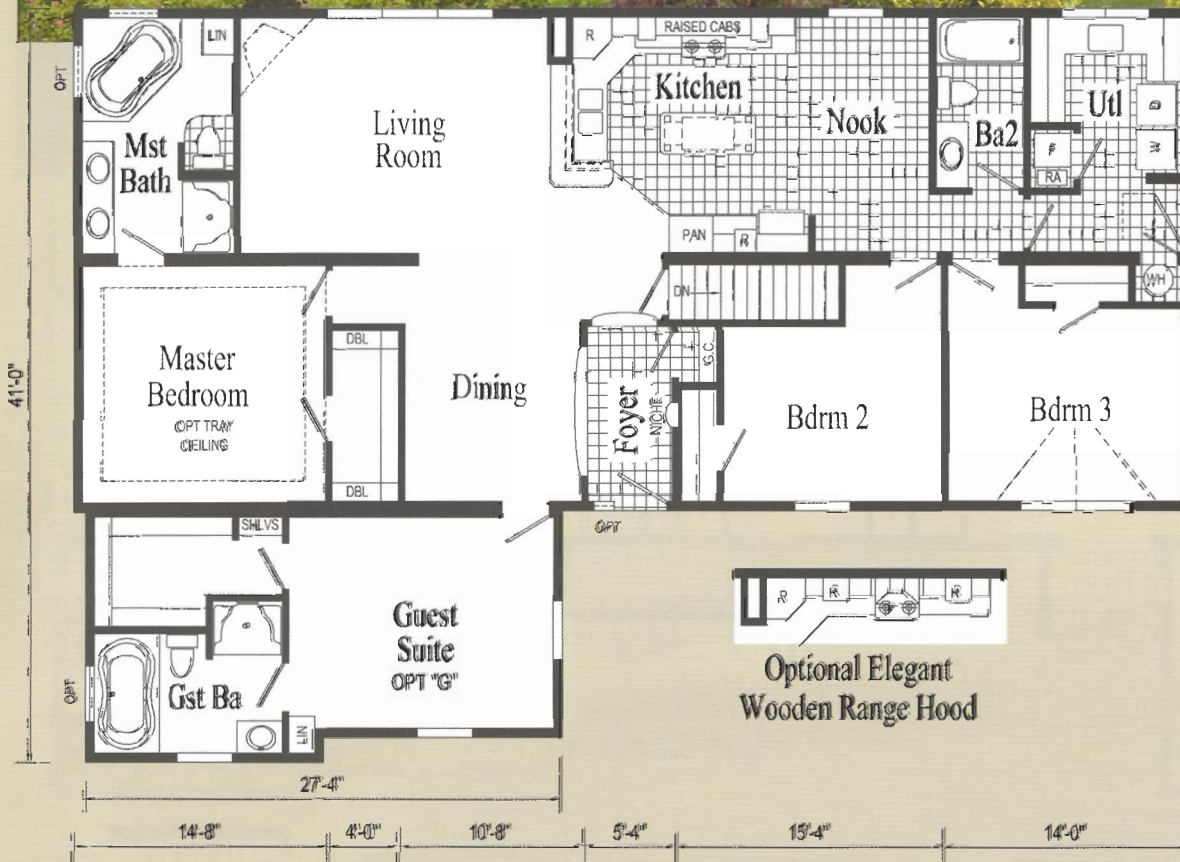


Optional Attic Stairs

# The Hobby Home II HR170AH

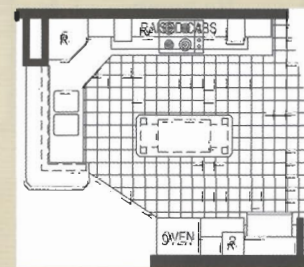
Approx 1974 Sq Ft

The Hobby Home not only gives you an additional room for a variety of uses and has a functional porch with great curb appeal.

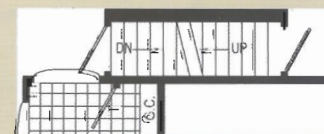


Some exterior features may be optional

Garage  
BY OTHERS



Optional Wall Oven  
& Surface Unit



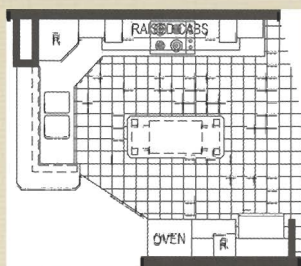
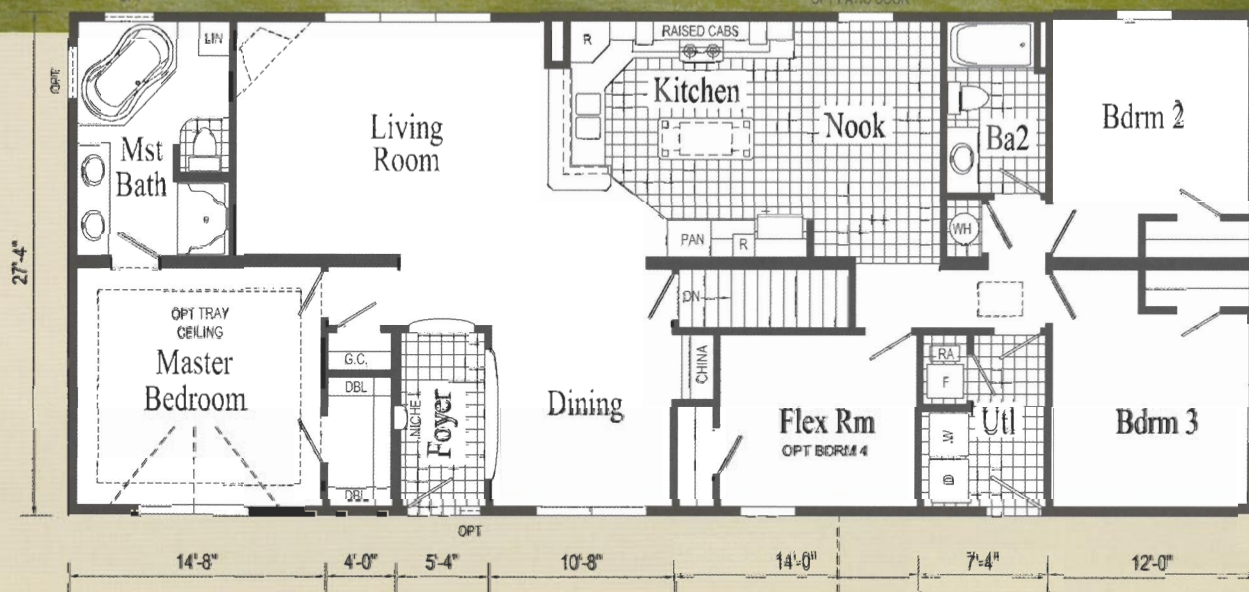
Optional Attic Stairs

# The Extended Family II HR170AG Approx 2106 Sq Ft

The Extended Family plan provides a large suite comfortable enough to accommodate "out of town" guests for the weekend or a loved one living with you indefinitely.



Some exterior features may be optional



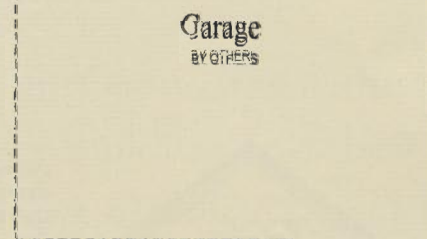
Optional Wall Oven  
& Surface Unit



Optional Attic Stairs



Optional Elegant  
Wooden Range Hood



Garage  
BY OTHERS

## The Quattro II

HR171A

Approx 1859 Sq Ft

A slightly larger version of the original plan is available if another room is more essential than the utility room located at the end of the home.



Some interior features may be optional

## The Pennflex II

This brochure shows a variety of appearances that are available on the exterior of your Pennwest home. Dormers, different roof pitches, shake siding, along with porches and garages that can be built on-site are just a few of the options that make the Pennflex a good choice for your family. Get creative and use the flexibility offered to design your own home.



4 Pennwest Way State Road 38  
Emlenton PA 16373  
[www.pennwesthomes.com](http://www.pennwesthomes.com)

Pennwest Homes are system built in a controlled environment and comply with state and local building codes.

All descriptive representations of the products on this brochure are believed to be correct at the time of publication. However, due to continued product improvement and changes in suppliers, design and production, accuracy cannot be guaranteed. Therefore, equipment colors, material specifications, prices and model availability are subject to change without notice.

Your purchase contract, including options, is with your builder/retailer who is an independent contractor, not our agent, and who is responsible totally for any alterations, exchanges, additions or attachments made in or to your home.

Your Independent Builder is:

**Patriot Home Sales, Inc.**

3517 Lincoln Hwy. East

Kinzers, PA 17535

Phone: (717) 442-8868

[sales@patriothomes.biz](mailto:sales@patriothomes.biz)

## **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.**