



Model HK101A, see page 22

Some features shown maybe optional or added on-site by others.

Pennwest Two-Story Collection



Pennwest Two-Story Collection

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Pennwest Homes is a major producer of system-built modular homes in the northeastern United States. Well-known for our innovative designs, superior construction and outstanding service and support, Pennwest also specializes in custom floor plans. Pennwest combines eye-catching curb appeal with a broad set of options to allow you to create a home uniquely your own.

Pennwest Homes is a division of The Commodore Corporation, a family-owned company with many years of experience building State Code Compliant (modular) homes.

Pennwest Two-Story homes are system-built by Pennwest Homes in a controlled environment and comply with state and local building codes.

The **Pennwest Two-Story Collection** offers flexibility and a selection of floor plans to meet varying family needs and budgets. The many available options enable you to customize and add personal touches to enhance the home of your dreams.



HKI01A, see page 22 - Living Room shown with optional Oak Fireplace with Two Quarter Round Windows

Thank you for considering a home built by Pennwest!

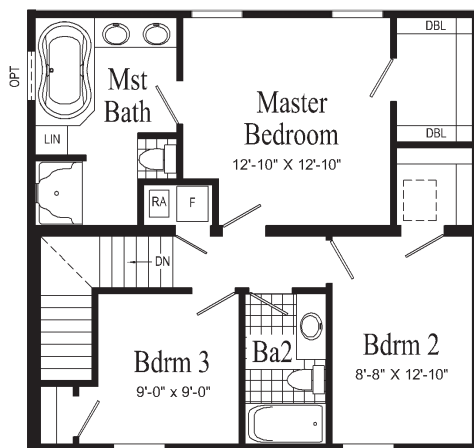


BEDFORD

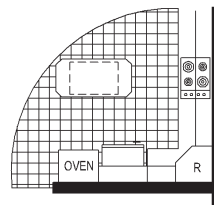
HSI03A
28x28

Some exterior features
maybe optional.

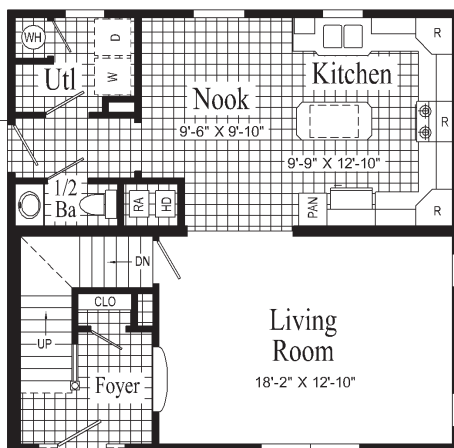
Approx
1531 Sq Ft



SECOND FLOOR



Optional Wall Oven
& Surface Unit



MAIN FLOOR

GARAGE
BY OTHERS

Optional
14 x 26
Bonus Room

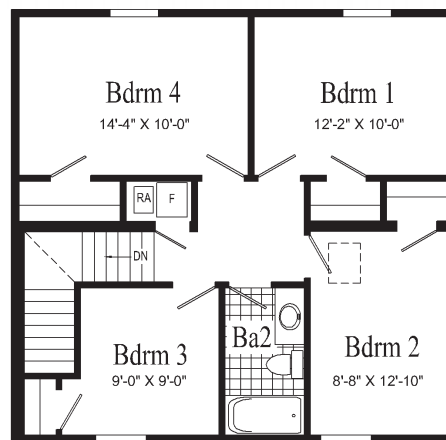


BEDFORD II

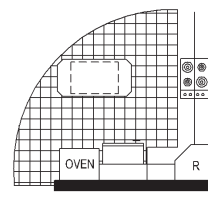
HSI 13A
28x28

Optional Bonus
Activity Room

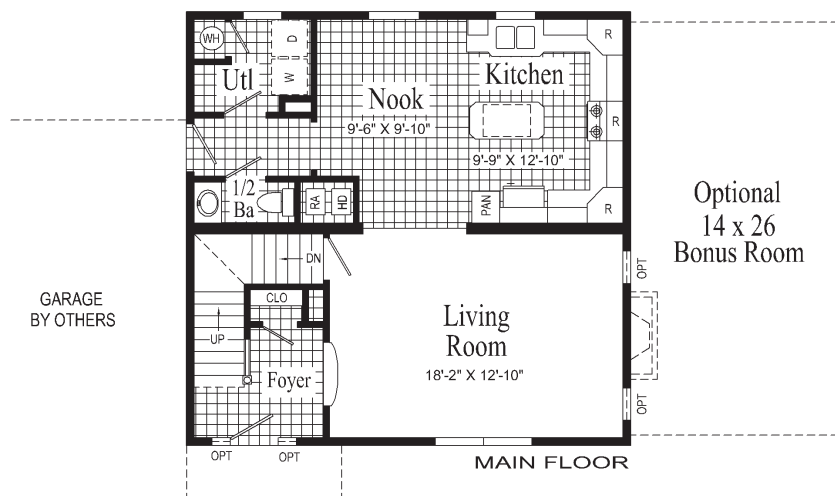
Approx
1531 Sq Ft



SECOND FLOOR



Optional Wall Oven
& Surface Unit



MAIN FLOOR

Optional
14 x 26
Bonus Room

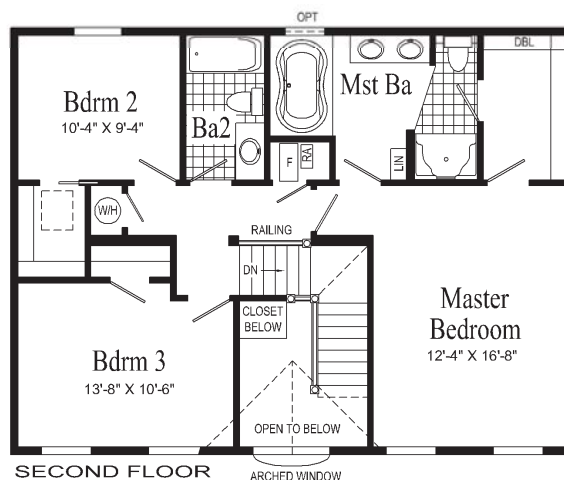


PROVIDENCE

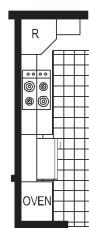
HS101A
28x36

Some exterior features
maybe optional.

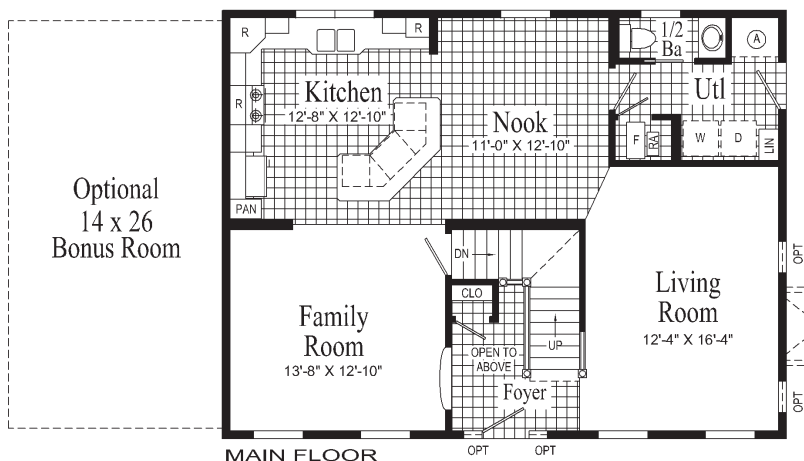
Approx
1888 Sq Ft



(A) = STD FRZ SPC, OPT UTL SINK,
PET SHWR OR BENCH.



Optional Wall Oven
& Surface Unit



PROVIDENCE Interiors

Model HSI01A, see page 5

For additional photos visit www.pennwesthomes.com



Foyer



Kitchen/Nook



Master Bedroom



Kitchen



Master Bathroom



Optional S Bonus Room

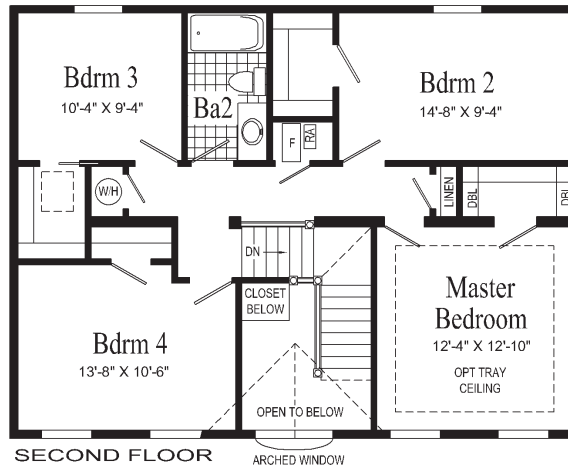


PROVIDENCE II

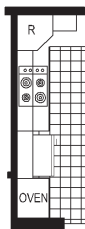
HS111A
28x36

Some exterior features
maybe optional.

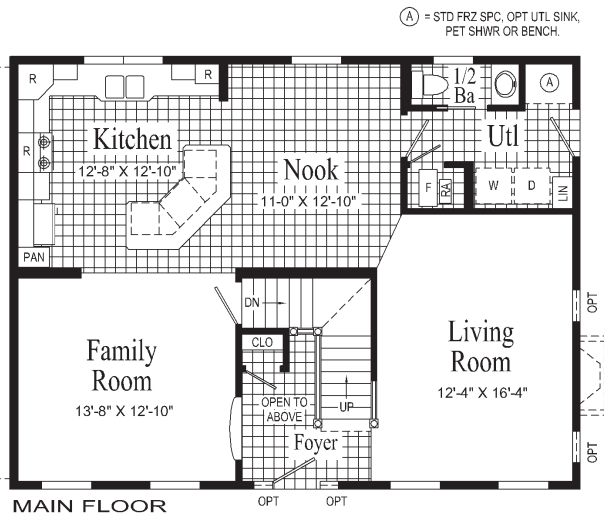
Approx
1888 Sq Ft



Optional Wall Oven
& Surface Unit



Optional
14 x 26
Bonus Room





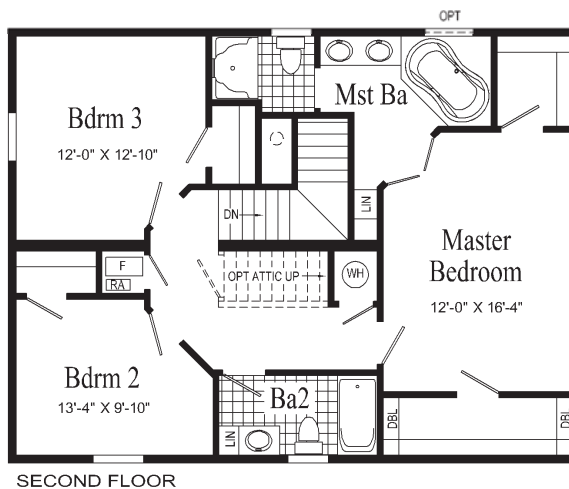
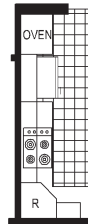
FARMINGTON

HSI02A
28x36

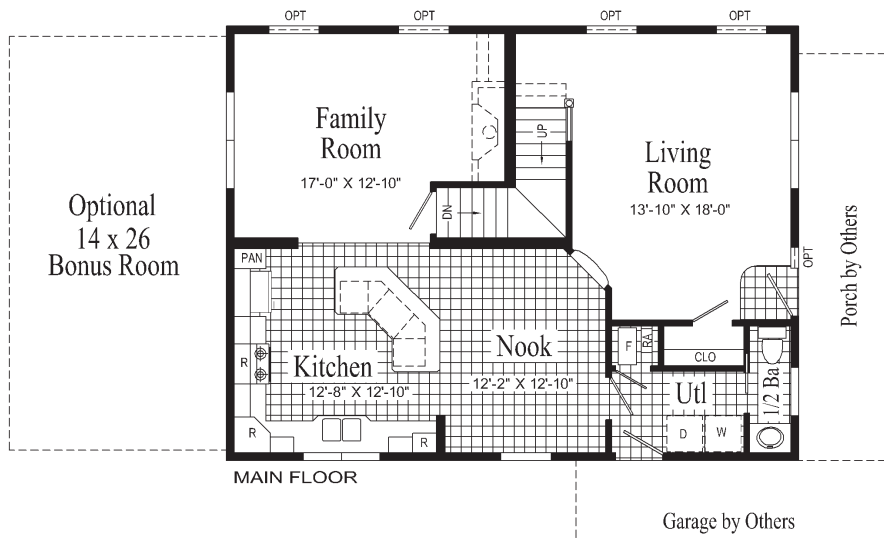
Some exterior features
maybe optional.

Approx
1968 Sq Ft

Optional Wall Oven
& Surface Unit



SECOND FLOOR



MAIN FLOOR



HARRINGTON

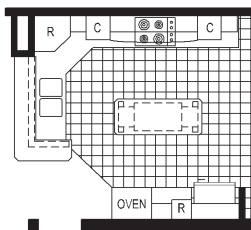
HSI 60A
28x36

Some exterior features
maybe optional.

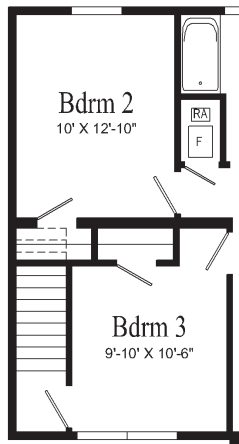
Approx
1852 Sq Ft



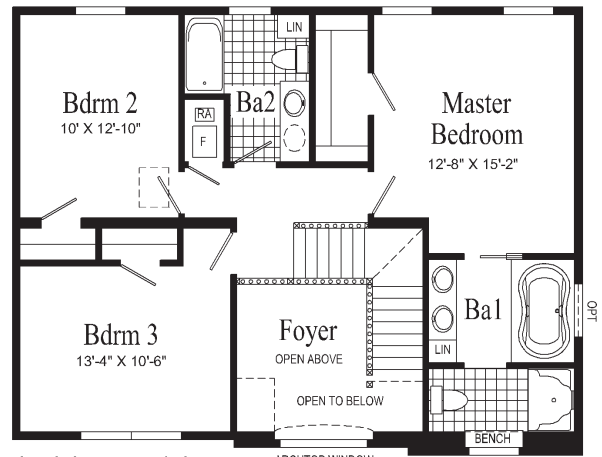
Optional Elegant
Wooden Range Hood



Optional Wall Oven
& Surface Unit

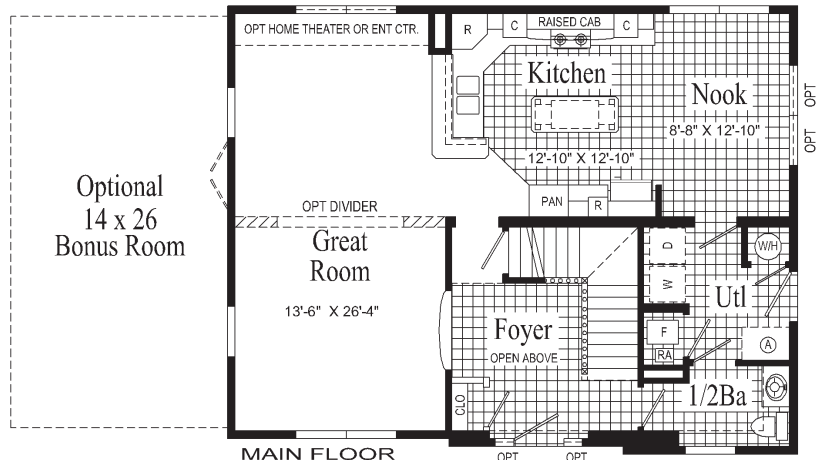


Optional
Attic Stairs



SECOND FLOOR

(WINDOWS REQ'D. W / OPT BONUS ROOM)
OPT OPT



MAIN FLOOR

(A) STD FRZ SPC, OPT UTL
SINK OR BENCH.

HJ161A
Kitchen

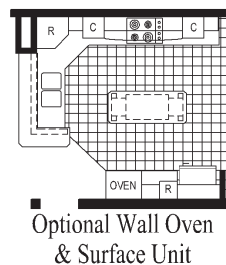
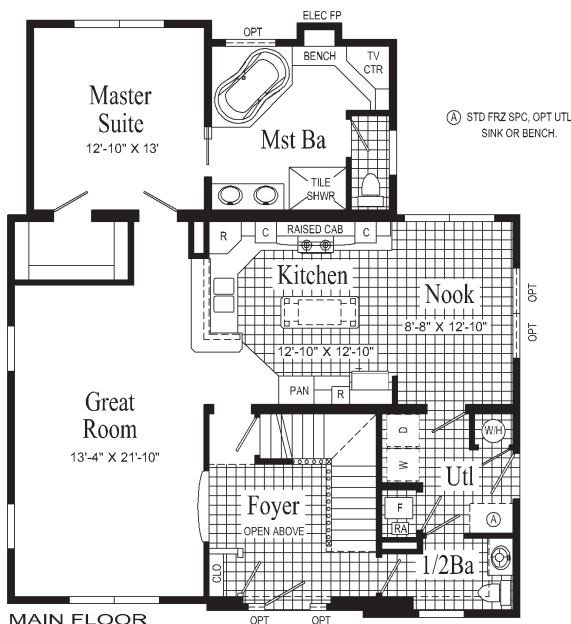
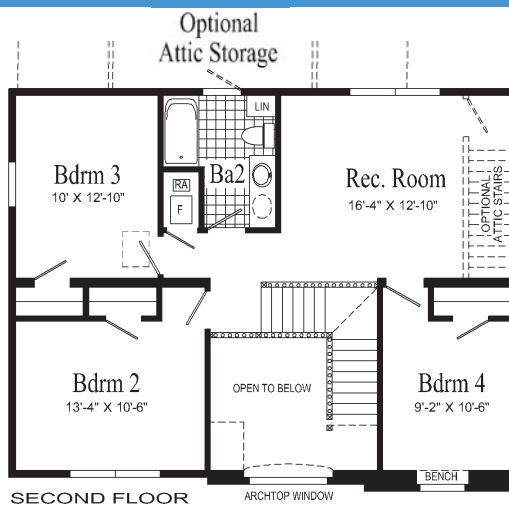


HARRINGTON III

HJ161A
42X36

Some exterior features
maybe optional.

Approx
2238 Sq Ft



HARRINGTON III Interiors

Model HJ161A, see page 11

For additional photos visit www.pennwesthomes.com



Foyer



Kitchen



Great Room



Kitchen



Master Bathroom



Master Bathroom

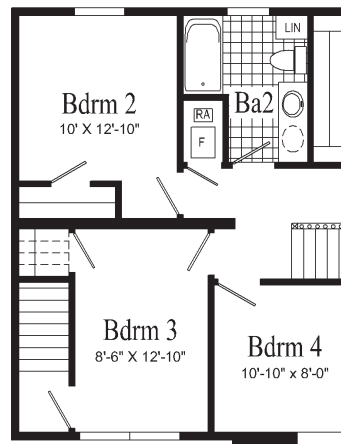


HARRINGTON IV

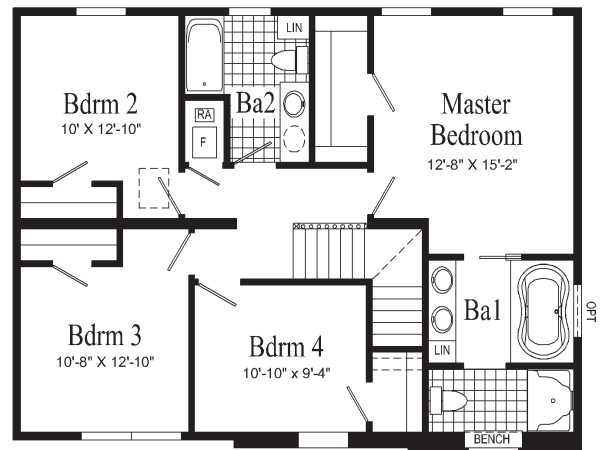
HSI 62A
28x36

Some exterior features
maybe optional.

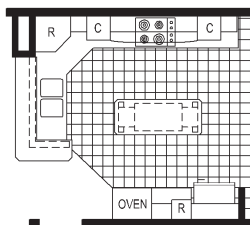
Approx
2008 Sq Ft



Optional Attic Stairs



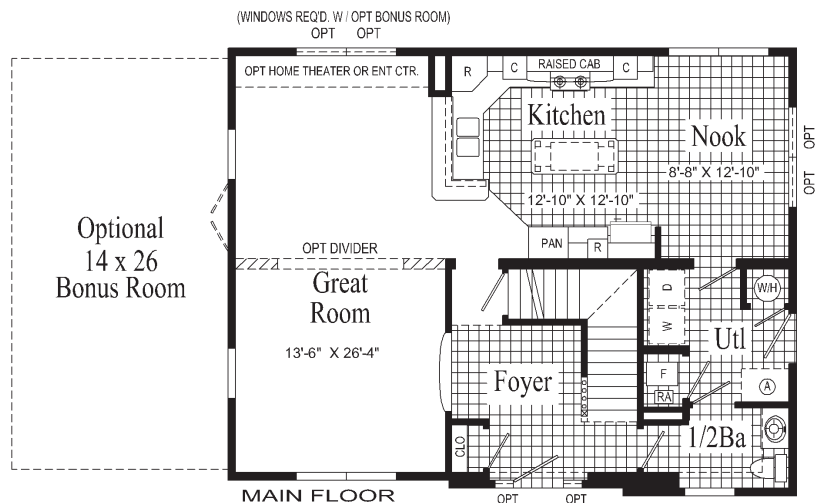
SECOND FLOOR



Optional Wall Oven
& Surface Unit



Optional Elegant
Wooden Range Hood



MAIN FLOOR

(A) STD FRZ SPC, OPT UTL
SINK OR BENCH.

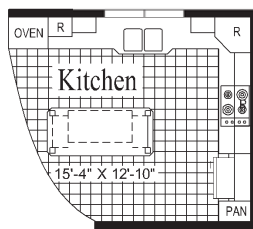


BRENTWOOD

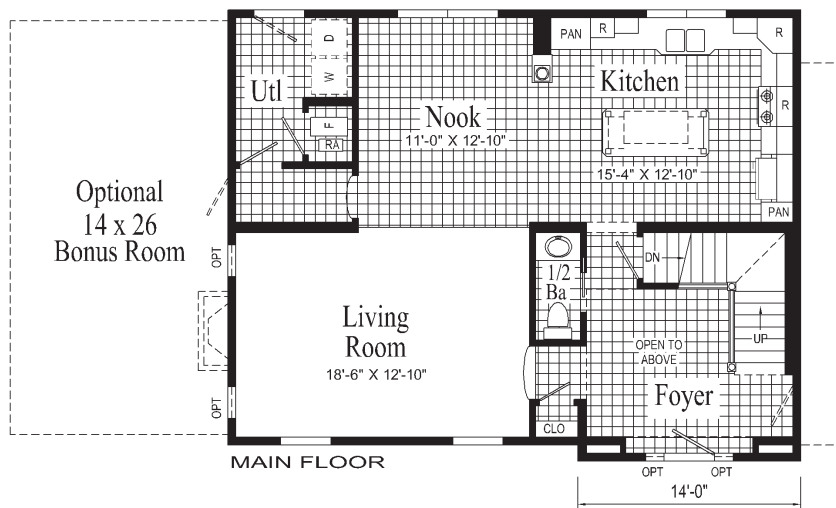
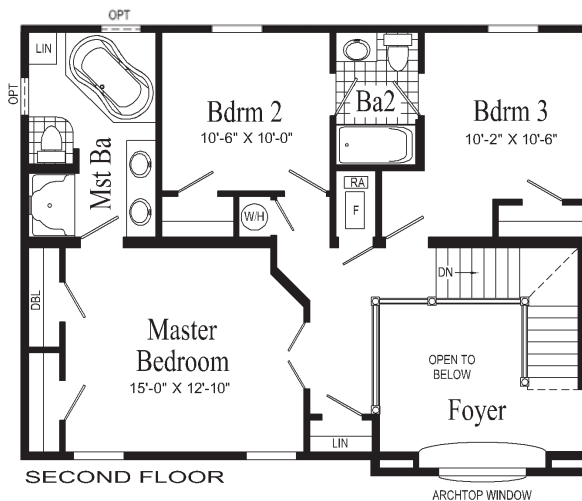
HSI 20A
28x36

Some exterior features
maybe optional.

Approx
1815 Sq Ft



Optional Wall Oven
& Surface Unit



BRENTWOOD Interiors

Model HSI20A, see page 14

For additional photos visit www.pennwesthomes.com



Foyer



Living Room



Nook/Kitchen



Optional S Bonus Activity Room with Kitchenette



Kitchen



Optional S Bonus
Activity Room
Kitchenette



Master Bedroom

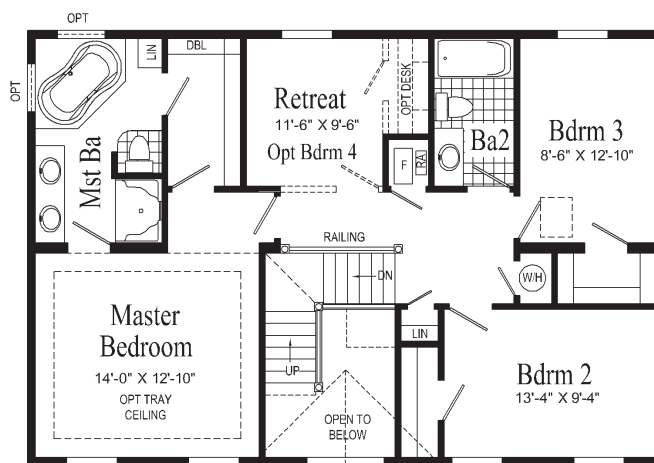


BENNINGTON

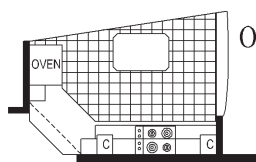
HSI07A
28x40

Approx
2106 Sq Ft

Some exterior features
maybe optional.

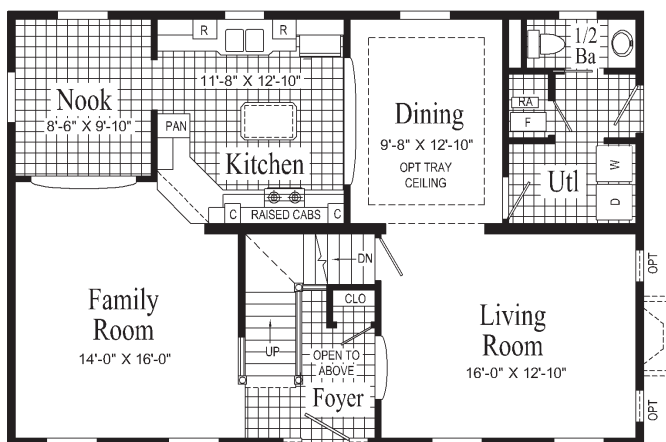


SECOND FLOOR



Optional Wall Oven
& Surface Unit

Optional Elegant
Wooden Range Hood



MAIN FLOOR

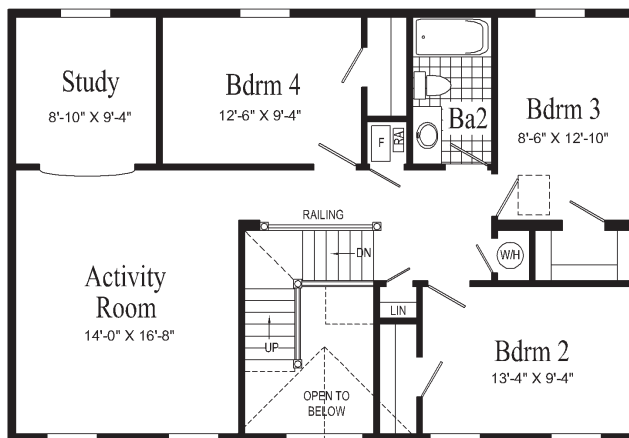


BENNINGTON II

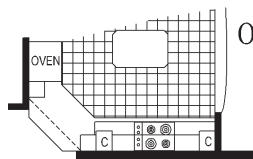
HS117A
28x40

Approx
2106 Sq Ft

Optional Oak Fireplace
with Two Quarter
Round Windows

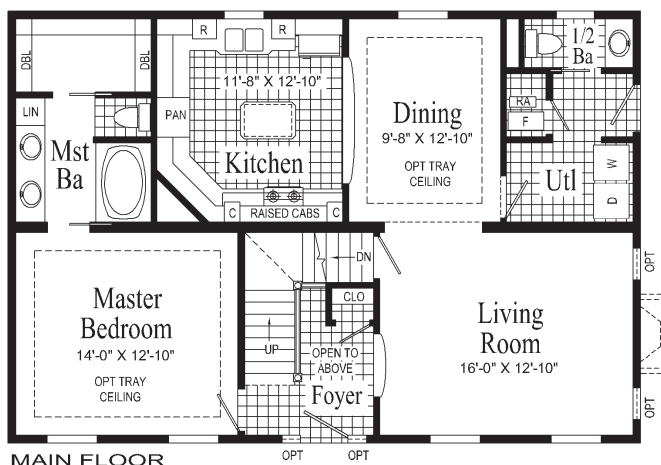


SECOND FLOOR



Optional Wall Oven
& Surface Unit

Optional Elegant
Wooden Range Hood



MAIN FLOOR

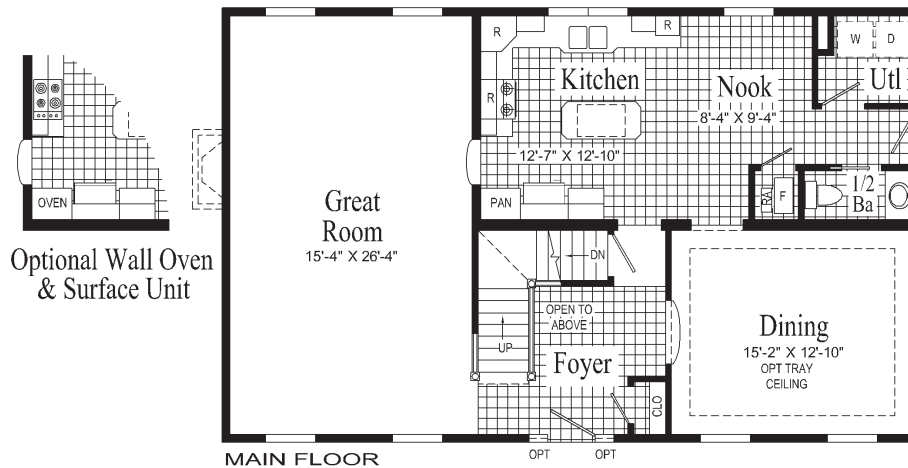
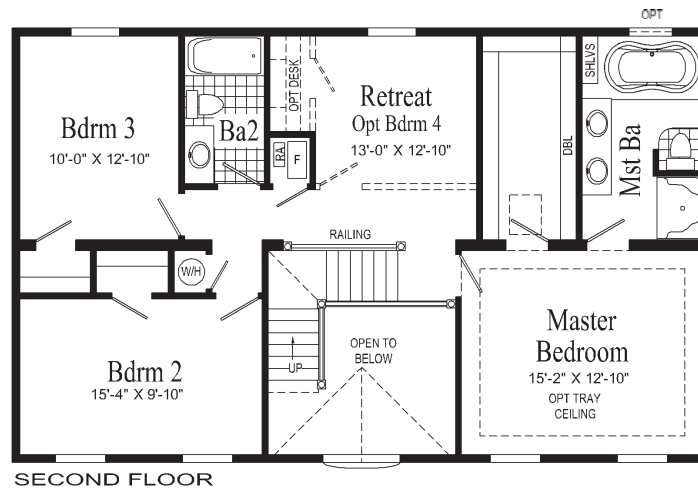


PORTLAND

HSI04A
28x44

Approx
2288 Sq Ft

Some exterior features
maybe optional.



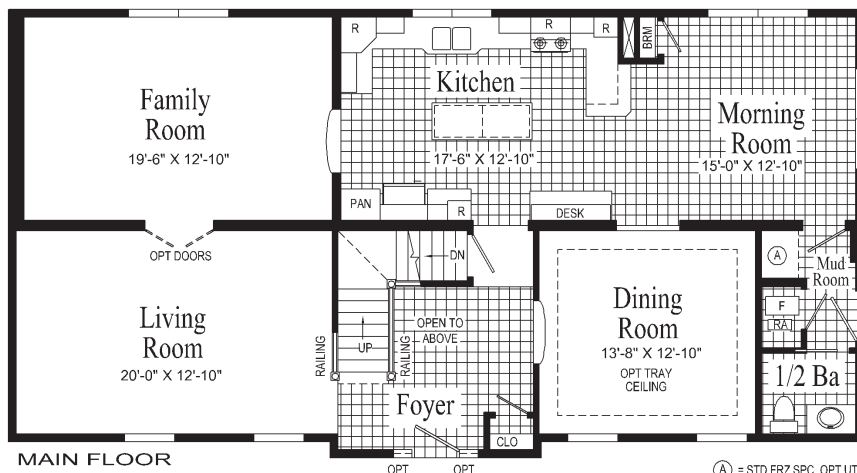
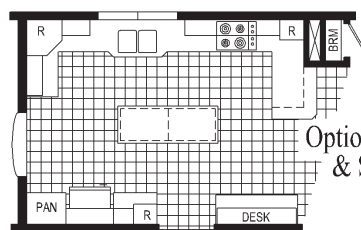
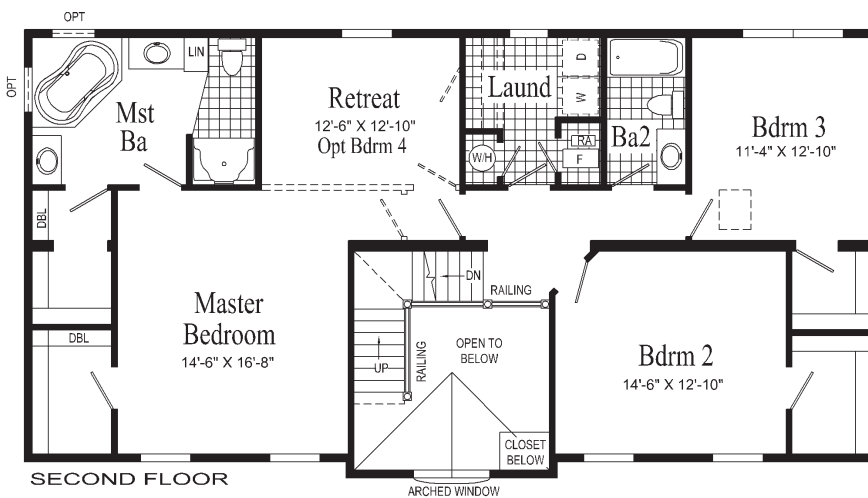


HAMILTON

HSI06A
28x54

Some exterior features
maybe optional.

Approx
2848 Sq Ft



(A) = STD FRZ SPC, OPT UTL SINK
PET SHWR OR BENCH.

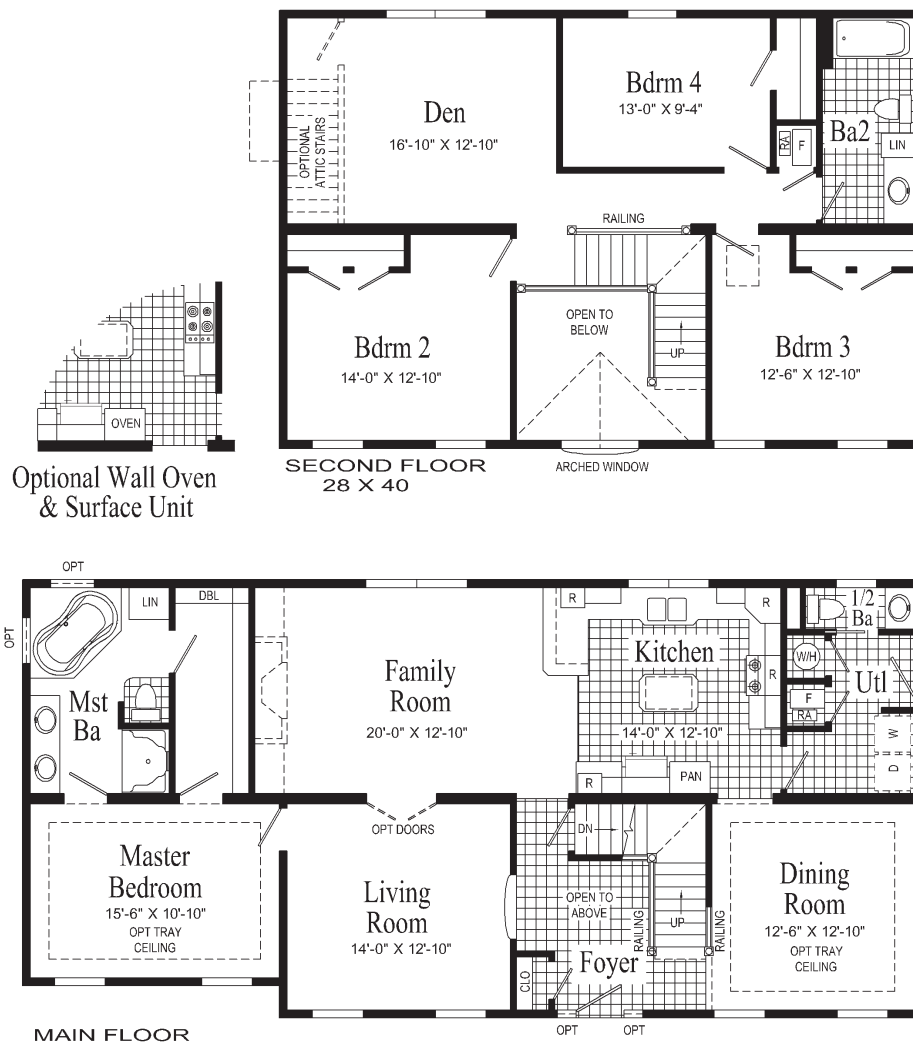


LEXINGTON

HS105A
28x56

Some exterior features
maybe optional.

Approx
2476 Sq Ft



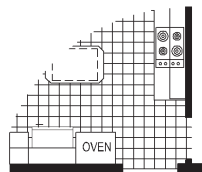


LEXINGTON II

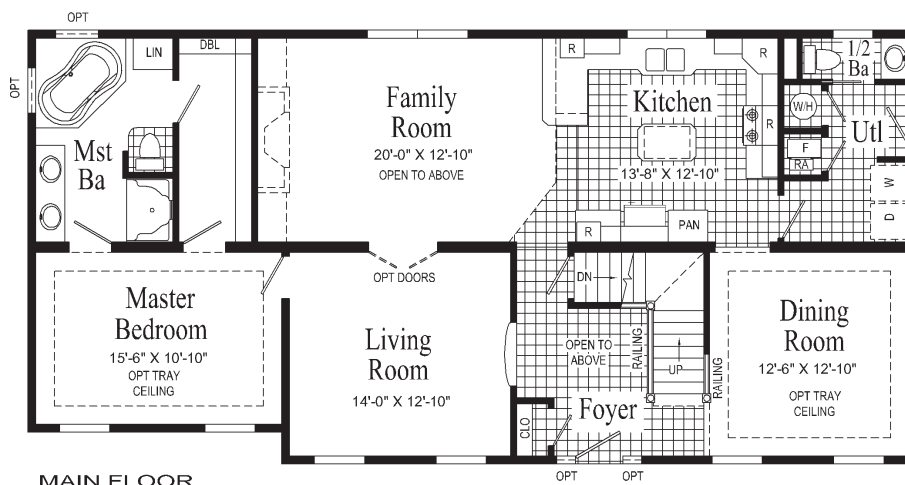
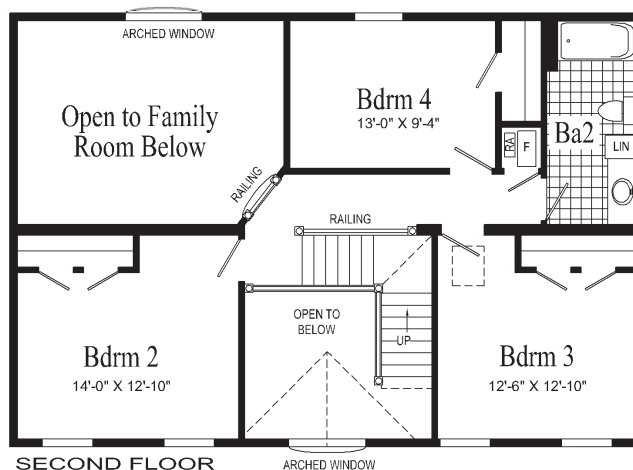
HS115A
28x56

Approx
2253 Sq Ft

Optional Half Stacked-Stone
Fireplace with Entertainment
Center and Bookcase



Optional Wall Oven
& Surface Unit



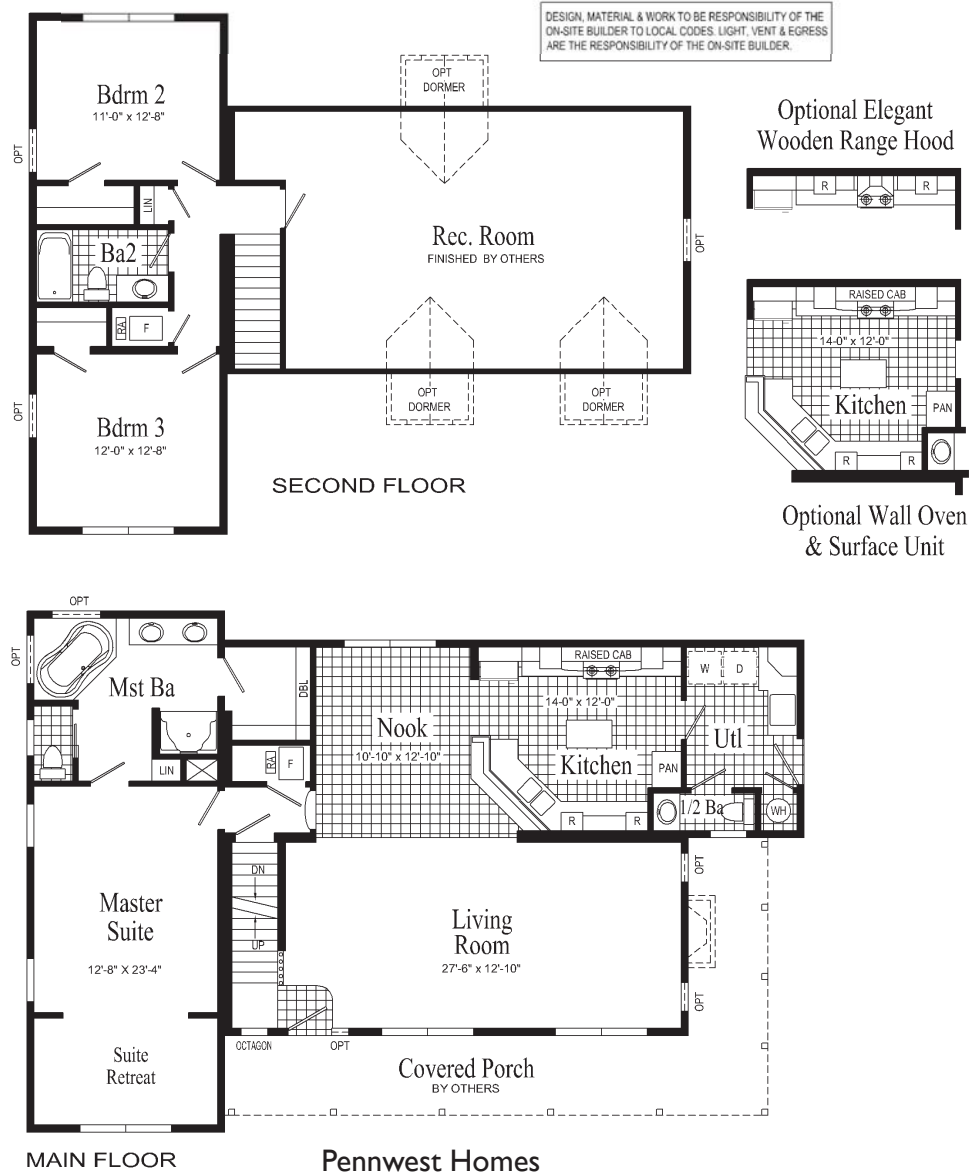


RIDGEFIELD

HK101A
36x53-8

Some exterior features
maybe optional.

Approx 1968 Sq Ft
(includes Bdrm2,
Bdrm3, and Ba2)



RIDGEFIELD Interiors

Model HK101A, see page 22

For additional photos visit www.pennwesthomes.com



Living Room



Kitchen



Nook



Master Bedroom



Master Bathroom



Master Bathroom

Additional Pennwest 2-Story Photos



Model HSI04A, see page 18 - Some exteriors features maybe optional.



Master Bedroom - Model HJ161A, see page 11



Fourth Bedroom - Model HJ161A, see page 11



Kitchen - Model HK101A, see page 22



Master Bathroom - Model HK101A, see page 22



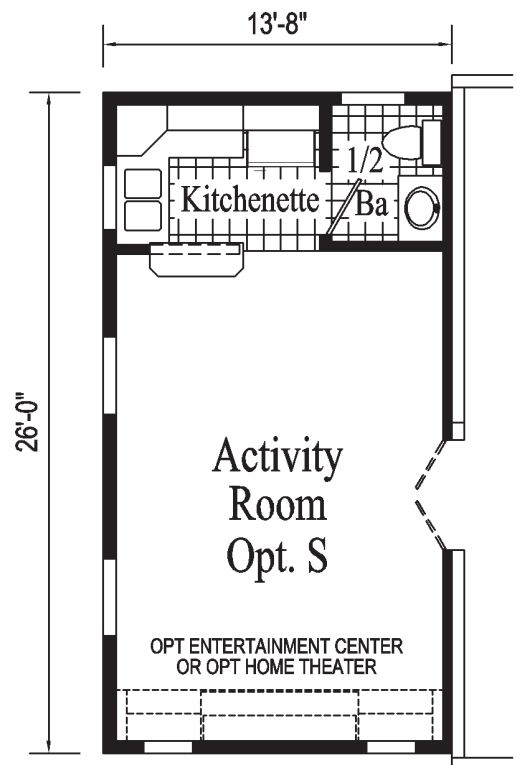
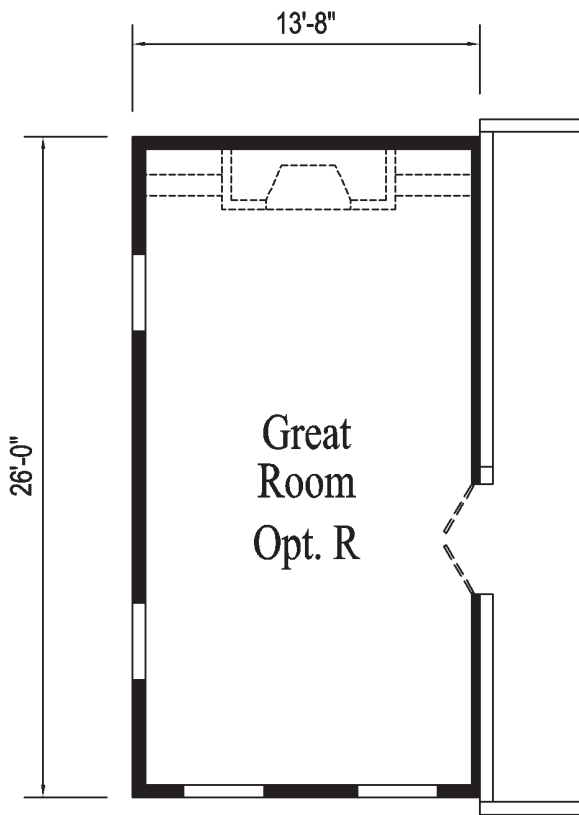
**Adding a
Pennwest Bonus
Room to your
2-Story home will
customize it to
your needs.**

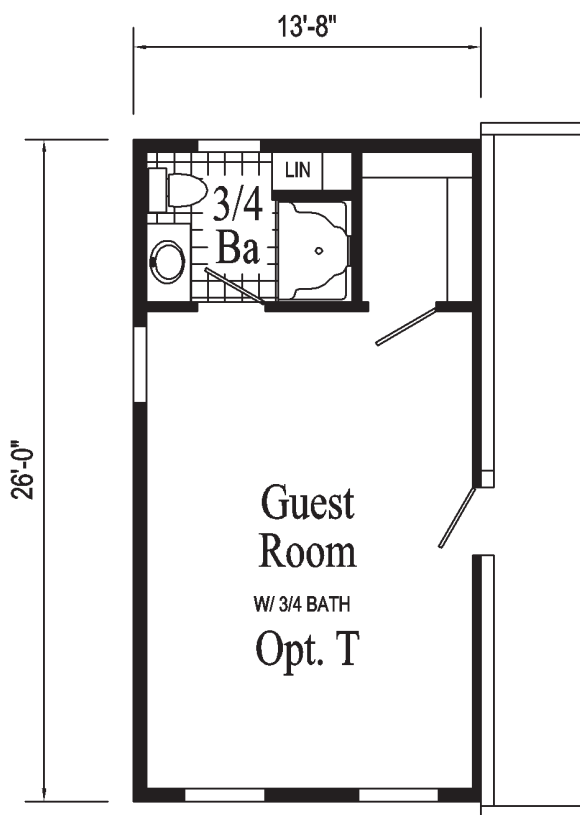
**Option S
Activity Room**

OPTIONAL BONUS ROOMS

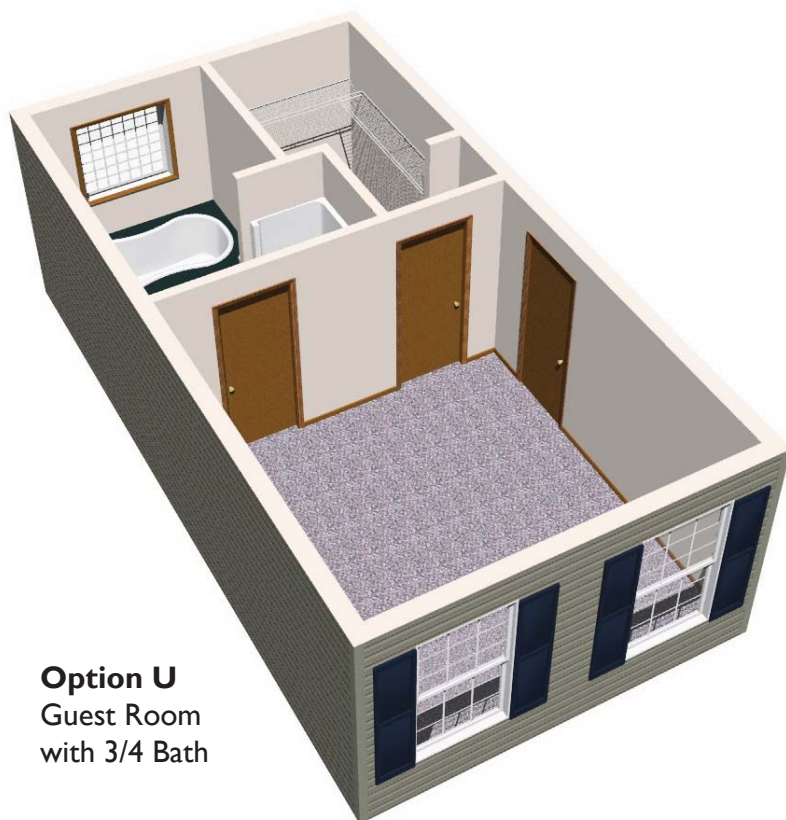


Option S Activity Room

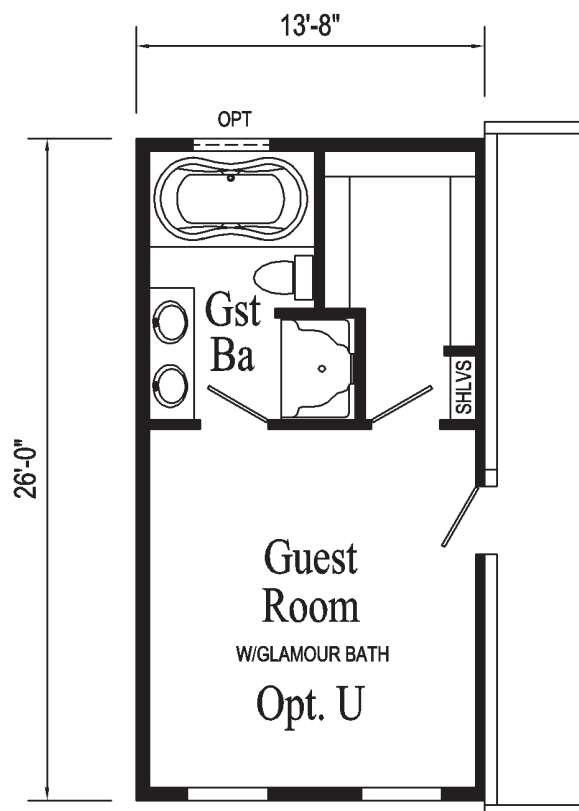




Option T
Guest Room
with Glamour Bath



Option U
Guest Room
with 3/4 Bath





Model HS120A, see page 14

Some features shown maybe optional or added on-site by others.

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



PENNWEST HOMES

4 Pennwest Way - St Rd 38

Emlenton PA 16373

724-867-0047

www.pennwesthomes.com

Your Independent Retailer is:

Patriot Home Sales, Inc.

3517 Lincoln Hwy. East

Kinzers, PA 17535

Phone: (717) 442-8868

sales@patriothomes.biz

Electric heat is not available in any models for the state of New York.

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. DP 1314808 5M 6/08

YOUR PURCHASE CONTRACT INCLUDING OPTIONS IS WITH YOUR RETAILER 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.

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.