Pennwest Ranch Collection
<table>
<thead>
<tr>
<th>Pg</th>
<th>Model</th>
<th>Size</th>
<th>Sq Ft</th>
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<tbody>
<tr>
<td>3</td>
<td>Oakland</td>
<td>HR108-A</td>
<td>2644</td>
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<tr>
<td>4</td>
<td>Edgewood</td>
<td>HV103-A</td>
<td>2652/44</td>
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<tr>
<td>5</td>
<td>Hartford</td>
<td>HV102-A</td>
<td>2664</td>
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<td>Monticello</td>
<td>HV101-A</td>
<td>2668</td>
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<td>Fairhaven</td>
<td>HV104-A</td>
<td>2852/48</td>
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<td>8</td>
<td>Newport</td>
<td>HR110-A</td>
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<td>9</td>
<td>Windham</td>
<td>HR102-A</td>
<td>2860/56</td>
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<td>Rockport</td>
<td>HR103-A</td>
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<td>Hanover</td>
<td>HR107-A</td>
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<td>Davenport</td>
<td>HR114-A</td>
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<td>Carthage</td>
<td>HR112-A</td>
<td>2872</td>
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<td>Berwick</td>
<td>HT102-A</td>
<td>3863/4</td>
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<td>19</td>
<td>Stratford</td>
<td>HT101-A</td>
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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.

Thank you for considering a home built by Pennwest!

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

The Pennwest Ranch 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.
Model HV102-A

HV102-A 26X52/44 Approx 1260 sq ft, shown
HV102-1A 26X56/48 Approx 1364 sq ft

Some exterior features may be optional.
Model HV101-A

HV101-A 26X64 Approx 1678 sq ft, shown
HV101-1A 26X68 Approx 1782 sq ft
HV101-2A 26X72 Approx 1886 sq ft

Nook  
Kitchen  
Mst Bath  
Master Bedroom  
Dining  
Living Room  
Bdrm 1  
Bdrm 2  
Bdrm 3  
Optional Attic Stairs

GARAGE  
BY OTHERS

6
Model HR110-A

HR110-A 28X52/48 Approx 1366 sq ft, shown
HR110-1A 28X56/52 Approx 1480 sq ft
Model HR102-A

HR102-A 28X56 Approx 1531 sq ft, shown
HR102-1A 28X60 Approx 1640 sq ft

Optional Wall Oven & Surface Unit
Model HR114-A

HR114-A 28X60 Approx 1541 sq ft, shown
HR114-1A 28X64 Approx 1641 sq ft
HR114-2A 28X68 Approx 1751 sq ft

Some exterior features may be optional.
Model HF114-A 42X60 Approx 1921 sq ft, shown
HF114-1A 42X64 Approx 2021 sq ft
Model HR112-A

HR112-A 28X72 Approx 1852 sq ft, shown
HR112-1A 28X76 Approx 1960 sq ft

Optional Attic Stairs
Model HR117-A
28x28
Approx. 1959 sq ft

QUINCY

Pennwest Homes
4 Pennwest Way • St Rd 38
Emlenton PA 16373
724-867-0047
www.pennwesthomes.com
HR104-A 28 x 68 Approx. 1859 Sq. Ft.
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Emleton 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
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/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
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
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.