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

The **Pennwest Ultra 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.

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Evermore Custom Cabinetry endures a series of rigorous tests measuring structural integrity. Cabinet doors, drawers and even the finish is tested before earning the KCMA Cabinet Certification.

Precision Cut and Dadoed Construction Fastened and Hot Glued - Ensures a Long Lasting and Square Cabinet Box

3/4” Thick Shelving with Finished Edges - Prevents Warping of Shelves

Base and Wall Cabinet Adjustable Shelving - Fit Your Lifestyle

3/4” Face Frames - Durable and Securely Holds Fastners for Long Lasting Use

Pocket Screws - Ensure a Strong and Square Frame

Dove-Tail Constructed Drawers - Superior Drawer Strength

Concealed and Recessed Adjustable Hinges - Superior Door Strength

Recessed Toe Kick - Work at Counters with Ease

No Exposed Hanging Cleats - More Storage and Cleaner Look

100# Undermount Drawer Guides - Greater Capacity and Smooth Operation

3/4 Overlay Cabinetry - Contemporary and Clean Appearance

Note: Printed color shades are not necessarily an accurate representation of actual color. See Sales Representative for actual color.
Some features shown may be optional or added on-site by others.

HU102-A
42x44 Approx 1737 sq ft

*Standard 7/12 Roof (*Note 12/12 N/A)
Some features shown may be optional or added on-site by others.

ULTRA 2

HE302-A

32x68 Approx 2066 sq ft

Optional Stairwell

Opt Attic Stairs

Optional Euro Kitchen

Scan to Watch Video!

Floor Plan:

- Great Room: 15'4" x 14'8"
- Bdrm 1: 10'7" x 11'2"
- Bdrm 2: 11'3" x 14'6"
- Bdrm 3: 10'7" x 12'2"
- Master Bedroom: 16'4" x 14'6"
- Optional Stairwell

Note: A portion of the laminate flooring is installed on site."
HY101-A
46x64 Approx 2333 sq ft

Some features shown may be optional or added on-site by others.
Some features shown may be optional or added on-site by others.
HA402-A
30x60/36 Approx 2269 sq ft

ULTRA 5

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

HE304-A
32x68 Approx 2089 sq ft

Ultra 7

Optional Attic Stairs
Note: Attic stairs requires drywall beams for dropped beams and extended support columns.

[Diagram of house layout with measurements and features listed]
• LED flush mount lights in kitchen and nook
• LED flush mount lights in utility, butler pantry, hall, and coat room
• Drywall beams in kitchen and great room
• 8’6” ceiling
• 42” overhead kitchen cabinets with soffits
• 10’ double sliding patio door
• Transom window on kitchen endwall
• (3) transoms above great room windows
• Beverage center in nook
• Shiplap accent walls
• (2) appliance garages in nook
• Chef’s signature range hood
• Ceramic tile behind range
• Sliding barn door into coat room
• LED fireplace w/ ceramic tile and shiplap entertainment center
• (2) framed mirrors over master vanity
• Drywall soffits w/ LED flush mount lights in bathroom
• Whirlpool Ruby appliance bundle
• Ceiling fan in great room and master bedroom
• LVT in utility and butler pantry
INCLUDED FEATURES

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 Finish Drywall Ceiling Throughout
8’0” Ceiling Height
Believe It, That’s Awesome, Tactile, or Macrame Carpeting Throughout - Except Kitchen, Bath, & Utility
Rebond Carpet Pad
Tackstrip Carpet Installation
Laminate or Floorte Vinyl Plank Flooring in Kitchen
Foyer Entry with Vinyl Flooring
No-Wax Vinyl Floor Coverings by Congoleum
5-Arm Brushed Nickel Dining Room Light with Alabaster Glass Shades
Brushed Nickel Pendant Nook Light
36” Interior Doors - Where Available
Oak Stained or Smooth Painted 6-Panel Pre-Hung Doors with Mortise Hinges
Lever Interior Passage Sets
Smoke Detectors with Battery Back-Up
Wire Shelving in Guest Closet & Laundry
White or Oak Hardwood Moldings Throughout

CABINETRY
Evermore Custom Cabinetry (KCMA Certified)
Choice of Oak or Barnwood Oak 3/4
Overlay Cabinetry
Hardwood 5-Piece Mission Flat Panel Cabinet Doors
Hardwood Oak Cabinet Face Frames
Upgrade Cabinet Hardware
Hidden Cabinet Hinges
Staggered Overhead Cabinets
Cabinet Crown Moulding on Wall Cabinets
Adjustable Shelves in Overhead Cabinets
Drawer-Over-Door Base Cabinets
Dovetail Drawer Construction
100# Undermount Drawer Guides
Base and Center Shelves in Base Cabinets
Laminate Countertops with Crescent Edge Vanities with Drawers
36” High Vanities

KITCHEN
Extended Sink Cabinet where Available
Stainless Steel Sink-33x22x8
Huntington Brass Brushed Nickel Single Lever Faucet
Full Ceramic Backsplash
Tip-Out Trays at Sink - Most Models
Lazy Susan Base Corner Cabinet - Most Models
Pressure Switch Interior Cabinet Light in Sink Base Cabinet
30” Deluxe Gas Range
Power Range Hood with Light
18 Cubic Foot, Frost Free Refrigerator
1 USB Receptacle

BATHS
4’x6’ Walk-In Shower
Tub Overflows
Elongated Toilets
China Sinks with Overflows and Pop-Up Drains
Laminate Backsplash
Lighted Vent Fan in Each Bath
Huntington Brass Brushed Nickel Faucets
Anti-Scald Valves on Showers and Tubs
Open Shelf Linens with Doors - Where Available

BEDROOMS
Ceiling Lights
Egress Window Each Bedroom
Wire Shelving with All-Slide Rods in Wardrobes
Cabinet in Master Closet with Shelves
36” Passage Doors - Where Available
Switched 4” Surface Mount LED Light in All Walk-In Closets

UTILITIES
Washer and Dryer Area
200 AMP Electrical Service
Plumb and Wire for Washer
Wire for Dryer
50 Gallon Electric Water Heater with Pan Energy Efficient 90 Plus Gas Furnaces Sized to Home
Programmable Thermostat with 8-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-21 Fiberglass Insulation in Walls
R-38 Fiberglass Batt Insulation in Ceiling

EXTERIOR
Essex Lavastone Lantern Light at Front Door
Pantina Cast Aluminum Lantern Light at Rear Door
Two GFI-Protected Exterior Receptacles
Vinyl Ship Lap Siding
O.S.B. Sheathing Under Siding
Wind Wrap Air Infiltration Barrier
5/12 Pitch Roof with 12” Eaves and Overhangs
7/12 Pitch Roof on HU102A Architectural Shingles
Ridgevent Roof Ventilation System
Ice Shield
3/0 x 6/8 Fiberglass Half-Lite Brighton Front Door w/ Leaded Glass & Deadbolt Lock
3/0 x 6/8 Pre-Finished Fiberglass 6-Panel Rear Door w/Deadbolt Lock
Large Vinyl Insulated Argon Filled Windows with Low-E Glass, Grids and Wood Sills
15” Raised Panel Shutters on Front Door Side

CONSTRUCTION
2x10 Transverse Floor System on 16” Centers
23/32” OSB Floor Decking**
2x6 Exterior Walls on 16” Centers**
2x4 Interior Walls
90 Mile Exposure C Wind Load Design
40# Roof Load Design

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