The Pennwest “System Built” method of construction has redefined Multi Family Housing. “System Building” reduces build time while maximizing value. Whether an elegant Duplex or sophisticated Townhouse all Pennwest designs represent the ultimate in style, economy, efficiency and quality.

THE EVOLUTION OF HOUSING

Every home is built in a controlled environment, out of the elements, where the highest standards of quality control are maintained. No longer do you have to contend with weather delays and sub contractor delays. Primary components arrive 85% complete with site preparation taking place concurrently with component construction. Completion time is reduced by up to 50%. Faster construction time means quicker occupancy.

Whether you design your own floor plan or use one of ours, Pennwest will simplify the construction process, make you more productive, eliminate worry and increase your bottom line.
Some Exterior Features may be Optional

Truman
HS208A  2844
Approx 1188 Sq Ft
Per Living Unit

2nd Story

Master Bedroom
11'-0" X 12'-10"

Bdrm 2
8'-0" X 10'-6"

Bdrm 3
8'-0" X 9'-4"

Bdrm 3
8'-0" X 9'-4"

Bdrm 2
8'-0" X 10'-6"

Master Bedroom
11'-0" X 12'-10"

1st Story

Living Room
17'-0" X 12'-2"

Nook
14'-10" X 12'-10"

Ktchen
14'-10" X 12'-10"

Living Room
17'-6" X 12'-2"

R = Std. 3056 staggered overhead
Opt. 3042 stagger

Heating system installed on site by others.

Pennwest Homes
HOME COMPONENTS
Complete Water Lines Supplied
Complete Electrical
Drain and Gas Lines Stubbed Through Floor

INTERIOR
Primed Drywall Throughout
Smooth Finish Drywall Ceiling Throughout
8’0” Ceiling Height
25oz Carpet with R2X Soil and Stain
  Resistance
Rebond Carpet Pad
Tackstrip Carpet Installation
Foyer Entry with Vinyl Flooring
No-Wax Vinyl Floor Coverings by Congoleum
Brushed Nickel Pendant Dining Room Light
Alabaster Glass Pendant Nook Light
Oak Stained or Smooth Painted 6-Panel Stained
  Pre-Hung Doors with Mortise Hinges
36” Interior Doors - Where Available
Metal Interior Passage Sets
Smoke Detectors with Battery Back-Up
Wire Shelving in Guest Closet
White or Oak Hardwood Stained Moldings
  Throughout - Choice

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

KITCHEN
Tip-Out Trays at Sink
Pressure Switch Interior Cabinet Light in Sink Base
  Cabinet
4x16 Full Ceramic Backsplash
Stainless Steel Sink-33x22x8
Huntington Brass Brushed Nickel Single
  Lever Faucet
1USB Receptacle

APPLIANCES
Power Range Hood with Light
30” Deluxe Gas Range
18 Cubic Foot, Frost Free Refrigerator

BATHS
60” One-Piece Fiberglass Tub/Showers
Tub Overflows
Elongated Toilets
China Sinks with Overflows and
  Pop-Up Drains
Laminate Backsplash
Lighted Vent Fan in Each Bath
Upgrade Cabinet Hardware
Hidden Cabinet Hinges
Furniture Style Lav Base with Open Bottom
  Shelf in Master Bath
36” High Vanities
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
200 AMP Electrical Service
Plumb and Wire for Washer
Wire for Dryer *(Most Plans)*
Main Water Line Shut-Off Valve
Water Shut-Off Valves where Accessible
One Exterior Water Faucet
50 Gallon Electric Water Heater with Pan *(Most Plans)*

INSULATION
R-21 Fiberglass Insulation in Walls
R-38 Fiberglass Batt Insulation in Ceiling

EXTERIOR
Essex Lavastone Lantern Light at Front Door
Patina 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 12” Gable Overhangs
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
Vinyl Insulated Argon Filled Windows with Low-E Glass and Grids
15” Raised Panel Shutters on Front Door Side

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

**NOTE: Spacing for Framing Members may vary due to Design Requirements.

See your Local Builder for current and all standard specifications available to you and your new home!
Visit www.pennwesthomes.com to locate one near you!
These specifications are accurate as of September 2017.
Some Exterior Features may be Optional

Harrison

HS210A/HS211A 2844
Approx 1202 Sq Ft Per Living Unit
Approx 601 Sq Ft - Main Floor
Approx 601 Sq Ft - Second Floor
Unfinished Basement - Approx 400 Sq Ft (not including Garage)
Some Exterior Features may be Optional

Roosevelt

HR230A  2860
Approx 820 Sq Ft Per Living Unit

R = Std. 30/36 staggered overhead
Opt. 36/42 stagger

Heating system installed on site by others