

# Elmington

S E R I E S  
R A N C H H O M E S



*Presented By*

*Designed for you—  
with living your life  
in mind*

PLEASANT VALLEY HOMES INC.  
MODULAR

# “Elmington” Ranch Homes

*Presented By*

**Pleasant Valley Modular Homes, Inc.**

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## Standard Features

### Floors [16" On-Center]:

2" x 10" Floor Joists, 16" On-Center  
Double 2x10 Perimeter Joists  
¾" OSB Tongue & Groove Floor Decking  
No Standard Floor Insulation

### Exterior Walls [16" On-Center]:

2x6 Graded Wall Studs, 16" On-Center  
8' Exterior Sidewall Height  
R-19 Fiberglass Insulation

### Exterior:

Double Four Vinyl Siding  
7/16" OSB Sheathing Under Siding & On Marriage Walls  
Tyvek® Vapor Barrier  
Fiberglass 6-Panel Front Door  
Fiberglass 2-Lite Rear Door  
Exterior Light at Front and Rear Door  
Vinyl Thermopane Windows with Low "E" Glass and Grills  
15" Raised Panel Shutters on Front Elevation

### Roof [16" On Center]:

5/12 Pitch Roof with Shingle Over Ridge Vent  
30-Year Architectural Fiberglass Roof Shingles  
Eaveguard Ice Shield  
6" Fascia and Vented 6" Soffit  
100-Pound Ground Snow Load Roof Trusses -- 16" O.C.  
Smooth Finish Drywall Ceilings  
R-33 Cellulose Ceiling Insulation in Standard 5/12 Roof  
(Opt. R-38 As Required in Some Areas)

### Heating:

No Standard Heating System

### Plumbing:

No Standard Water Heater  
Outside Water Faucet  
Water and Drain Lines Stubbed Through the Floor  
Plumb and Wire for Washer  
Water Shut-offs at All Fixtures  
Single Lever Delta Faucets on All Bath Fixtures  
Anti-Scald Valves on Tub/Shower Units  
Wire and Vent for Dryer  
Radon Vent

### Electrical:

Built to the National Electric Code  
200 Amp Service with 40 Spaces  
Copper Wiring Throughout  
Pewter Color Light Fixtures Throughout  
Wired Smoke Detectors with Battery Back-Up  
Two GFCI Protected Exterior Receptacles  
Switched Receptacle in Living Room  
Bisque Color Electrical Switches and Receptacles

### Interior:

Primed, Finished Drywall Throughout, Including All Closets  
8' Flat Ceilings Throughout with Finished Drywall  
25 oz. Carpet Installed  
5.5# Rebond Carpet Pad  
Tack Strip Carpet Installation with Carpet Bars  
No-Wax Vinyl Flooring  
**Pre-hung 32" White 6-Panel Interior Doors (Most Areas)**  
**Lever Handles & Mortised Hinges on All Interior Doors**  
Floor Mount Door Stops (Most Areas)  
Designer-Coordinated Window Treatments  
Hanging Dining Room Chandelier  
Ceiling Light Fixtures in All Bedrooms  
Vinyl Clad Wardrobe Shelving in Closets and Pantries  
Vinyl Foyer Entry  
White Wood Moulding Profiles  
White Window Sills

### Kitchen:

8" Deep 33" x 22" Double Bowl Stainless Steel Sink  
Single Lever Delta Kitchen Faucet with Sprayer  
Soffit Light Over Kitchen Sink (Most Models)  
**Raised-Panel Oak Cabinets with ¾" Solid Oak Face Frames**  
Concealed Cabinet Door Hinges  
Pewter Color Door and Drawer Pulls  
25" Deep Laminate Counter Tops  
Ceramic Backsplash on All Counter Tops  
Metal Drawer Guide System  
Drawer-Over-Door Base Cabinets  
Adjustable Shelving in Overhead Cabinets  
Shelving in All Base Cabinets

### Bisque Kitchen Appliances:

**18 Cubic Foot Two-Door Refrigerator**  
**30" Direct Spark Free Standing Gas Range**  
30" Non-Vented Range Hood with Light

### Baths:

Fixture Color is White  
Vitreous China 1.6 Gallon Water Saver Elongated Toilets  
**36" High Oak Vanity Cabinets with Generous Storage**  
China Sinks with Overflow and Pop-Up Assemblies  
Delta 'SBS' Bath Faucets with Anti-Scald Shower Valve  
Armstrong No-Wax Vinyl Flooring  
Laminate Vanity Tops  
Medicine Cabinets and/or Light with Mirror  
60" One-Piece Fiberglass Tub/Shower Units  
36" or 54" One-Piece Fiberglass Shower Stalls in Glamour Baths  
Fiberglass Soaker Tubs in Glamour Baths as Shown  
Tub Drape at 60" Tub/Shower Units  
Lighted Exhaust Fan in Bath

### 10-Year Warranty

RWC 10-Year Structural Warranty

All representations and descriptions of the Pleasant Valley product are believed to be accurate at the time of publication. Due to continual product improvement and changes in design and material suppliers, we cannot guarantee pricing and exact duplication of every product mentioned herein. Model availability and specifications are subject to change without notice. Your Retailer/Builder is not an agent of Pleasant Valley Modular Homes, Inc. They, as an independent party, are responsible for your purchase contract and for any and all deletions, additions, alterations, or attachments made to or in your home.

Updated 07/2009

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Edgewood-B	RA2-EL-N-0407B	27'-5" x 52'	1,426	18
Edgewood-C	RA2-EL-N-0407C	27'-5" x 52'	1,426	19
Johnstown	RA2-EL26-0408	26'-1" x 52'	1,356	23
Chadsford	RA2-EL-0409	27'-5" x 56'/48'	1,435	20
Providence	RA2-EL-0503	27'-5" x 56'	1,536	1
Richmond	RA2-EL-0504	27'-5" x 56'	1,536	4
Bridgeport	RA2-EL-0506	27'-5" x 56'	1,536	21
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Manchester	RA2-EL-0602	27'-5" x 60'	1,645	5
Rehoboth	RA2-EL-0603	27'-5" x 60'	1,645	19
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Pinehurst	RA2-EL-0605	27'-5" x 60'	1,645	2
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Annapolis	RA2-EL-0702	27'-5" x 64'	1,755	6
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Saratoga	RA2-EL-0705	27'-5" x 64'	1,755	11
Alexandria	RA2-EL-0706	27'-5" x 64'	1,755	8
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Bethesda	RA2-EL-0708	27'-5" x 64'	1,755	7
Lakeport	RA2-EL-0709	27'-5" x 64'	1,755	9
Bradenton	RA2-EL-0710	27'-5" x 64'	1,755	10
Montgomery	RA2-EL-0711	27'-5" x 64'	1,755	9
Melbourne	RA2-EL-0712	27'-5" x 64'	1,755	10
Manhattan	RA2-EL-0801	27'-5" x 68'	1,865	12
Avalon	RA2-EL-0802	27'-5" x 68'	1,865	13
Adirondack	RA2-EL-0804	27'-5" x 68'	1,865	12
Williamsburg	RA2-EL-0807	27'-5" x 68'	1,865	3
Norfolk	RA2-EL-0852	27'-5" x 70'	1,919	14
Portsmouth	RA2-EL-0853	27'-5" x 70'	1,919	14
Arlington	RA2-EL-0854	27'-5" x 70'	1,919	8
Winchester	RA2-EL-0855	27'-5" x 70'	1,919	11
Roanoke	RA2-EL-0901	27'-5" x 72'	1,948	3
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Note: For a full selection of Elmington ranch floor plans, please visit our website at [www.pvmhi.com](http://www.pvmhi.com).

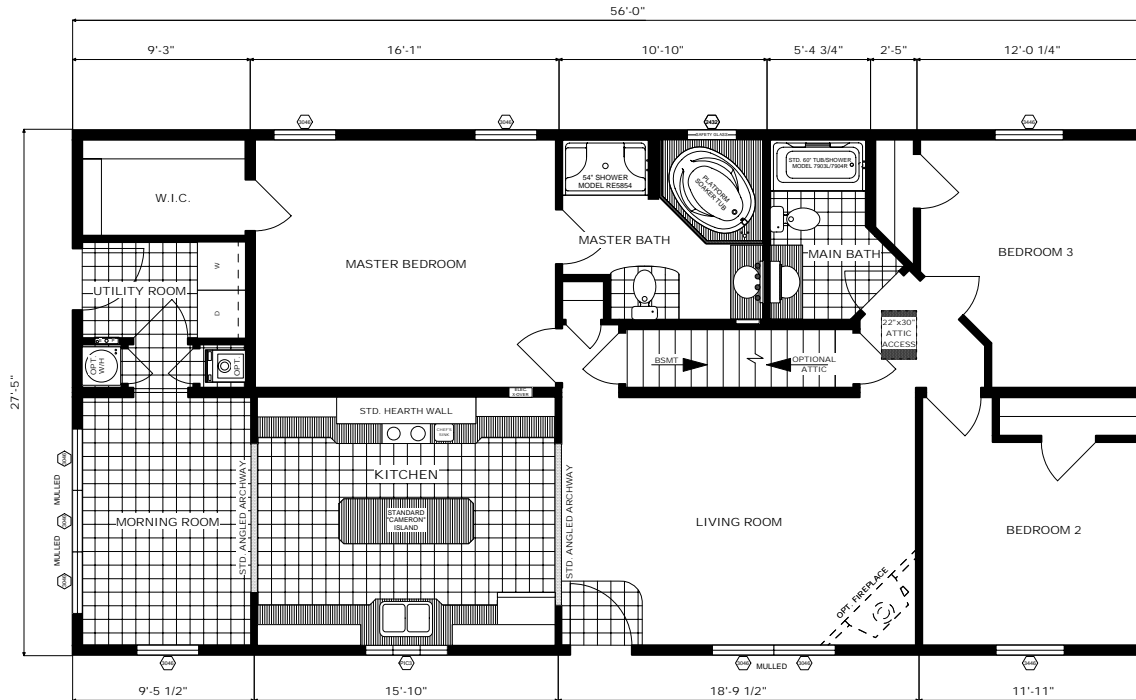
# The Providence

Featuring the "Hearth Wall" Kitchen

Floor Plan: RA2-EL-0503

Size: 27'-5" x 56'

Sq. Ft.: Appx. 1,536



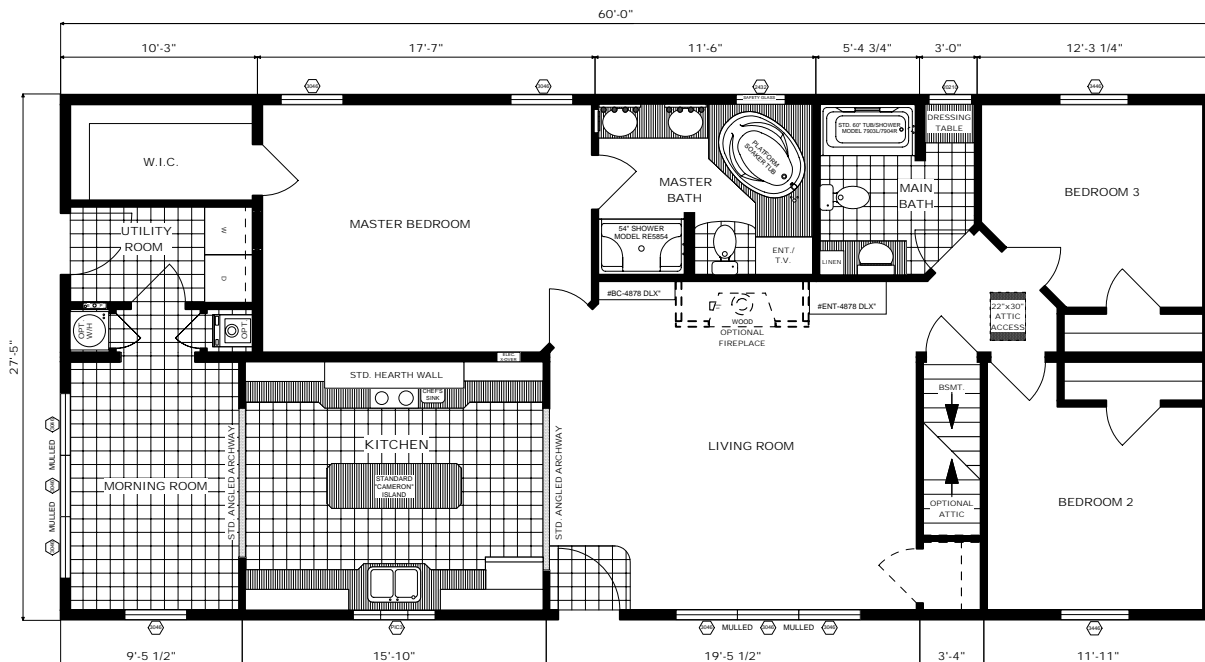
# The Bethany

Featuring the "Hearth Wall" Kitchen

Floor Plan: RA2-EL-0604

Size: 27'-5" x 60'

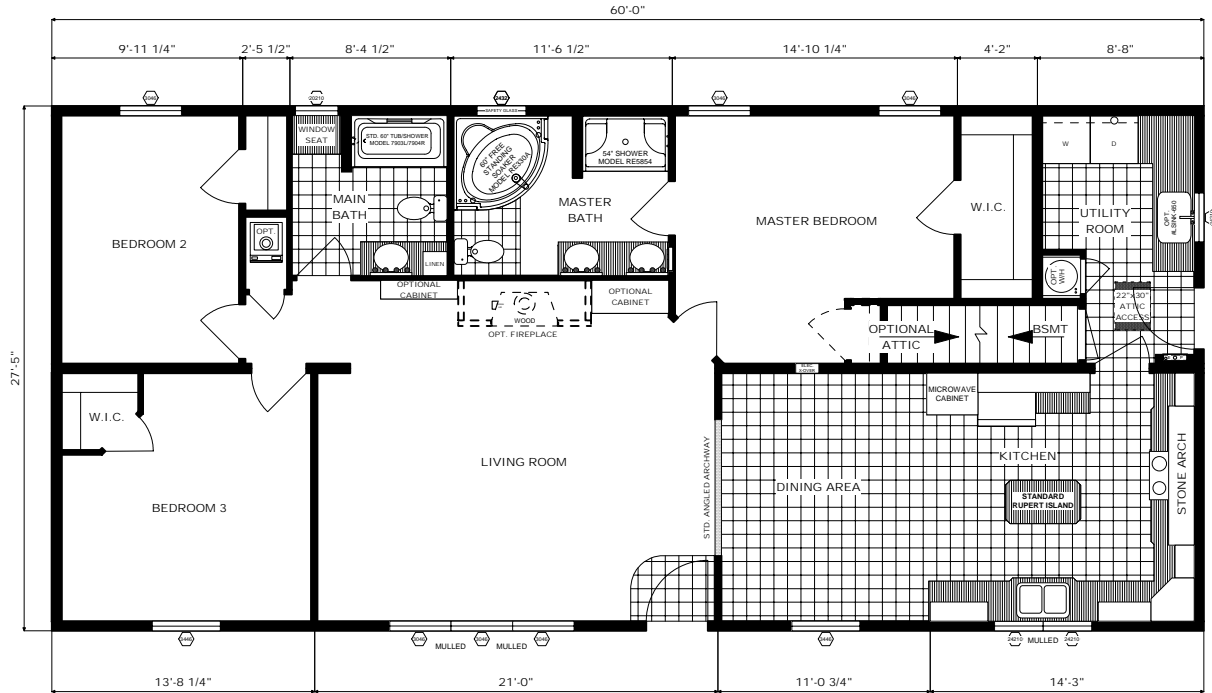
Sq. Ft.: Appx. 1,645



# The Pinehurst

Featuring the "Olde English Stone Arch" Kitchen

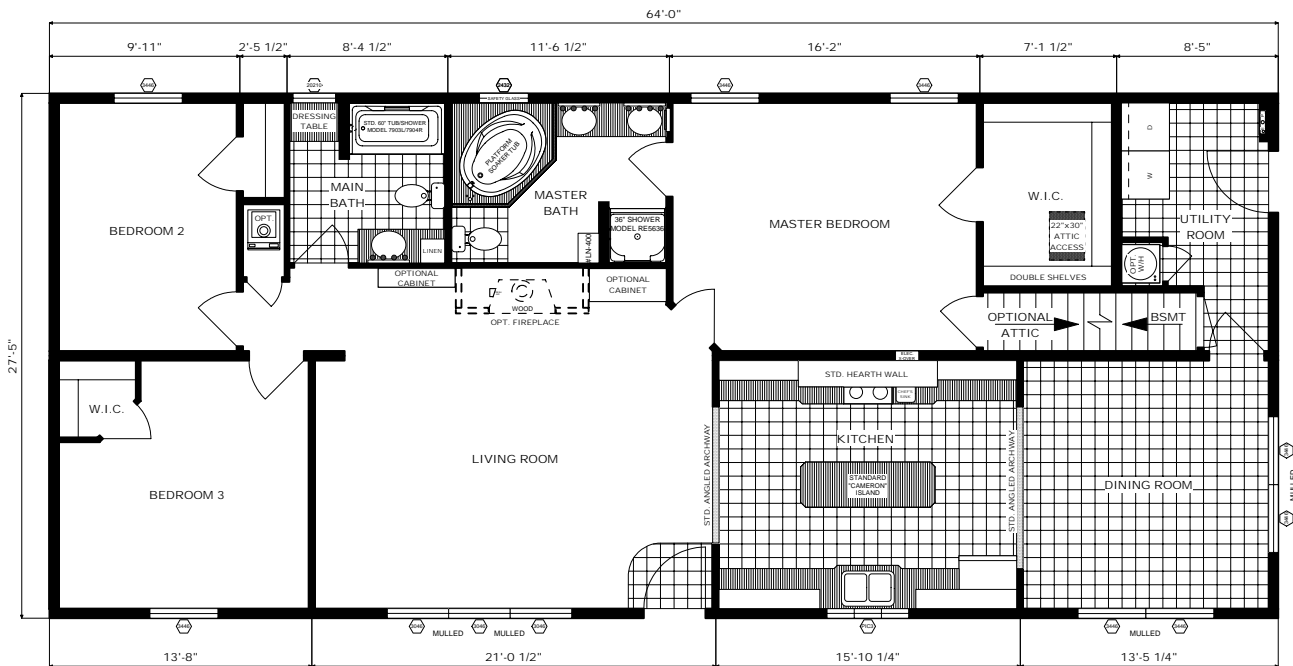
Floor Plan: RA2-EL-0605  
 Size: 27'-5" x 60'  
 Sq. Ft.: Appx. 1,645



# The Chesapeake

Featuring the "Hearth Wall" Kitchen

Floor Plan: RA2-EL-0701  
 Size: 27'-5" x 64'  
 Sq. Ft.: Appx. 1,755



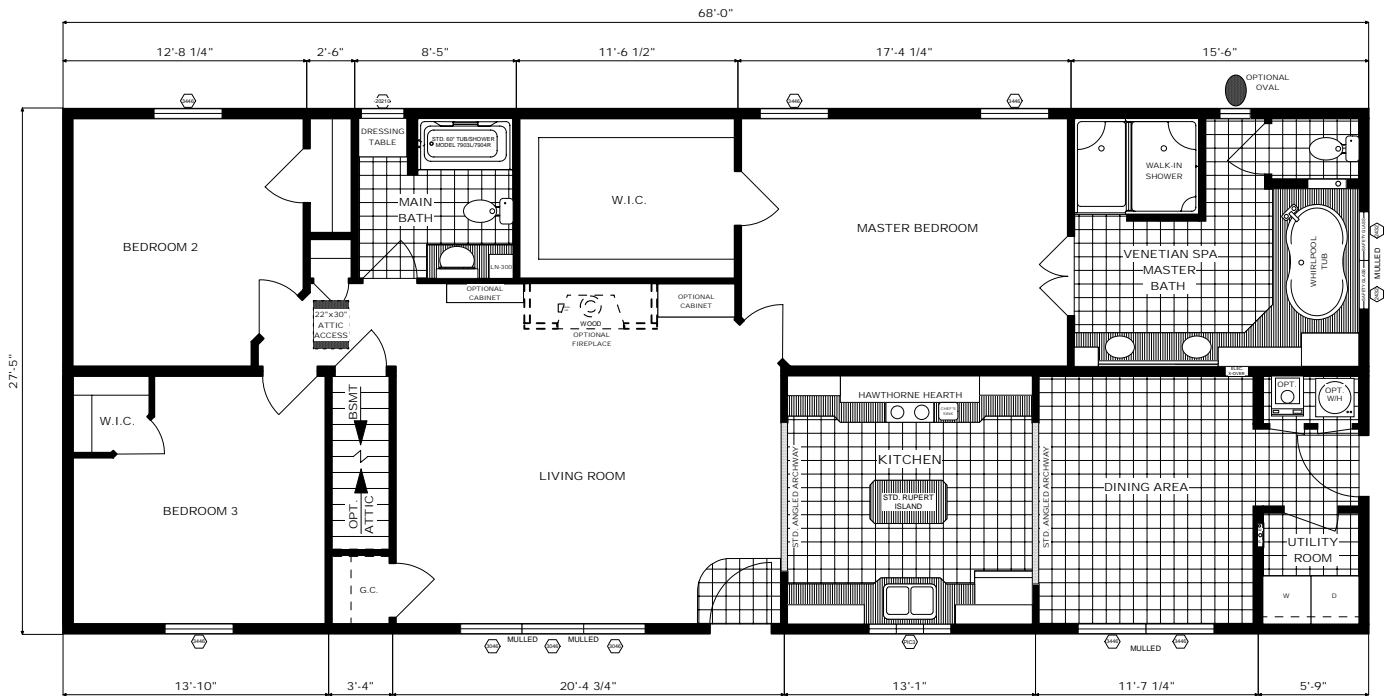
# The Williamsburg

Floor Plan: RA2-EL-0807

Size: 27'-5" x 68'

Sq. Ft.: Appx. 1,865

Featuring the "Hawthorne" Hearth Wall Kitchen & the "Venetian Spa" Master Bath



THIS HOME SHOWN IN RENDERING ON FRONT COVER WITH STRUCTURAL BUMP-OUT AND 8/12 STORAGE ROOF.

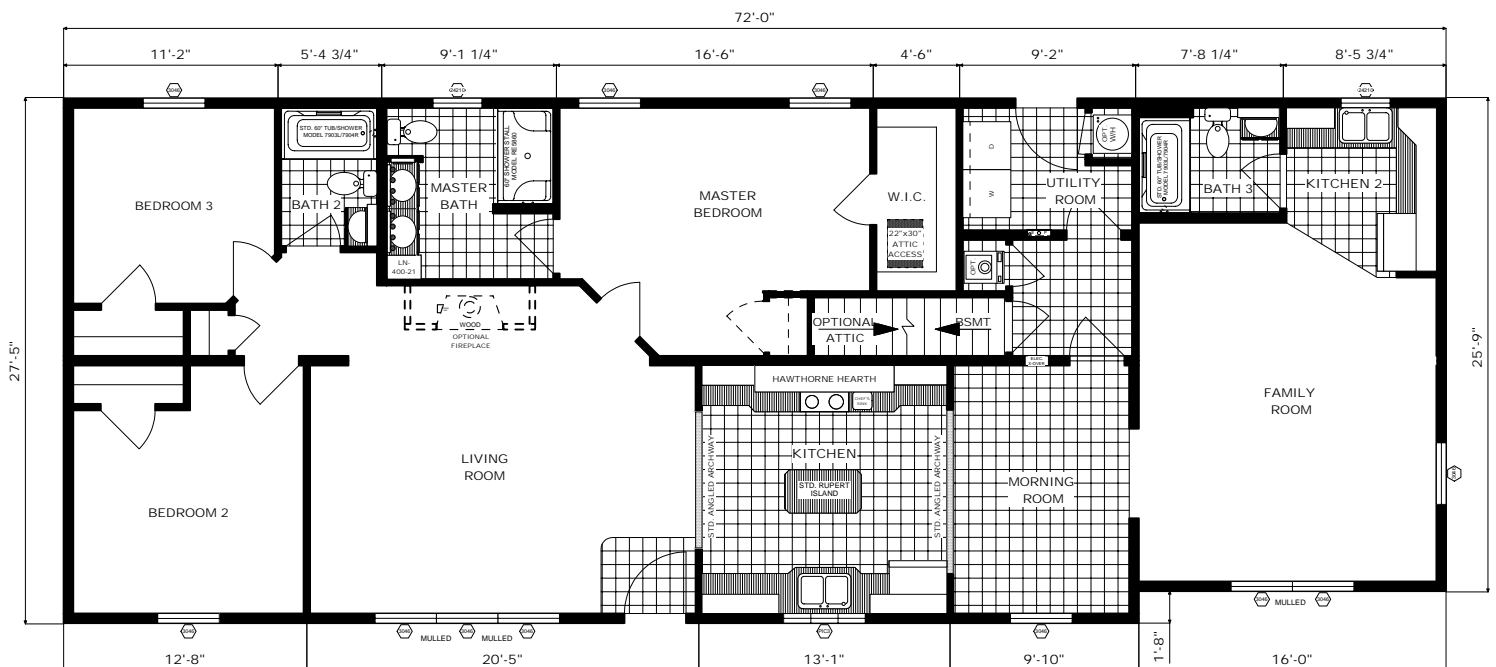
# The Roanoke

Floor Plan: RA2-EL-0901

Size: 27'-5" x 72'

Sq. Ft.: Appx. 1,948

Featuring the "Hawthorne" Hearth Wall Kitchen





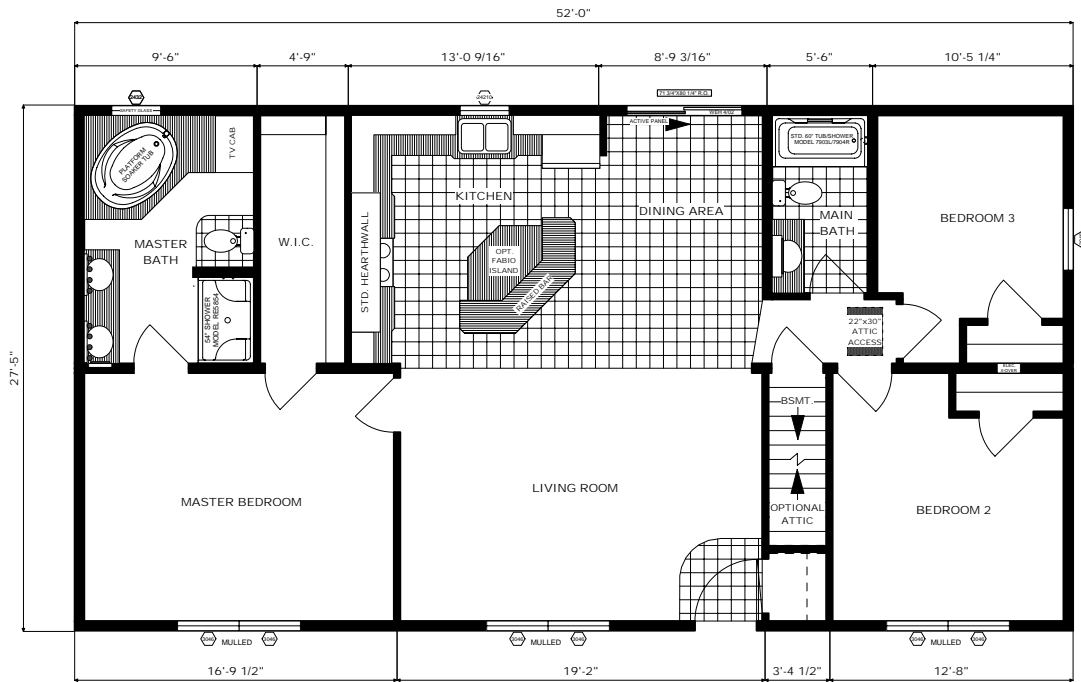
# The Brunswick

Featuring the "Napoli Fireside" Hearth Wall Kitchen

Floor Plan: RA2-EL-0403

Size: 27'-5" x 52'

Sq. Ft.: Appx. 1,426



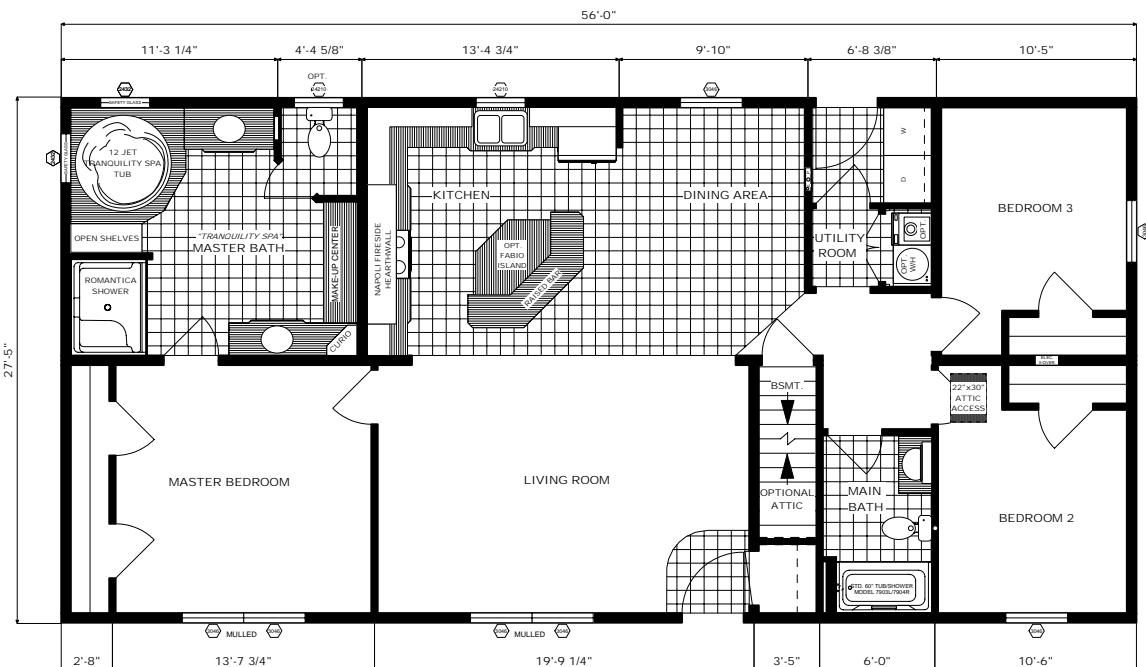
# The Richmond

Featuring the "Napoli Fireside" Hearth Wall Kitchen  
& the "Tranquility Spa" Master Bath

Floor Plan: RA2-EL-0504

Size: 27'-5" x 56'

Sq. Ft.: Appx. 1,536



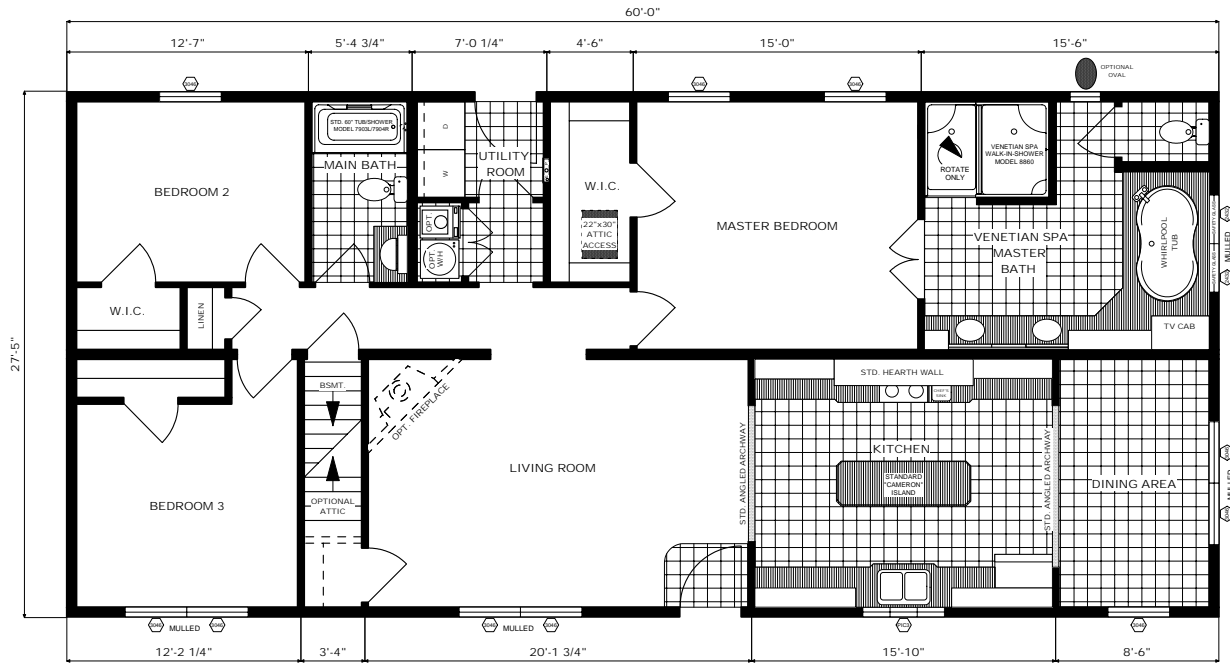
# The Augusta

Floor Plan: RA2-EL-0601

Size: 27'-5" x 60'

Sq. Ft.: Appx. 1,645

Featuring the "Hearth Wall" Kitchen & the "Venetian Spa" Master Bath



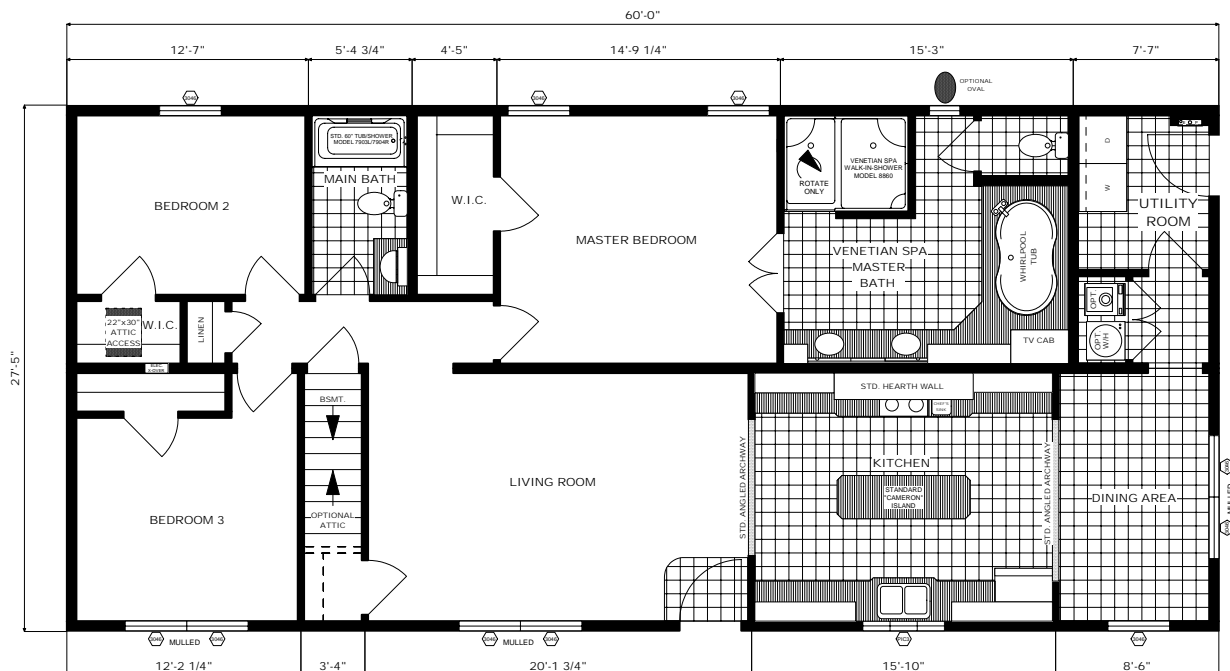
# The Manchester

Floor Plan: RA2-EL-0602

Size: 27'-5" x 60'

Sq. Ft.: Appx. 1,645

Featuring the "Hearth Wall" Kitchen & the "Venetian Spa" Master Bath





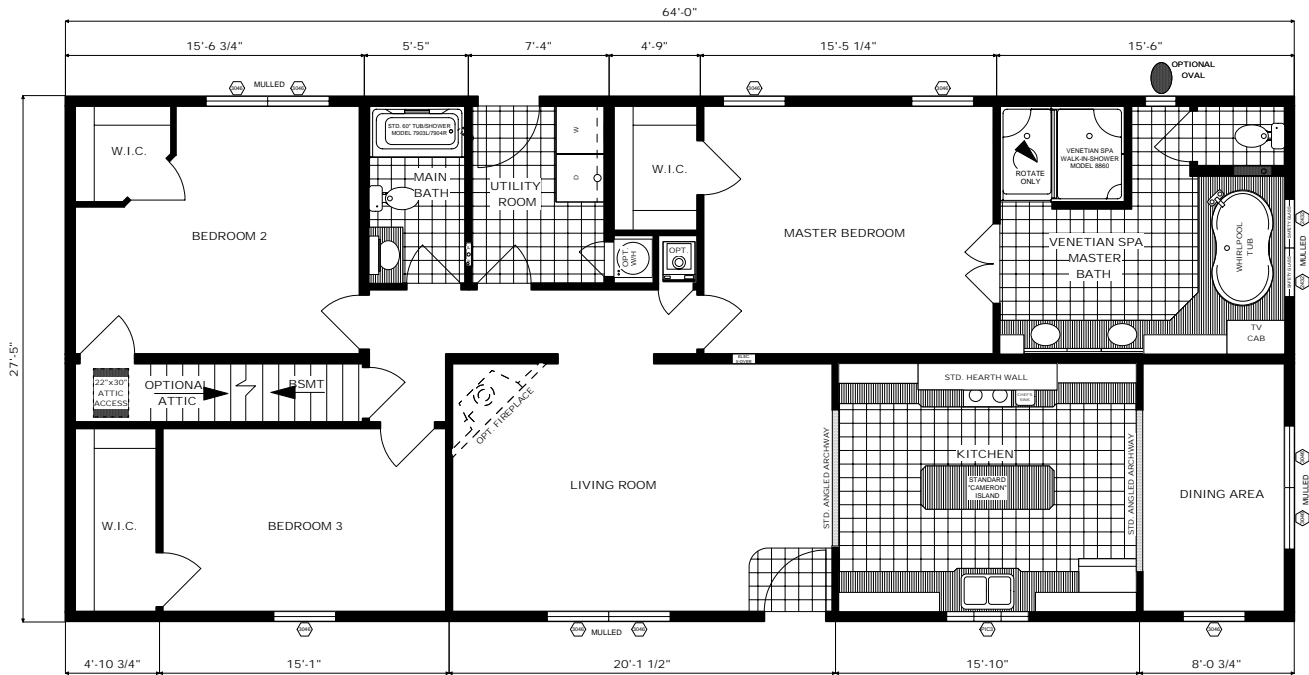
# The Annapolis

Floor Plan: RA2-EL-0702

Size: 27'-5" x 64'

Sq. Ft.: Appx. 1,755

Featuring the "Hearth Wall" Kitchen & the "Venetian Spa" Master Bath



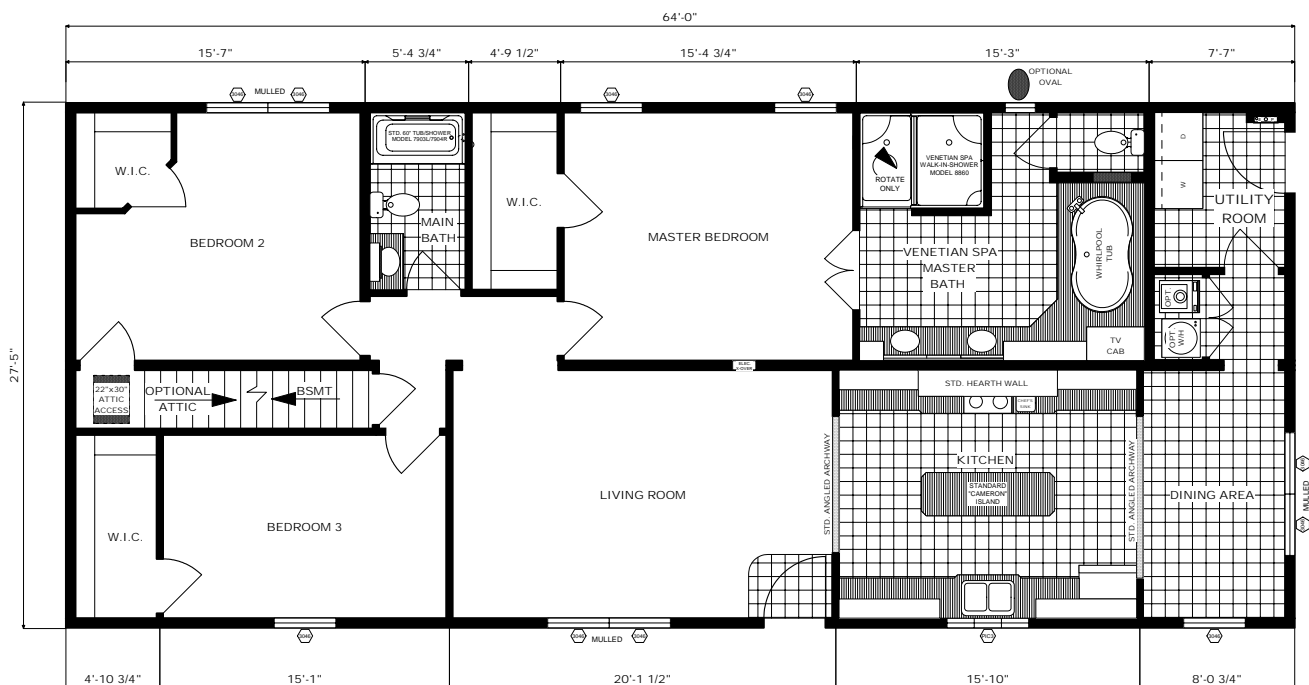
# The Wilmington

Floor Plan: RA2-EL-0707

Size: 27'-5" x 64'

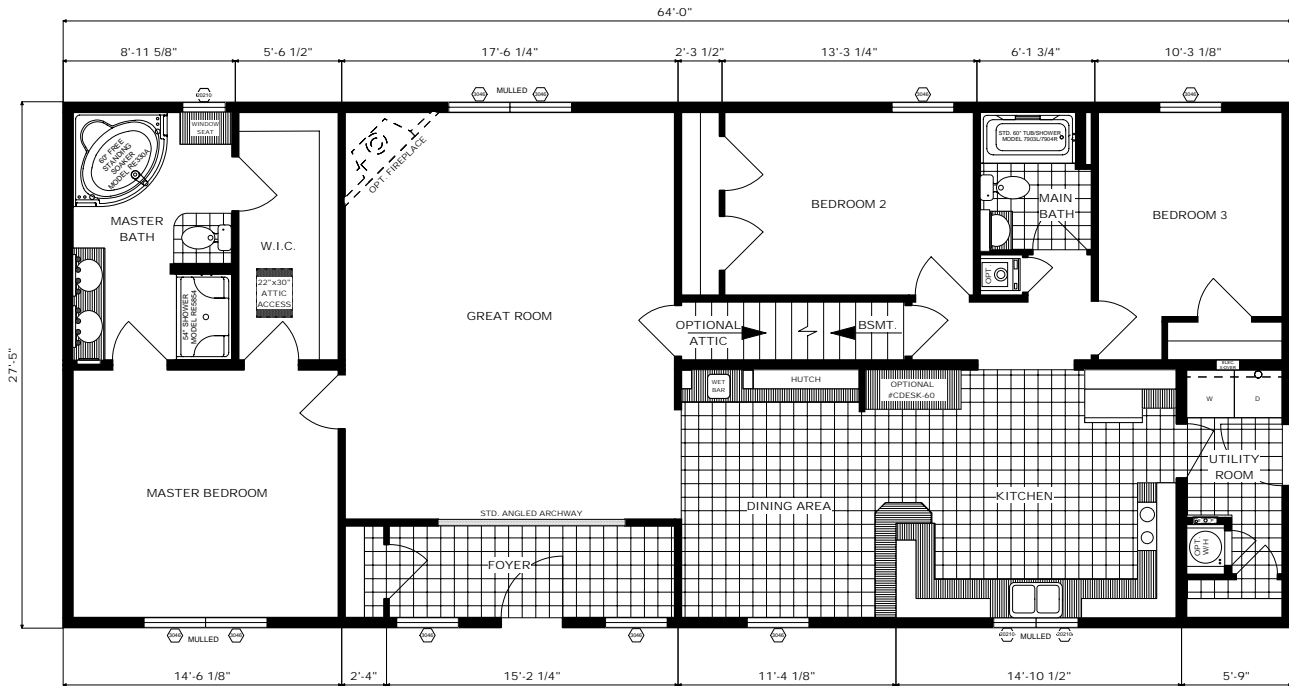
Sq. Ft.: Appx. 1,755

Featuring the "Hearth Wall" Kitchen & the "Venetian Spa" Master Bath



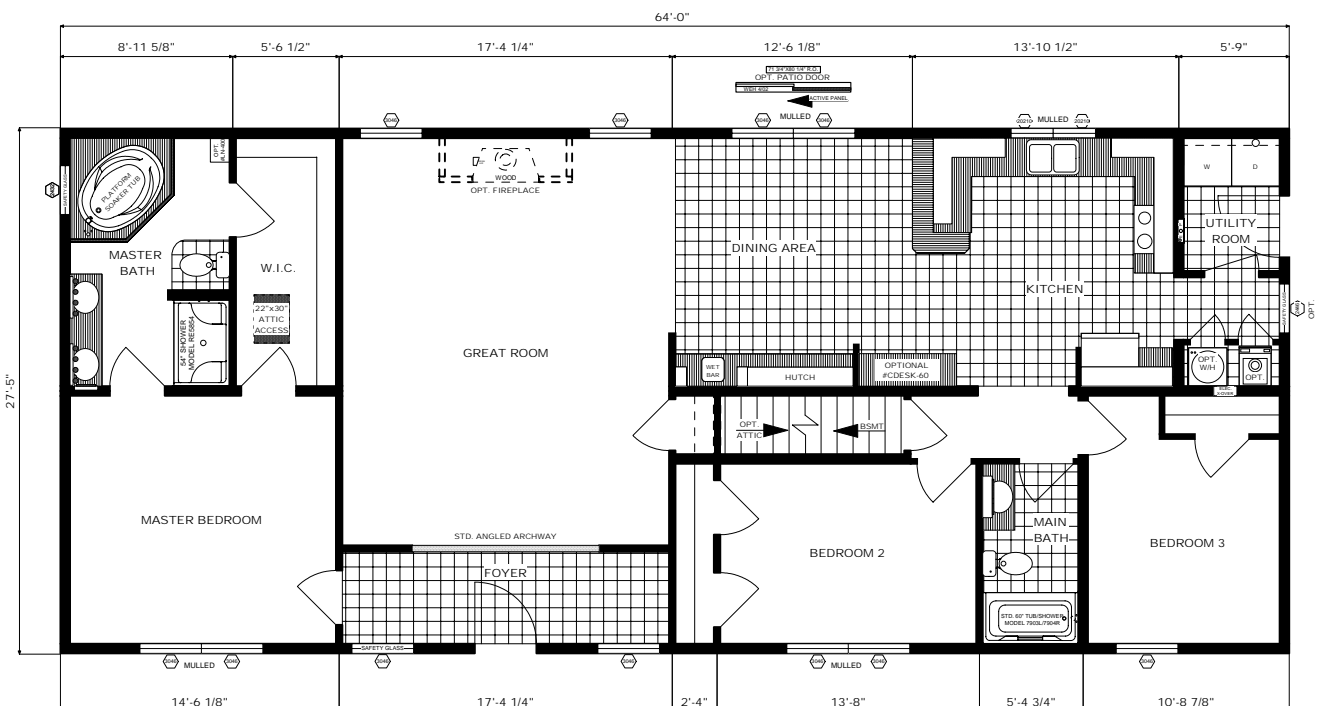
# The Washington

Floor Plan: RA2-EL-0703  
 Size: 27'-5" x 64'  
 Sq. Ft.: Appx. 1,755



# The Bethesda

Floor Plan: RA2-EL-0708  
 Size: 27'-5" x 64'  
 Sq. Ft.: Appx. 1,755



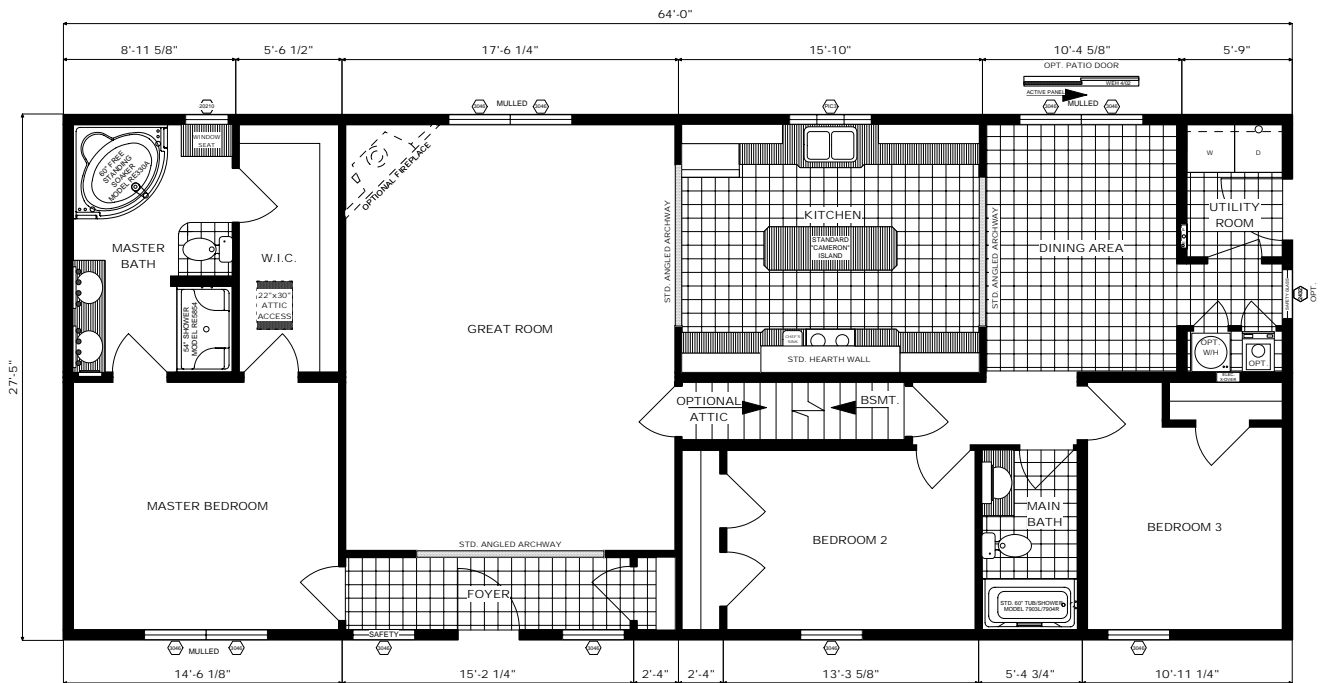
# The Alexandria

Floor Plan: RA2-EL-0706

Size: 27'-5" x 64'

Sq. Ft.: Appx. 1,755

Featuring the "Hearth Wall" Kitchen



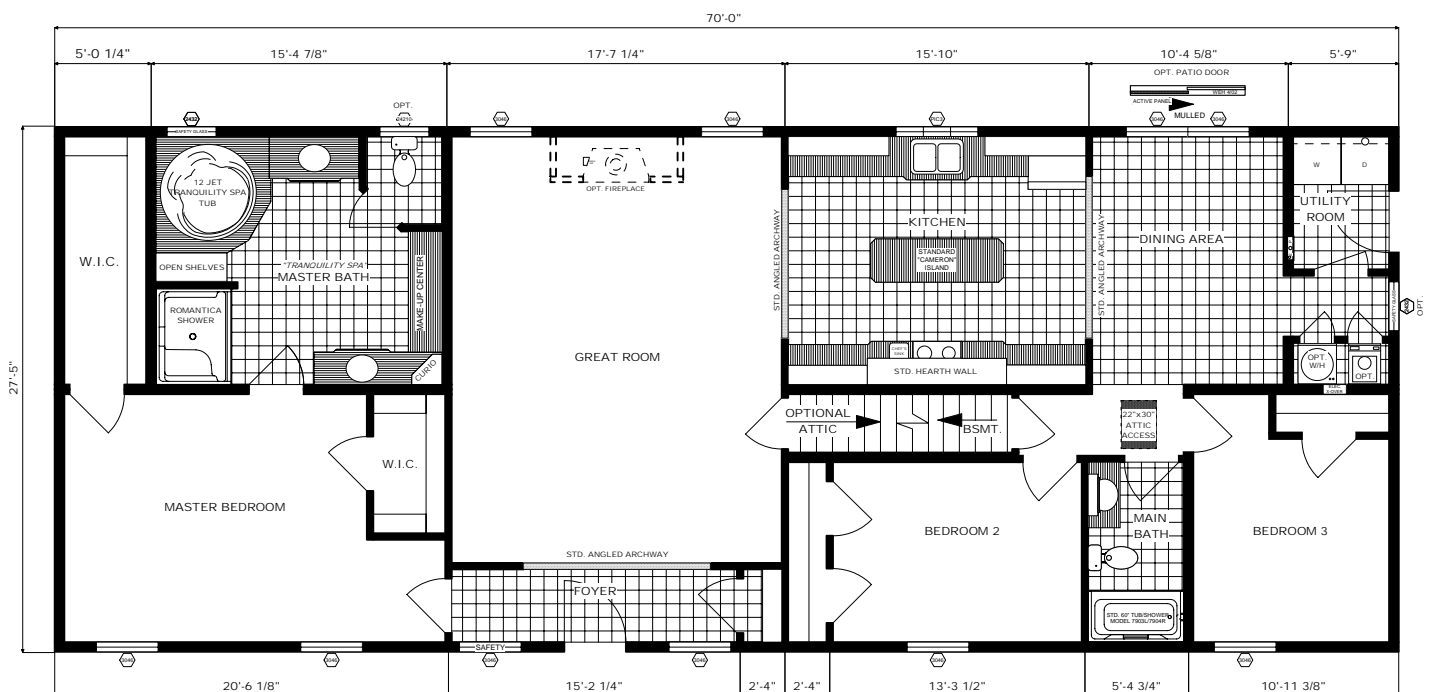
# The Arlington

Floor Plan: RA2-EL-0854

Size: 27'-5" x 70'

Sq. Ft.: Appx. 1,919

Featuring the "Hearth Wall" Kitchen & the "Tranquility Spa" Master Bath



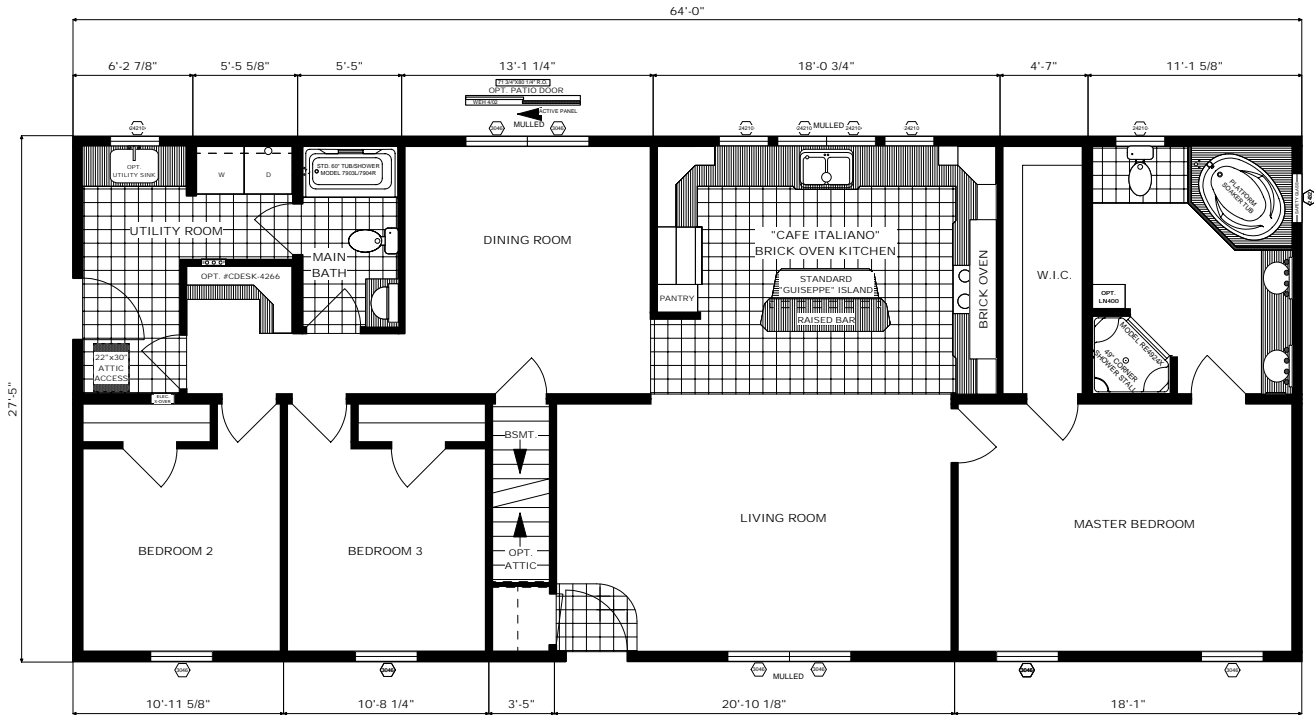
# The Lakeport

Featuring the "Cafe Italiano" Style Brick Oven Kitchen

Floor Plan: RA2-EL-0709

Size: 27'-5" x 64'

Sq. Ft.: Appx. 1,755



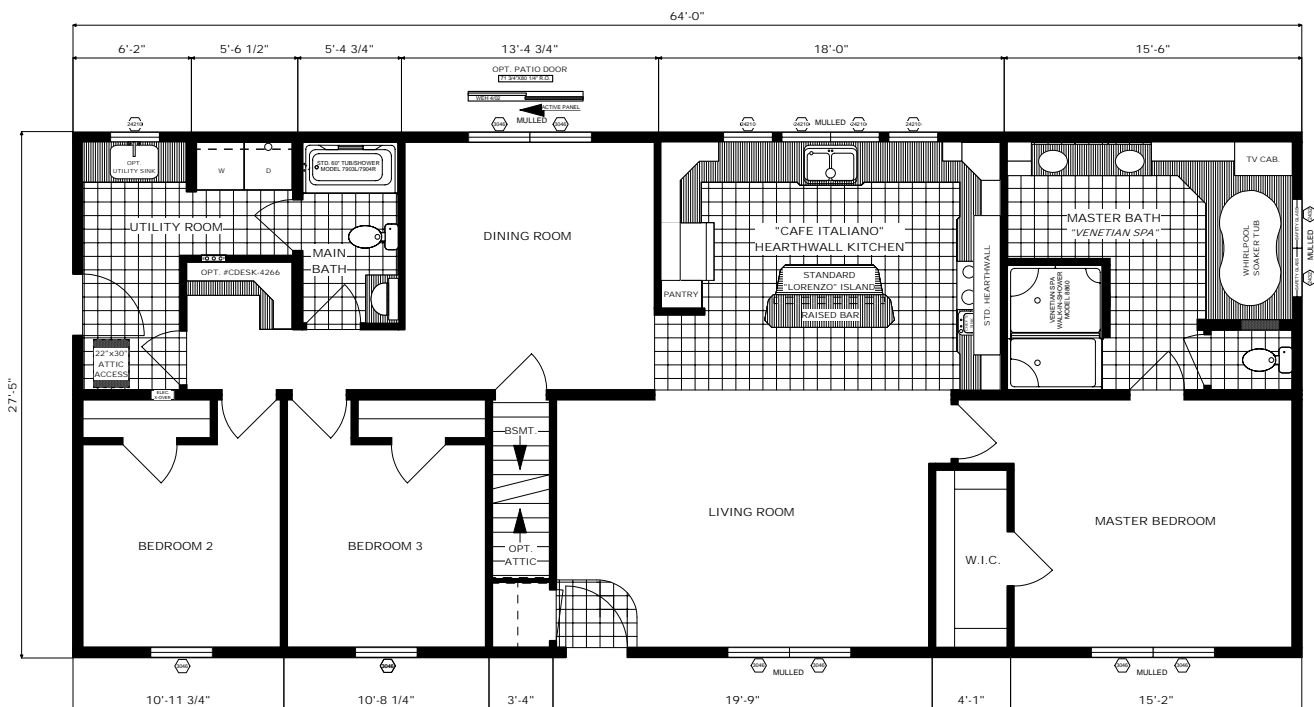
# The Montgomery

Featuring the "Cafe Italiano" Style Hearth Oven Kitchen & the "Venetian Spa" Master Bath

Floor Plan: RA2-EL-0711

Size: 27'-5" x 64'

Sq. Ft.: Appx. 1,755



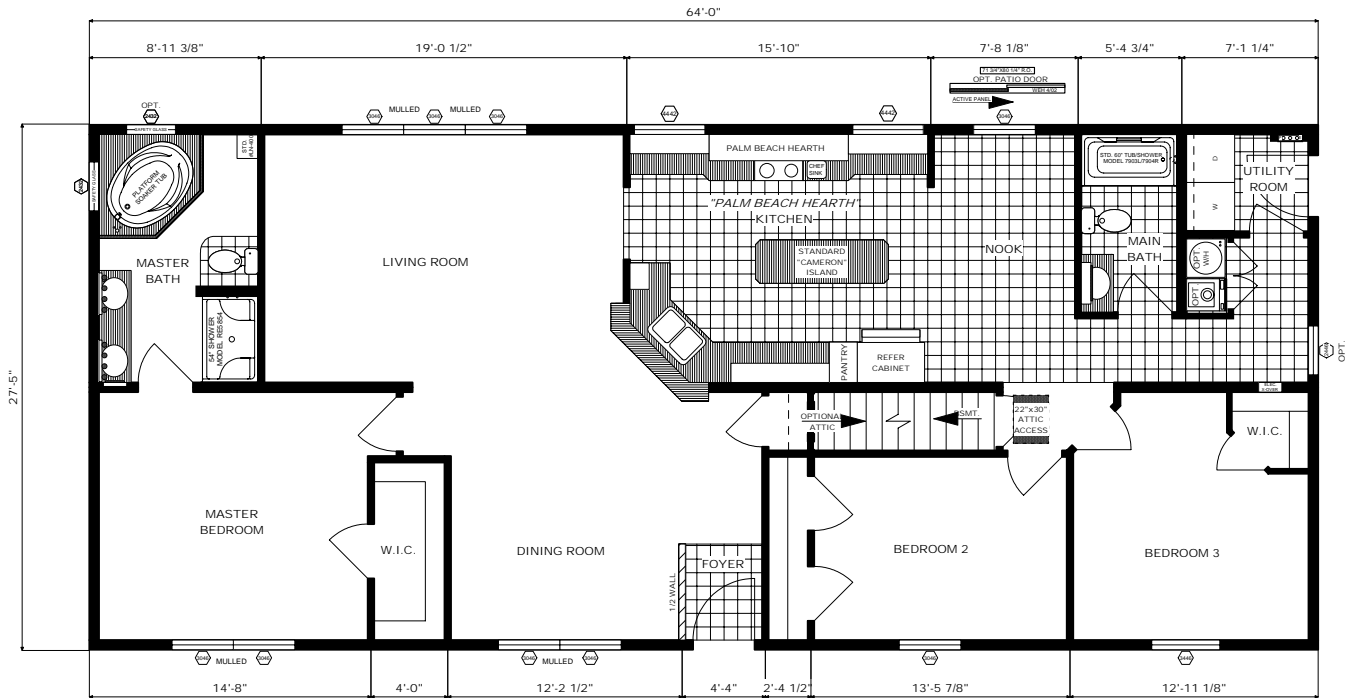
# The Bradenton

Featuring the "Palm Beach" Hearth Wall Kitchen

Floor Plan: RA2-EL-0710

Size: 27'-5" x 64'

Sq. Ft.: Appx. 1,755



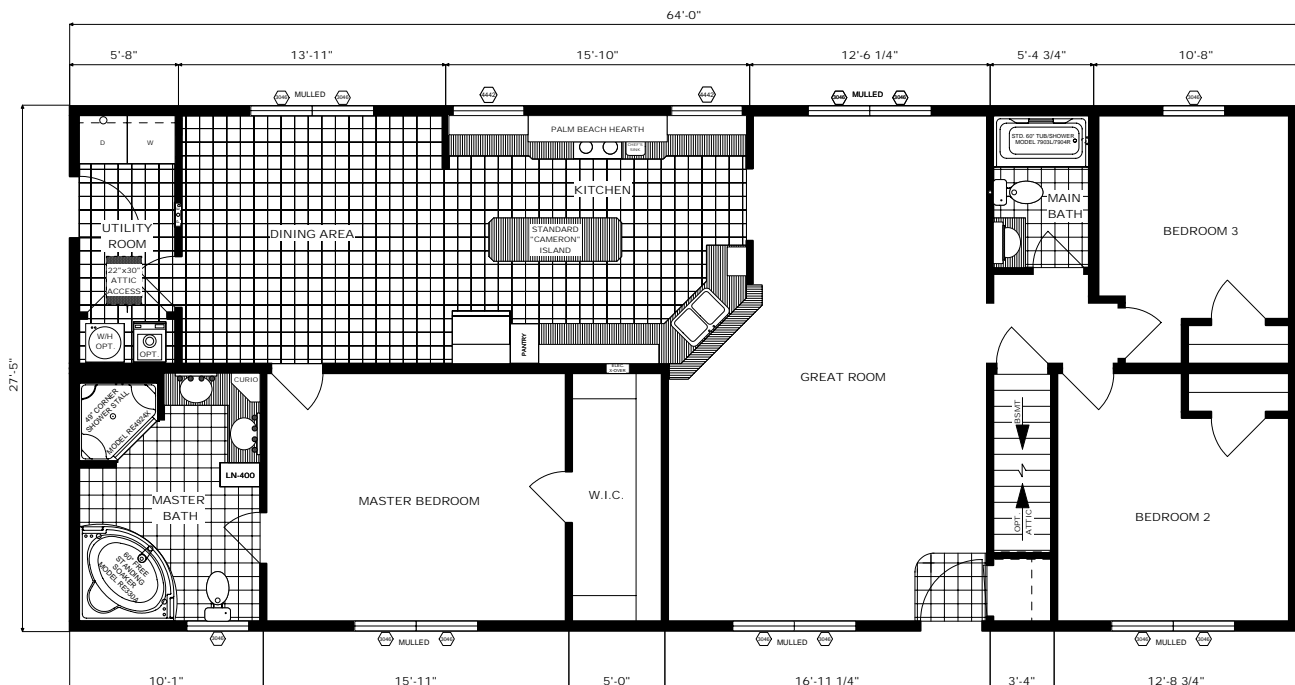
# The Melbourne

Featuring the "Palm Beach" Hearth Wall Kitchen

Floor Plan: RA2-EL-0712

Size: 27'-5" x 64'

Sq. Ft.: Appx. 1,755



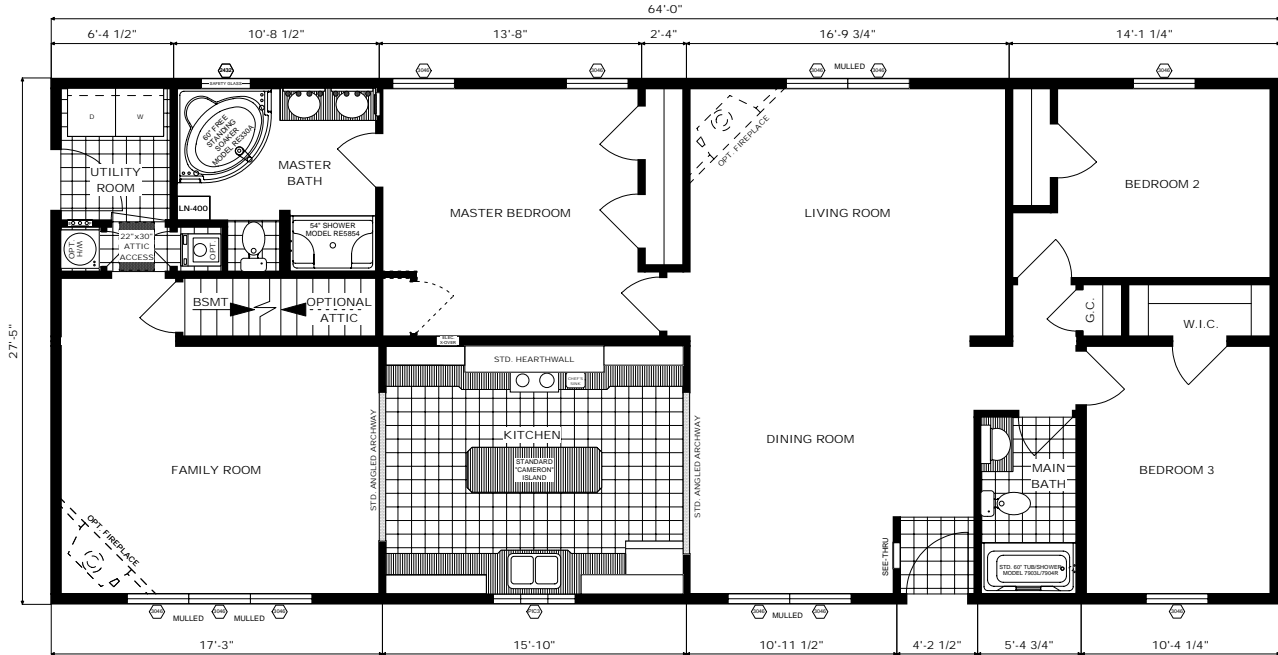
# The Saratoga

Featuring the "Hearth Wall" Kitchen

Floor Plan: RA2-EL-0705

Size: 27'-5" x 64'

Sq. Ft.: Appx. 1,755



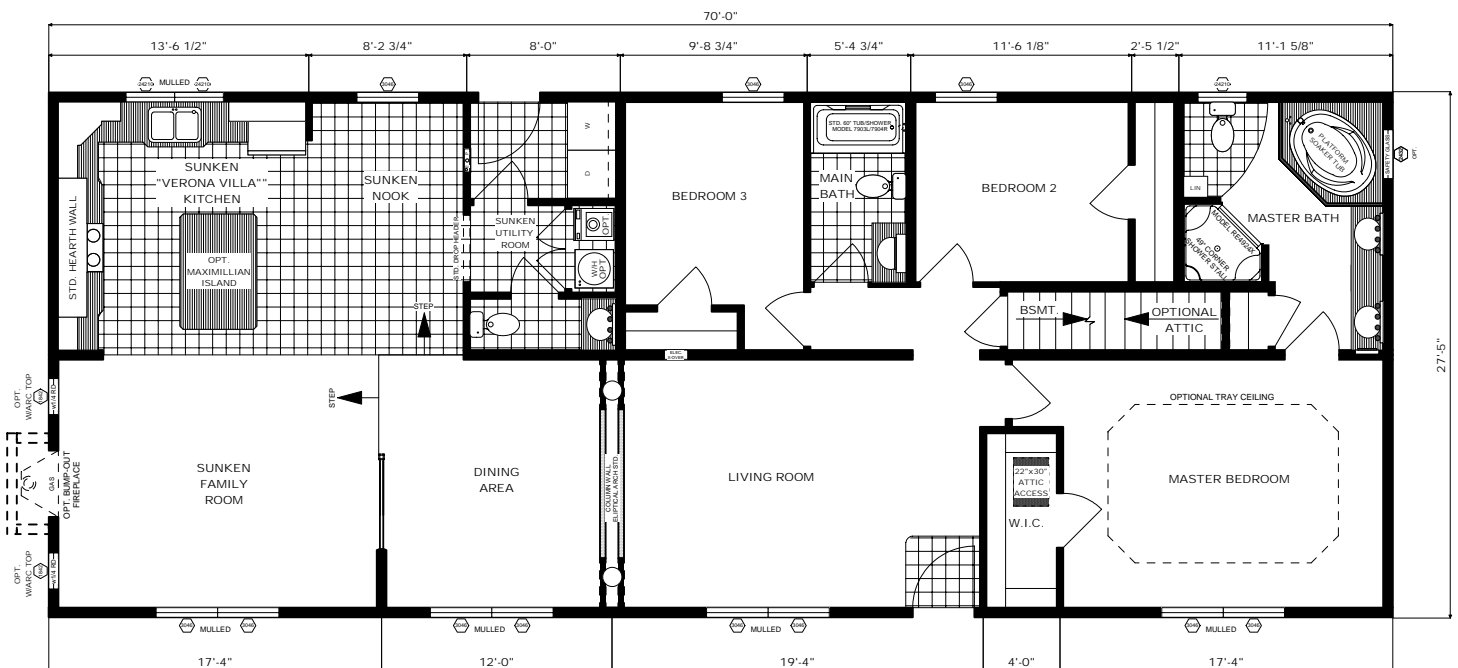
# The Winchester

Featuring the "Verona Villa" Hearth Wall Kitchen

Floor Plan: RA2-EL-0855

Size: 27'-5" x 70'

Sq. Ft.: Appx. 1,919



HOME IS AVAILABLE WITHOUT STEP-DOWN FEATURE.

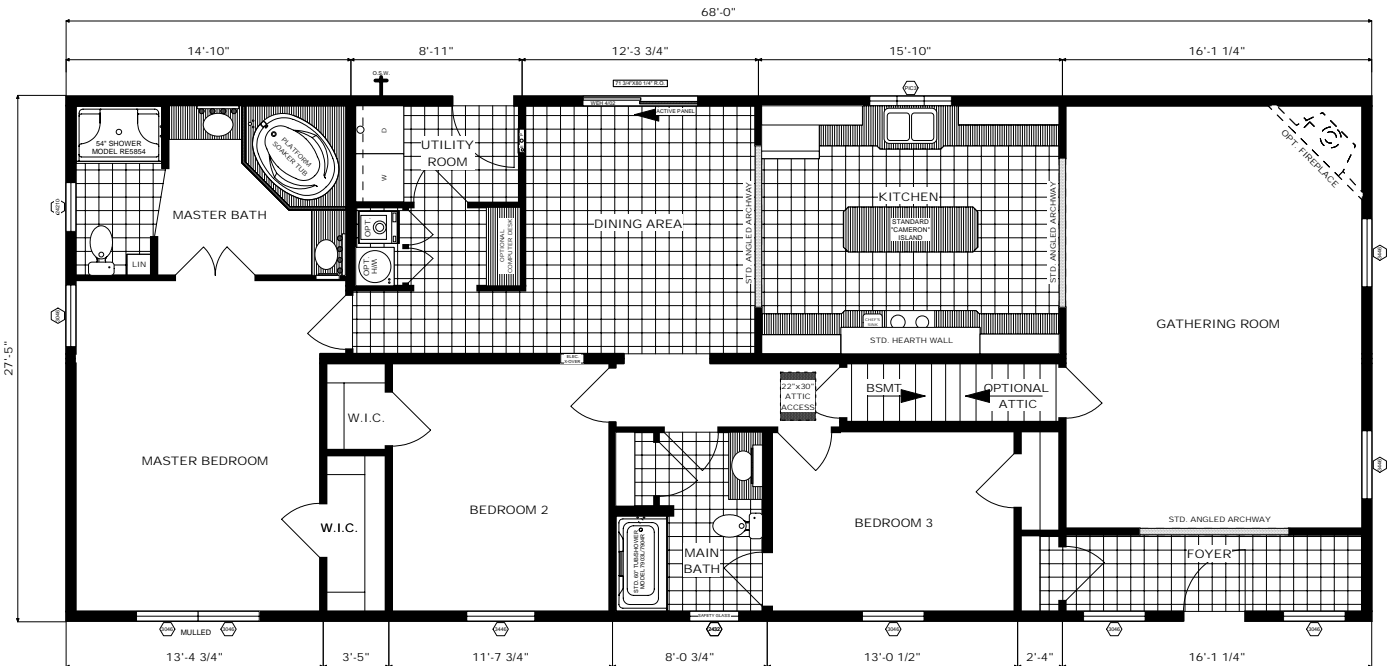
# The Manhattan

Featuring the "Hearth Wall" Kitchen

Floor Plan: RA2-EL-0801

Size: 27'-5" x 68'

Sq. Ft.: Appx. 1,865



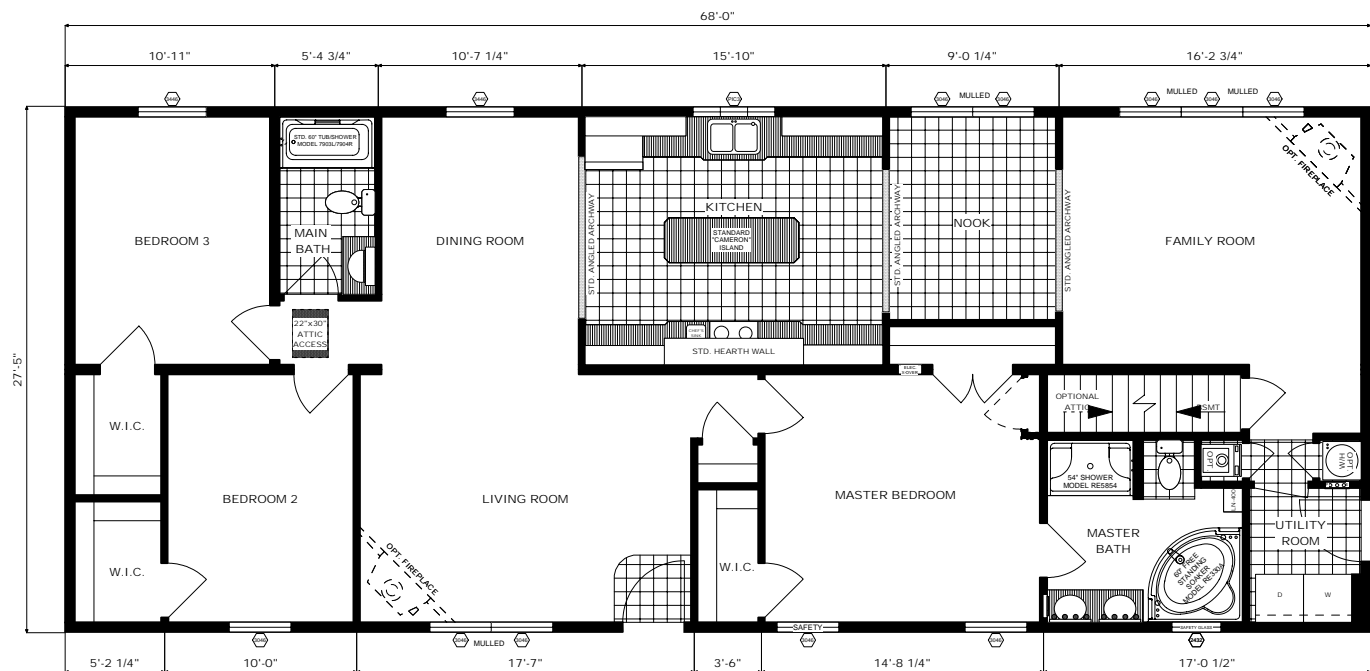
# The Adirondack

Featuring the "Hearth Wall" Kitchen

Floor Plan: RA2-EL-0804

Size: 27'-5" x 68'

Sq. Ft.: Appx. 1,865





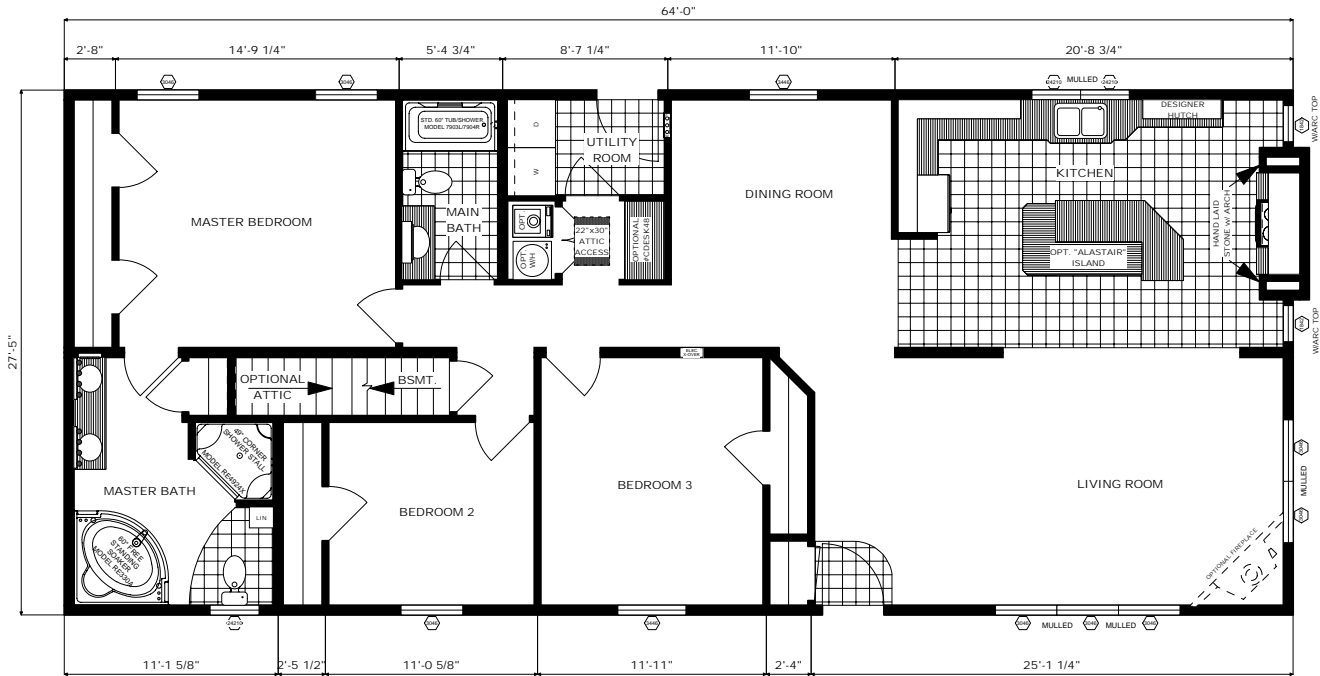
# The Bar Harbor

Floor Plan: RA2-EL-0704

Size: 27'-5" x 64'

Sq. Ft.: Appx. 1,755

Featuring the "Stone Chimney" Kitchen



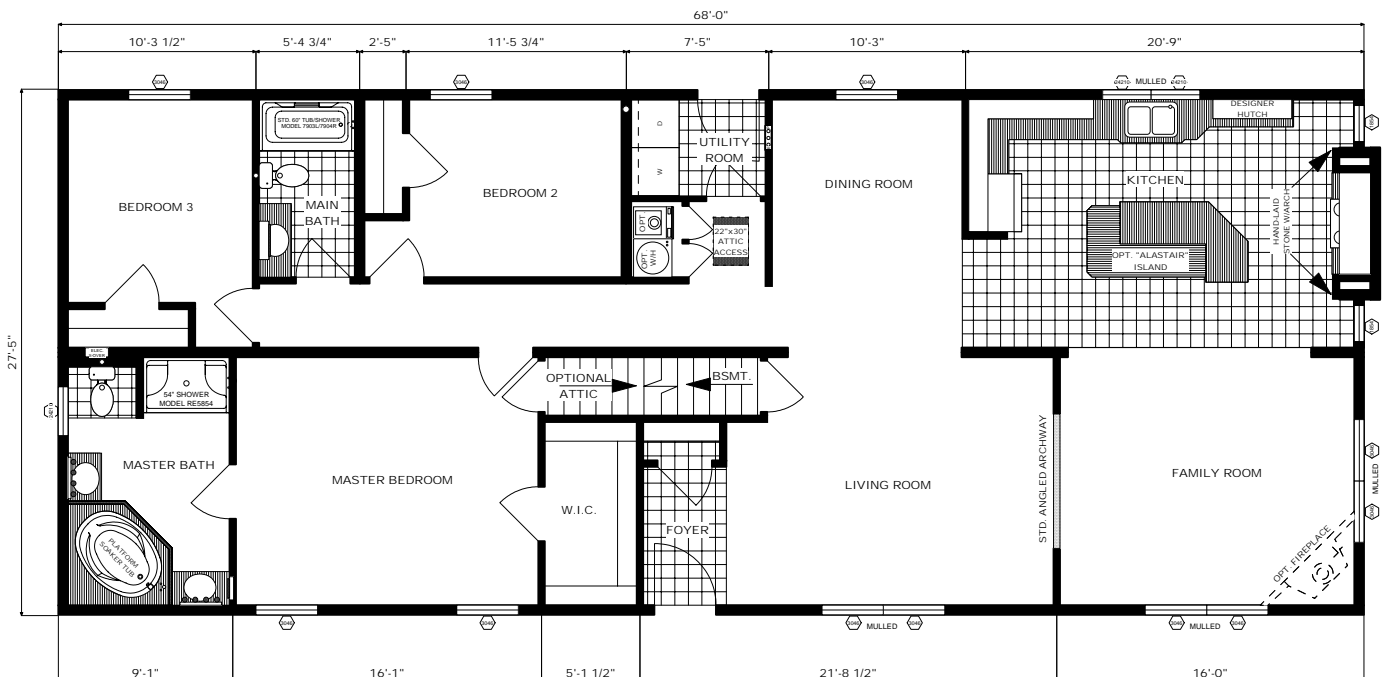
# The Avalon

Floor Plan: RA2-EL-0802

Size: 27'-5" x 68'

Sq. Ft.: Appx. 1,865

Featuring the "Stone Chimney" Kitchen



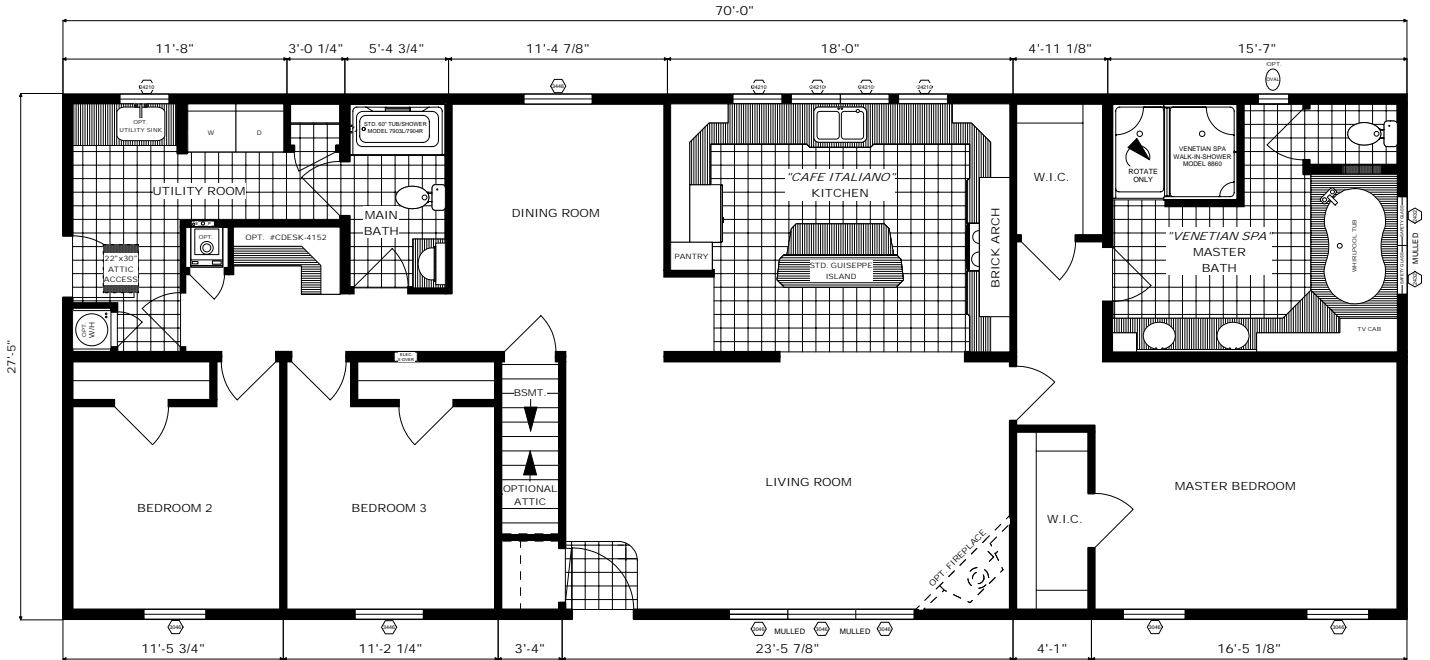
# The Norfolk

Floor Plan: RA2-EL-0852

Size: 27'-5" x 70'

Sq. Ft.: Appx. 1,919

Featuring the "Cafe Italiano" Style Brick Oven Kitchen & the "Venetian Spa" Master Bath



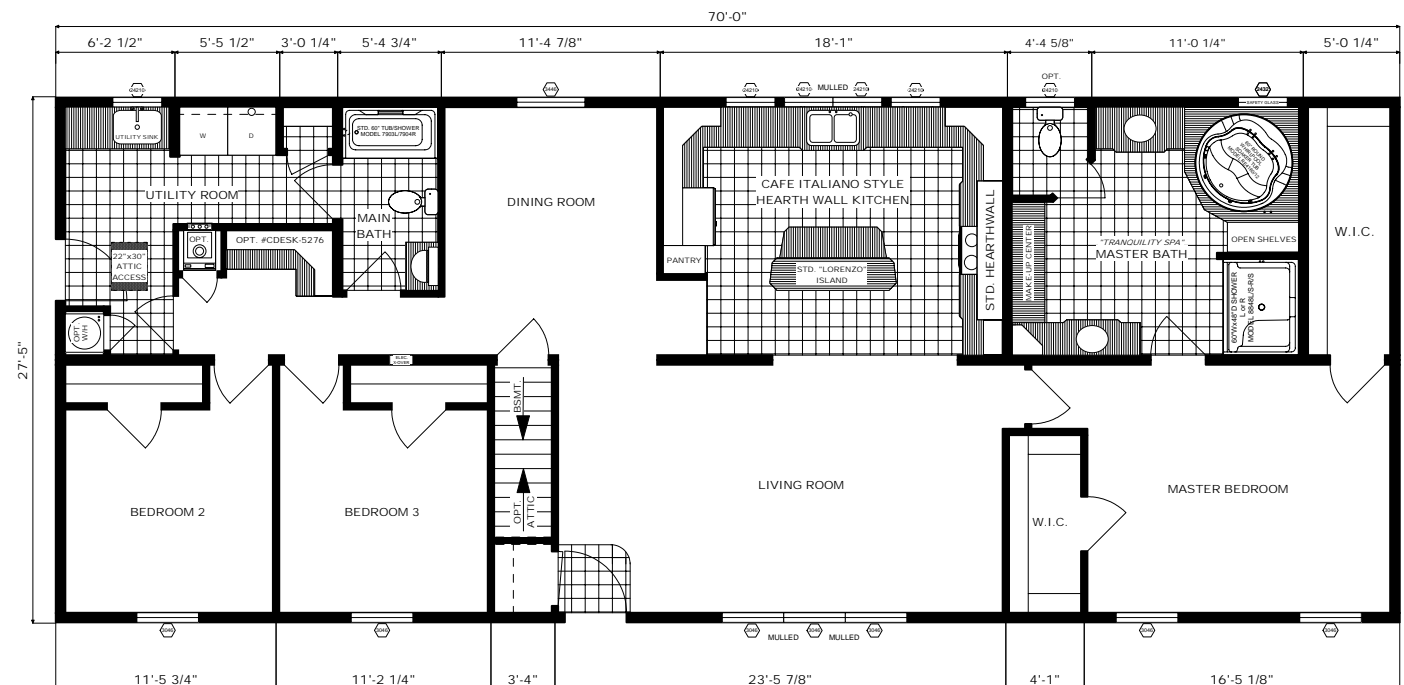
# The Portsmouth

Floor Plan: RA2-EL-0853

Size: 27'-5" x 70'

Sq. Ft.: Appx. 1,919

Featuring the "Cafe Italiano" Style Hearth Wall Kitchen & the "Tranquility Spa" Master Bath



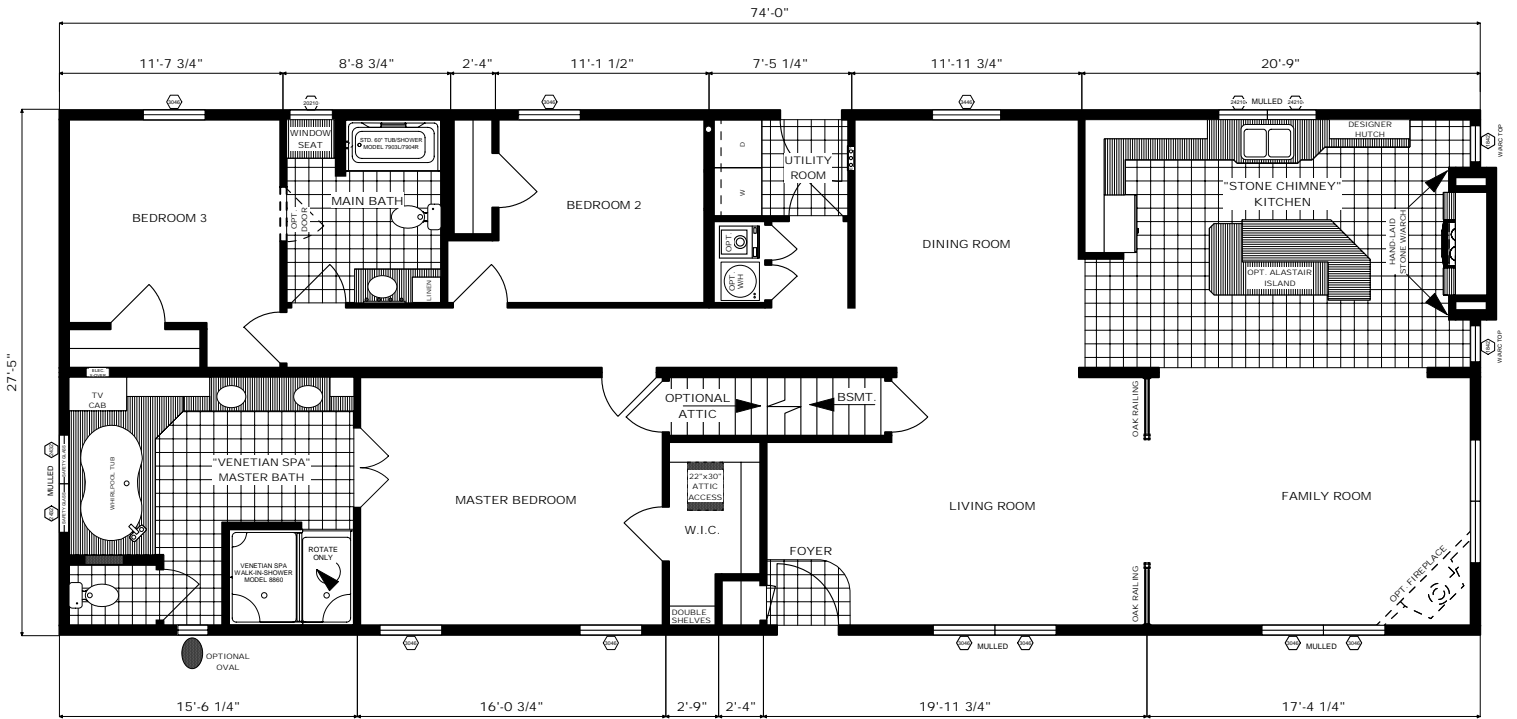
# The El Dorado

Floor Plan: RA2-EL-0951

Size: 27'-5" x 74'

Sq. Ft.: Appx. 2,029

Featuring the "Stone Chimney" Kitchen & the "Venetian Spa" Master Bath



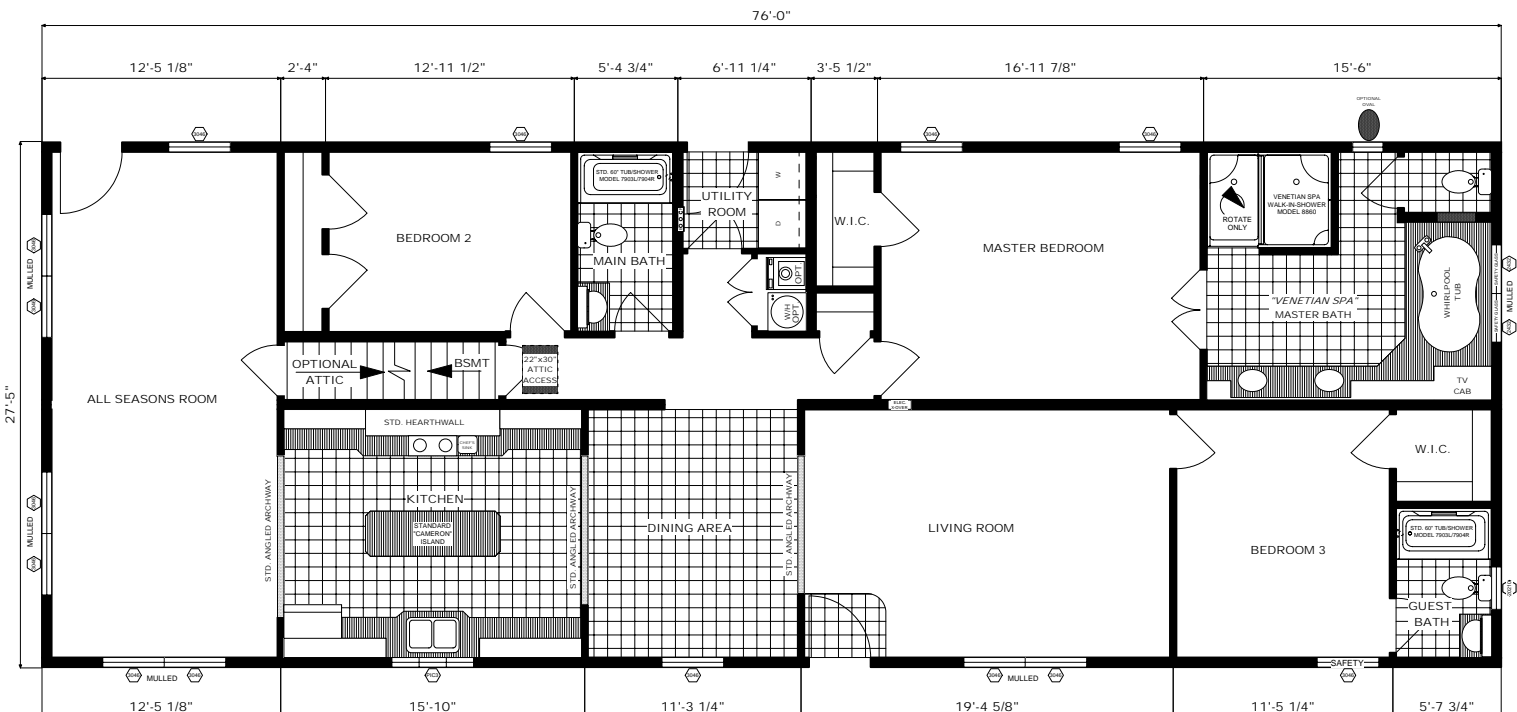
# The Hampton

Floor Plan: RA2-EL-0976

Size: 27'-5" x 76'

Sq. Ft.: Appx. 2,084

Featuring the "Hearth Wall" Kitchen & the "Venetian Spa" Master Bath



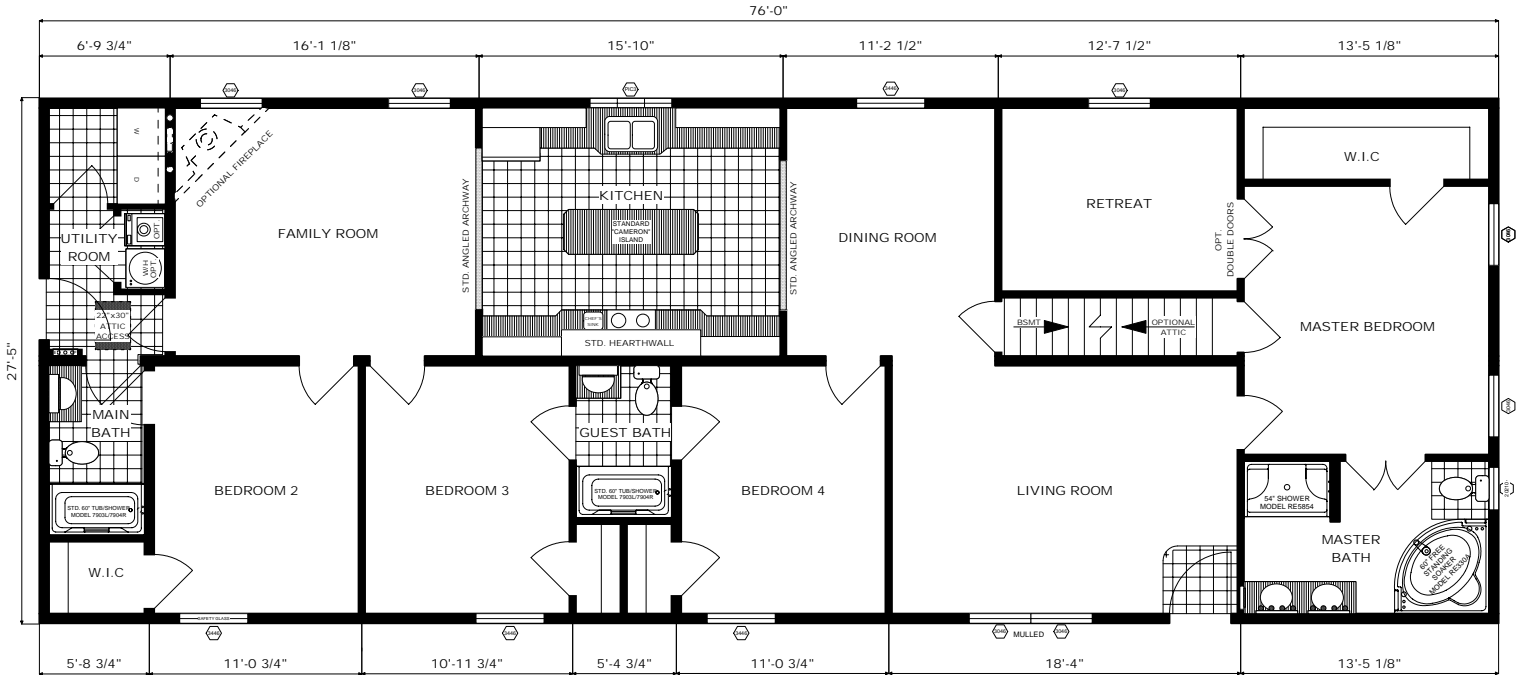
# The Rochester

Floor Plan: RA2-EL-0978

Size: 27'-5" x 76'

Sq. Ft.: Appx. 2,084

Featuring the "Hearth Wall" Kitchen



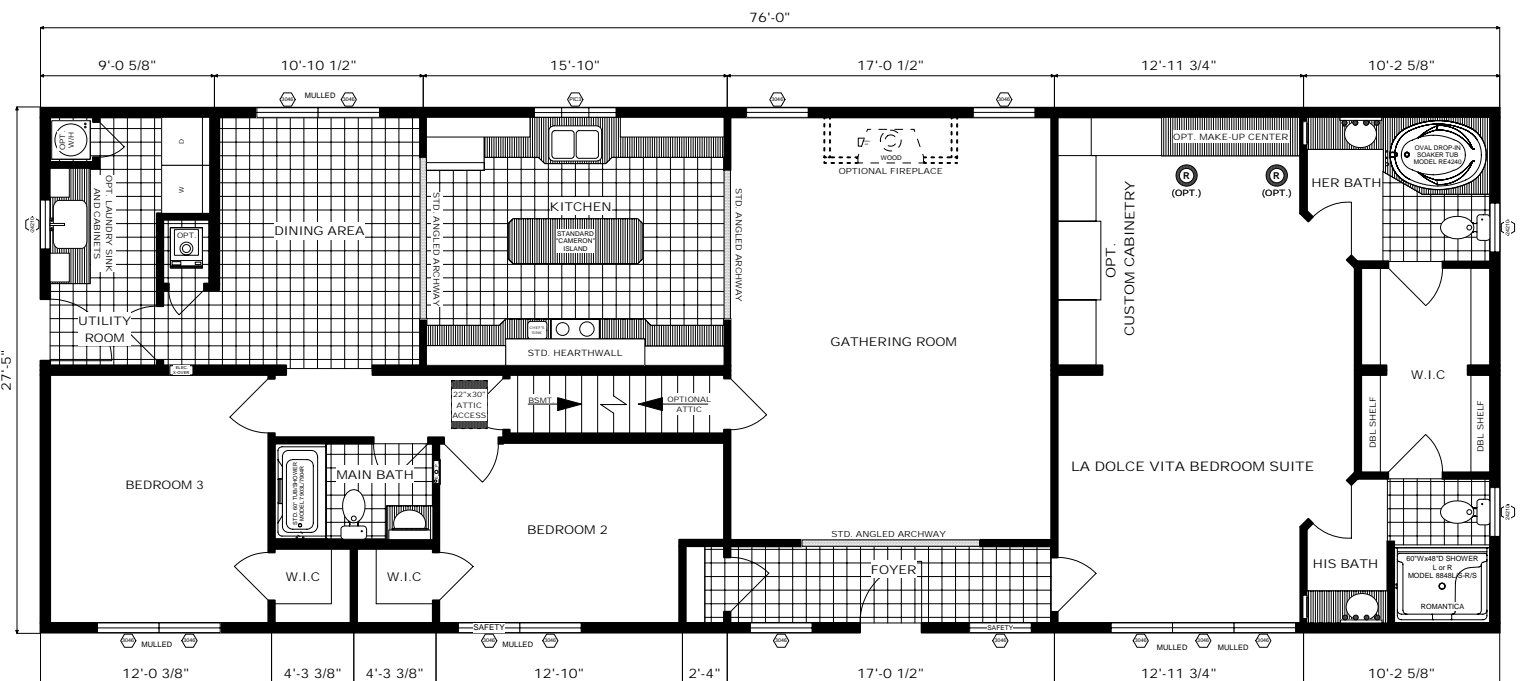
# The Catalina

Floor Plan: RA2-EL-0979

Size: 27'-5" x 76'

Sq. Ft.: Appx. 2,084

Featuring the "Hearth Wall" Kitchen & "La Dolce Vita" Bedroom Suite



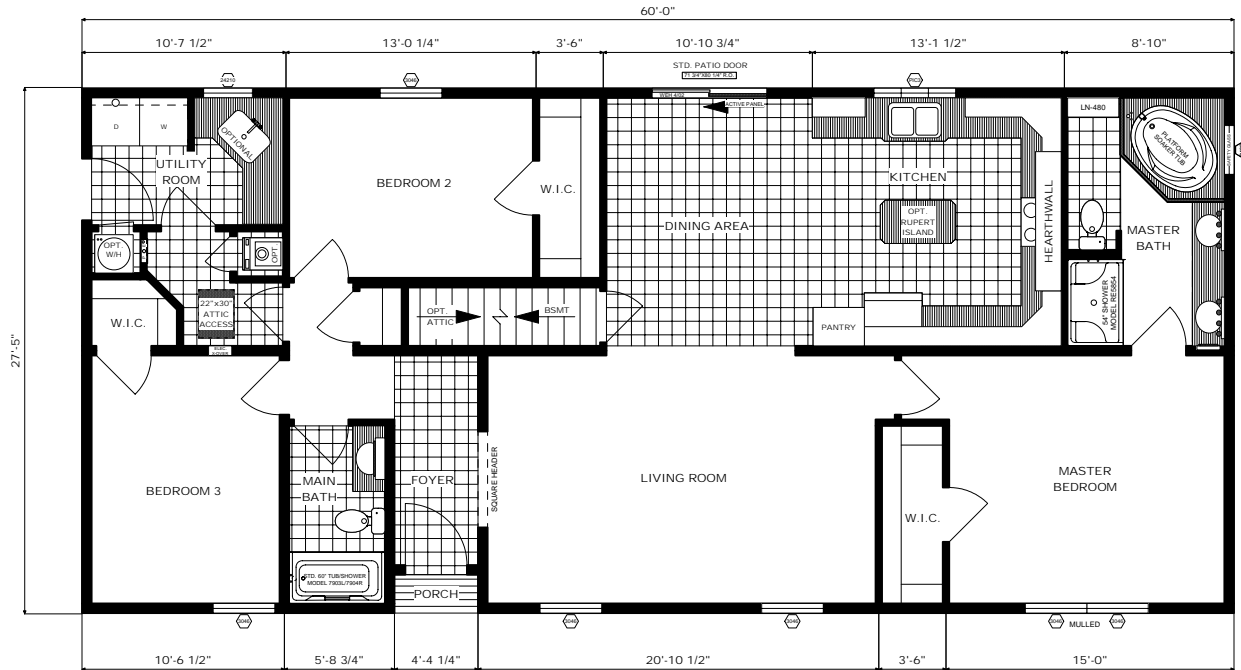
# The Marblehead

Featuring the "Yorkshire" Hearth Wall Kitchen

Floor Plan: RA2-EL-0609

Size: 27'-5" x 60'

Sq. Ft.: Appx. 1,645

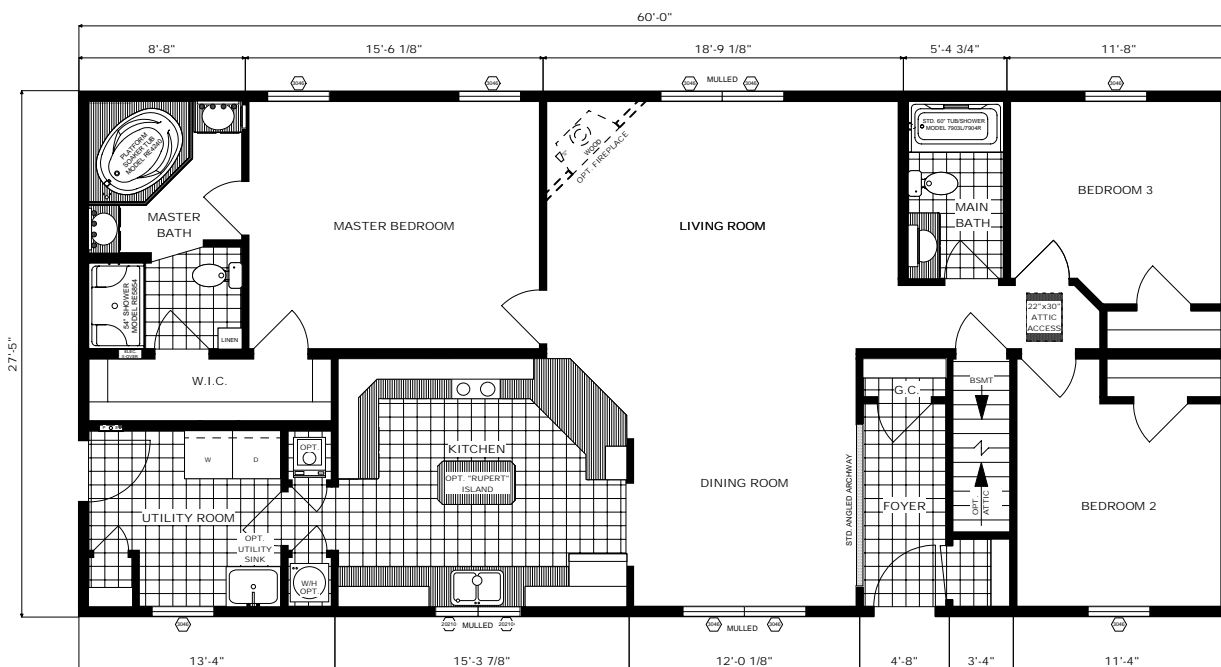


# The Wellbora

Floor Plan: RA2-EL-0607

Size: 27'-5" x 60'

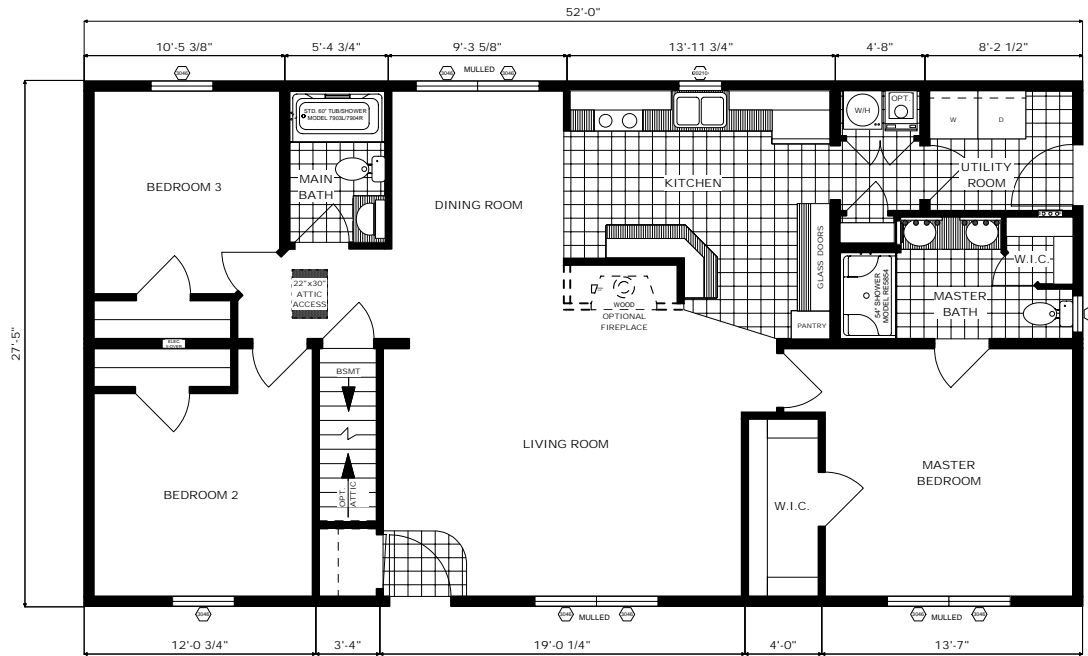
Sq. Ft.: Appx. 1,645



THIS HOME SHOWN IN RENDERING ON BACK COVER WITH SADDLE ROOF AND STANDARD 5/12 ROOF.

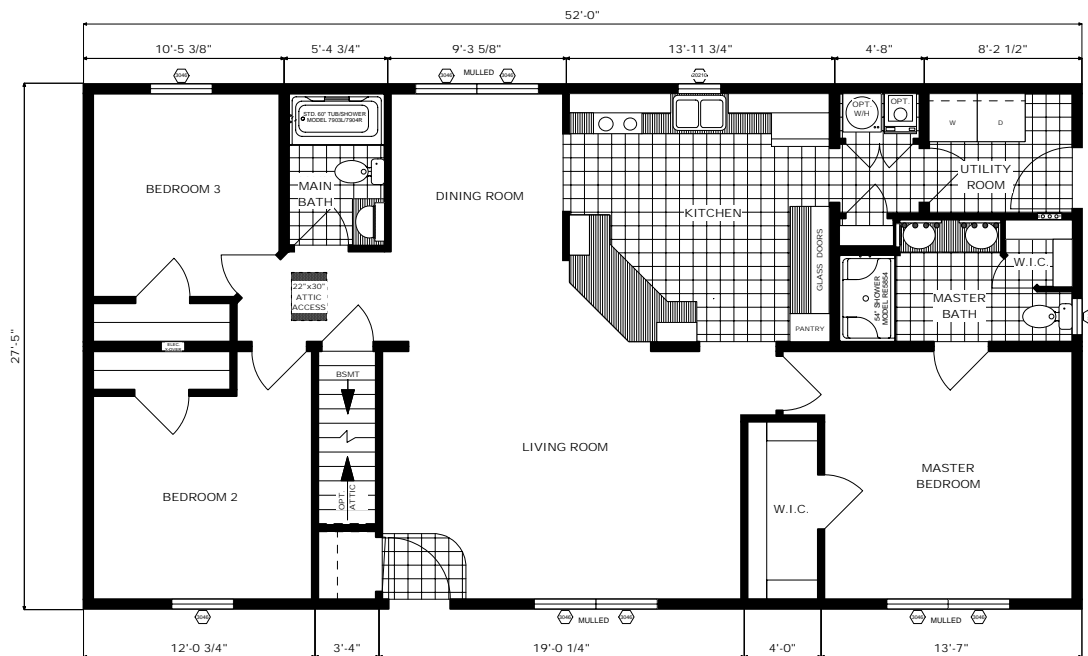
# The Edgewood-A

Floor Plan: RA2-EL-N-0407A  
Size: 27'-5" x 52'  
Sq. Ft.: Appx. 1,426



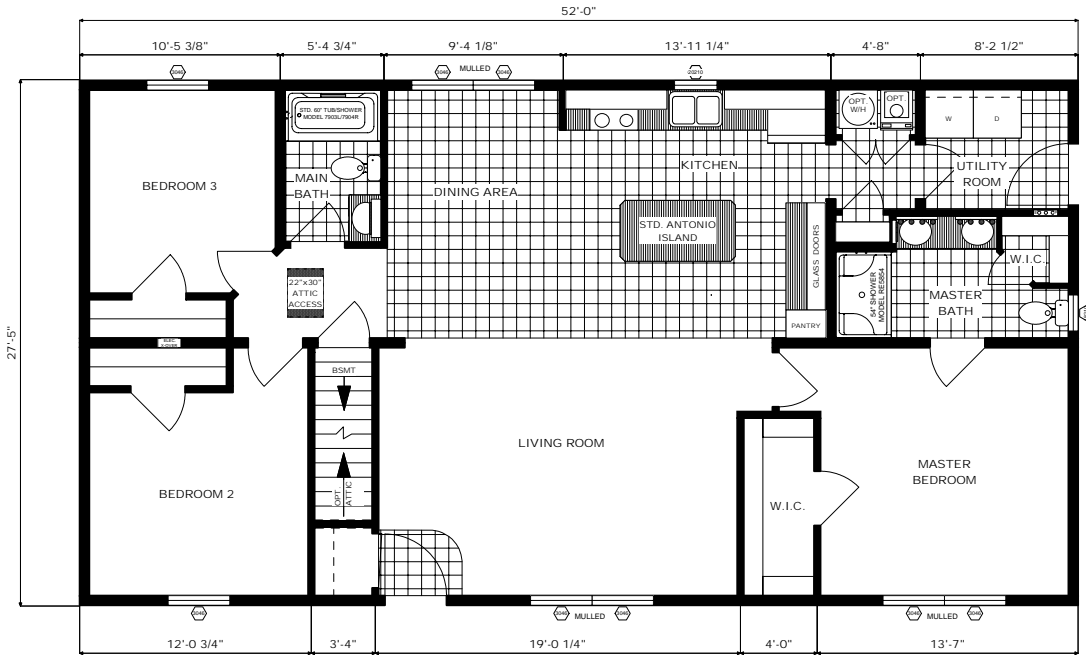
# The Edgewood-B

Floor Plan: RA2-EL-N-0407B  
Size: 27'-5" x 52'  
Sq. Ft.: Appx. 1,426



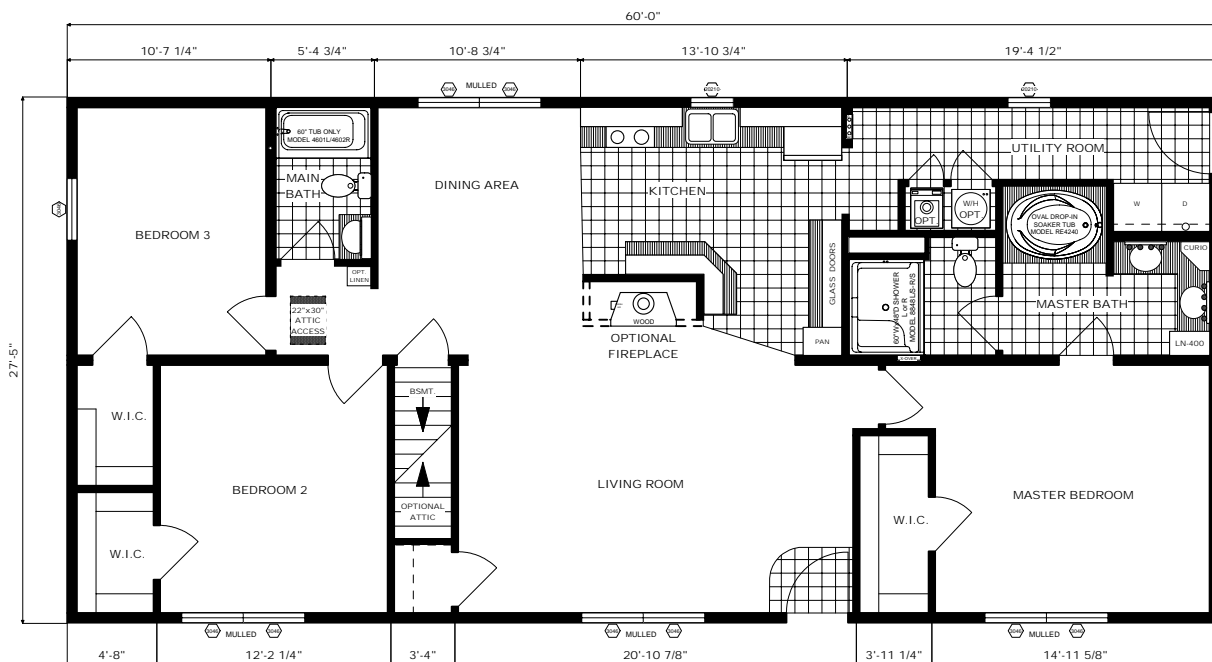
# The Edgewood-C

Floor Plan: RA2-EL-N-0407C  
Size: 27'-5" x 52"  
Sq. Ft.: Appx. 1,426



# The Rehoboth

Floor Plan: RA2-EL-0603  
Size: 27'-5" x 60"  
Sq. Ft.: Appx. 1,645

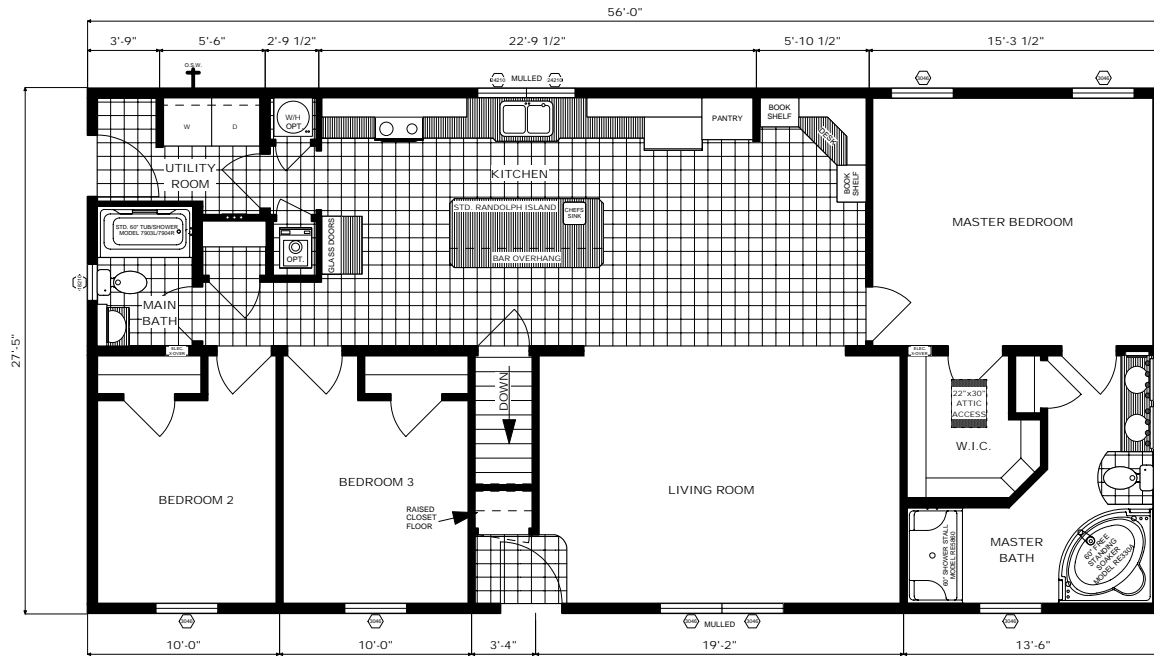






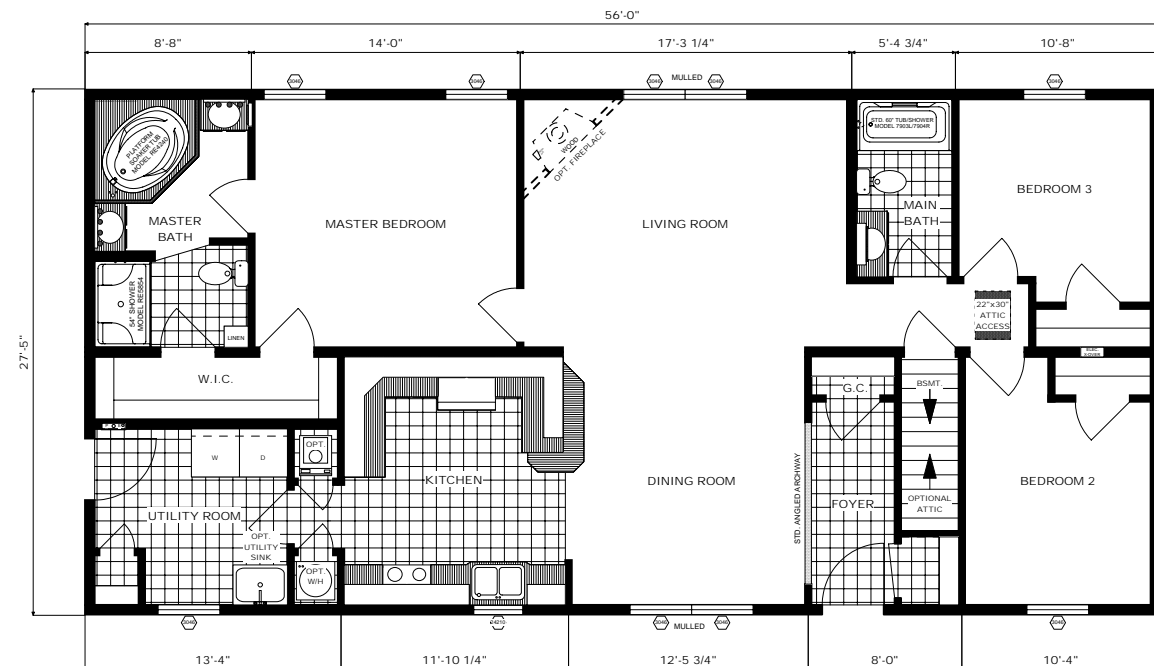
# The Bridgeport

Floor Plan: RA2-EL-0506  
 Size: 27'-5" x 56'  
 Sq. Ft.: Appx. 1,536



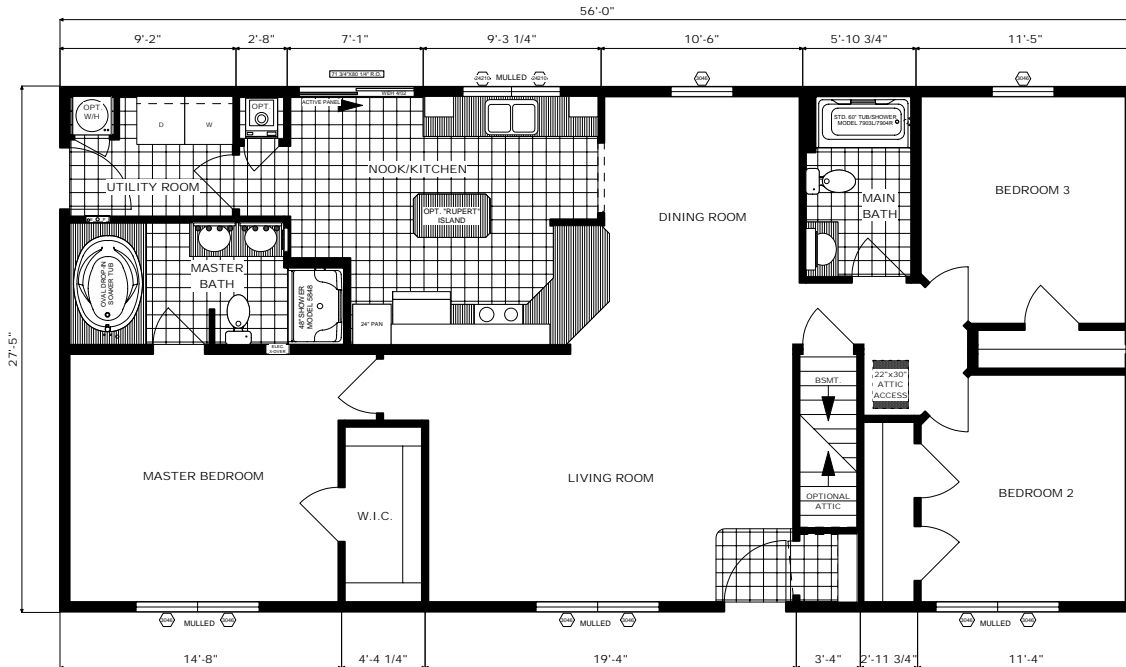
# The Ellsworth

Floor Plan: RA2-EL-0508  
 Size: 27'-5" x 56'  
 Sq. Ft.: Appx. 1,536



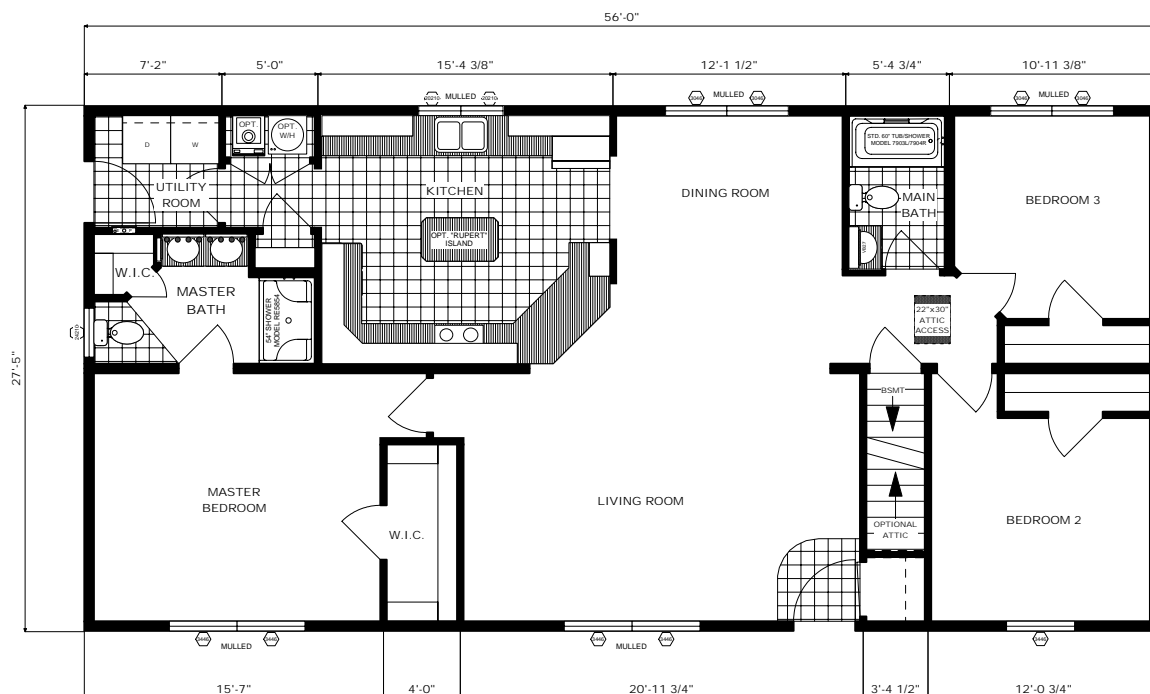
# The Memphis

Floor Plan: RA2-EL-0510  
Size: 27'-5" x 56'  
Sq. Ft.: Appx. 1,536



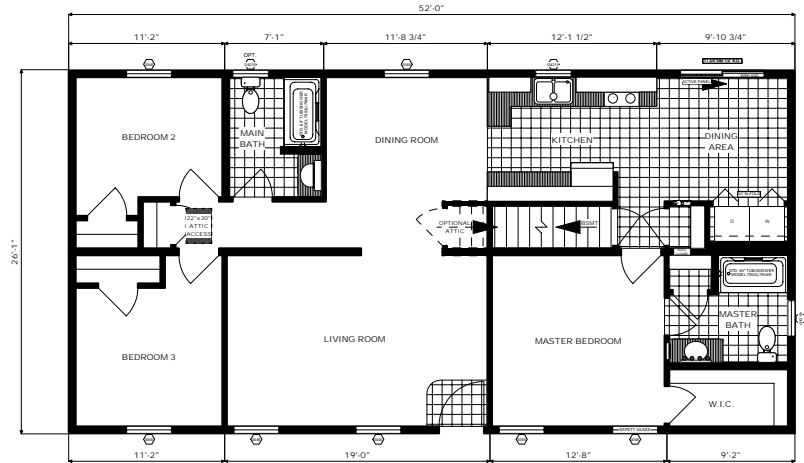
# The Lancaster

Floor Plan: RA2-EL-0511  
Size: 27'-5" x 56'  
Sq. Ft.: Appx. 1,536



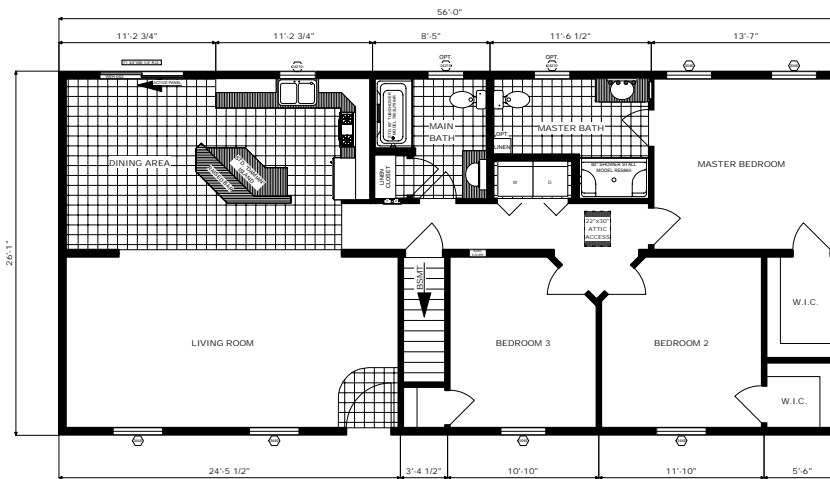
# The Johnstown

Floor Plan: RA2-EL26-0408  
 Size: 26'-1" x 52'  
 Sq. Ft.: Appx. 1,356



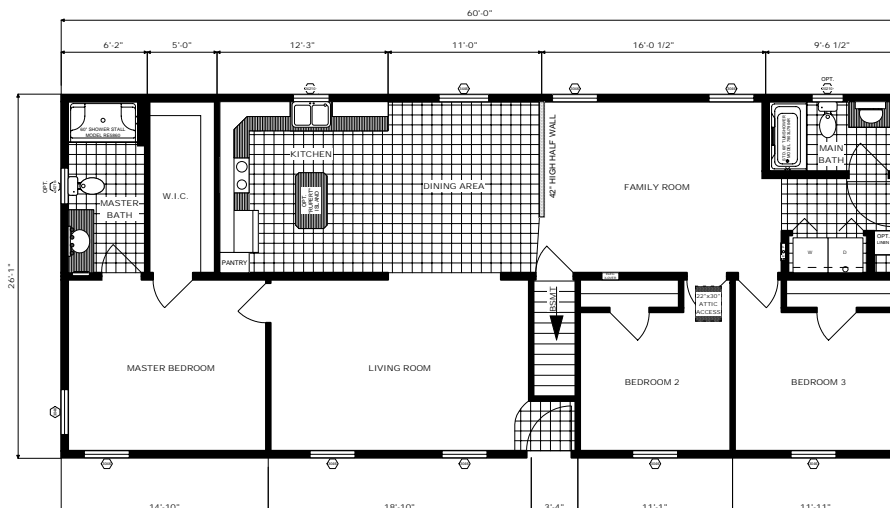
# The Princeton

Floor Plan: RA2-EL26-0509  
 Size: 26'-1" x 56'  
 Sq. Ft.: Appx. 1,461

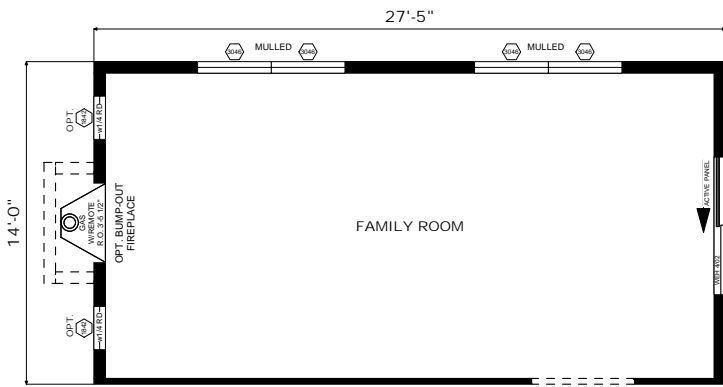


# The Cornell

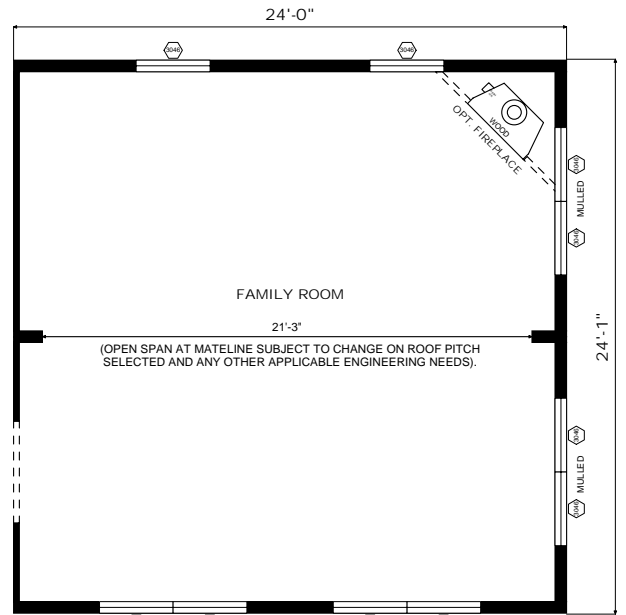
Floor Plan: RA2-EL26-0608  
 Size: 26'-1" x 60'  
 Sq. Ft.: Appx. 1,565



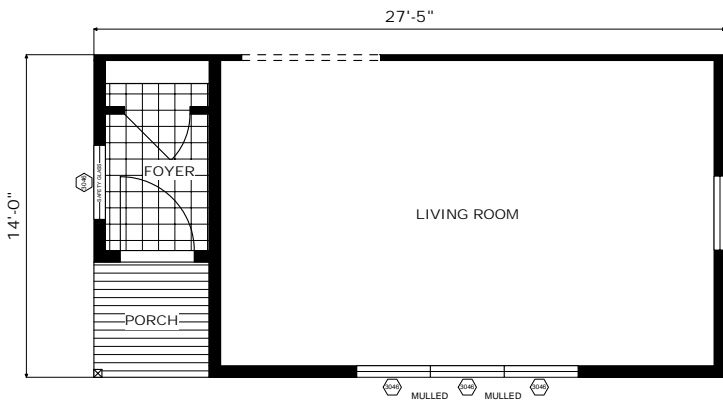
# Optional Bonus Rooms



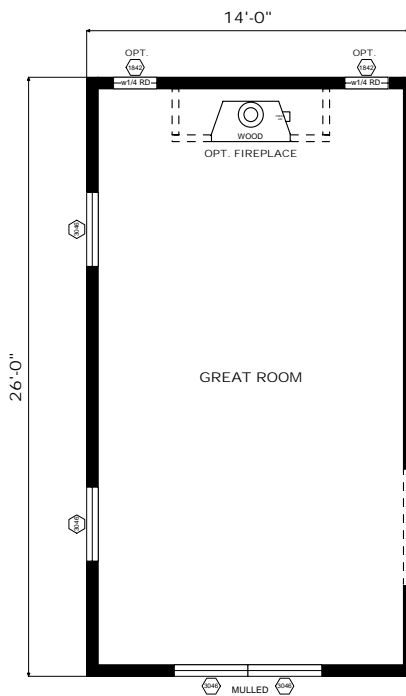
BONUS ROOM A



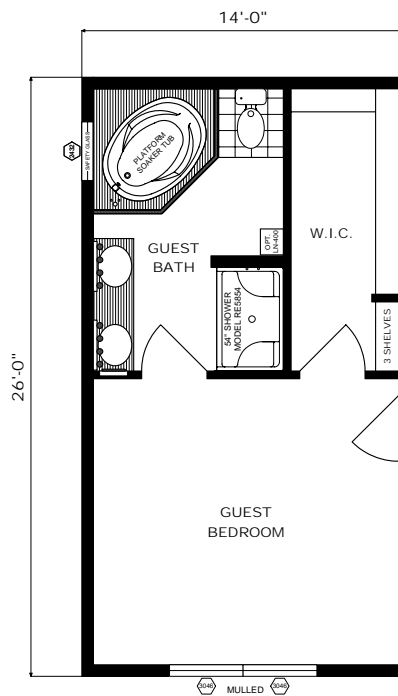
BONUS ROOM B



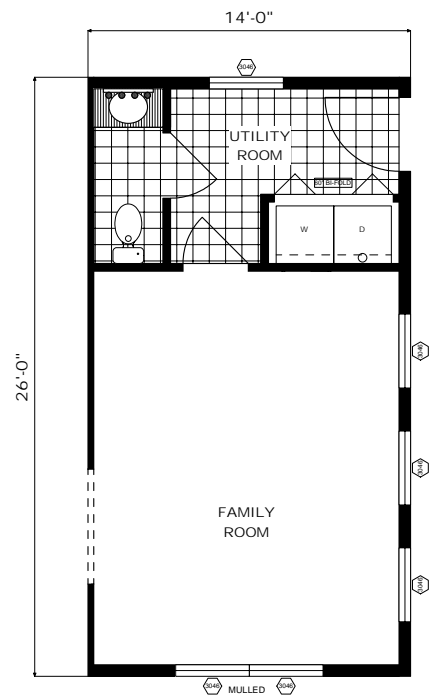
BONUS ROOM C



BONUS ROOM D



BONUS ROOM E



BONUS ROOM F

BONUS ROOM A: DESIGN FOR BACK SIDE OF RANCH HOME

BONUS ROOM B, D, E, & F: DESIGN FOR SIDE ADD-ON TO RANCH HOME

BONUS ROOM C: DESIGN FOR FRONT SIDE OF RANCH HOME

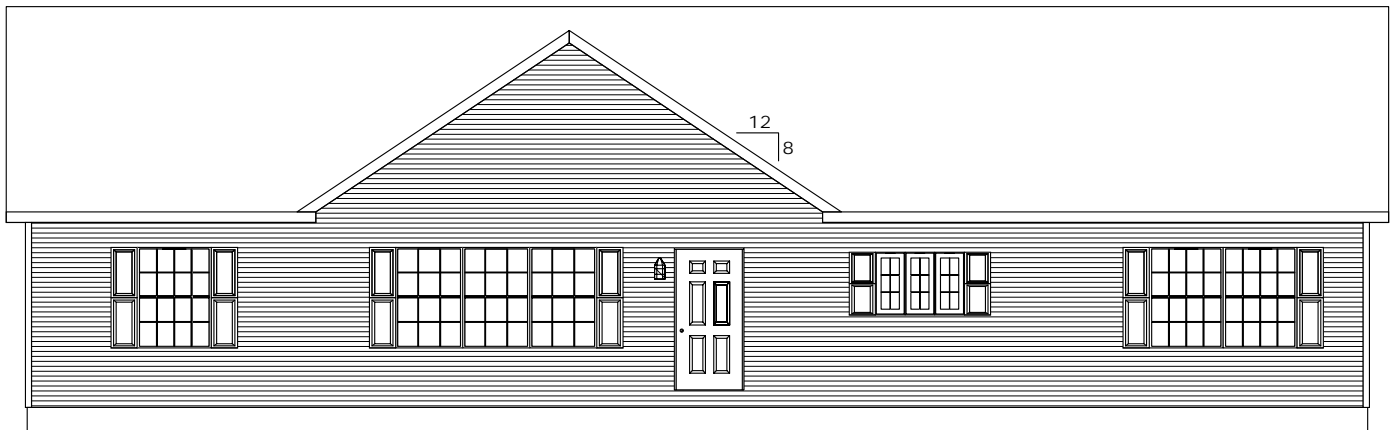
# Exterior Bump-Out Options (Available On Most Models)



**27'-5" x 56' RICHMOND Model (8/12 Roof Pitch) Shown  
with Optional Double Bump-out with Reverse Gable Dormers**

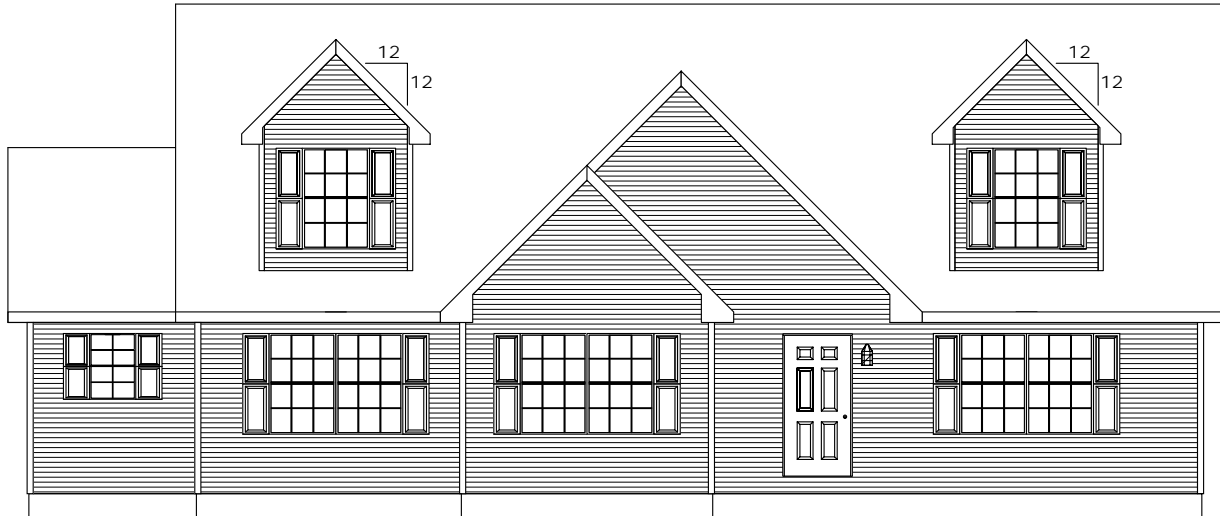


**27'-5" x 56' RICHMOND Model (7/12 Hip Roof) Shown  
with Optional Reverse Gable Dormer with Return Eave**

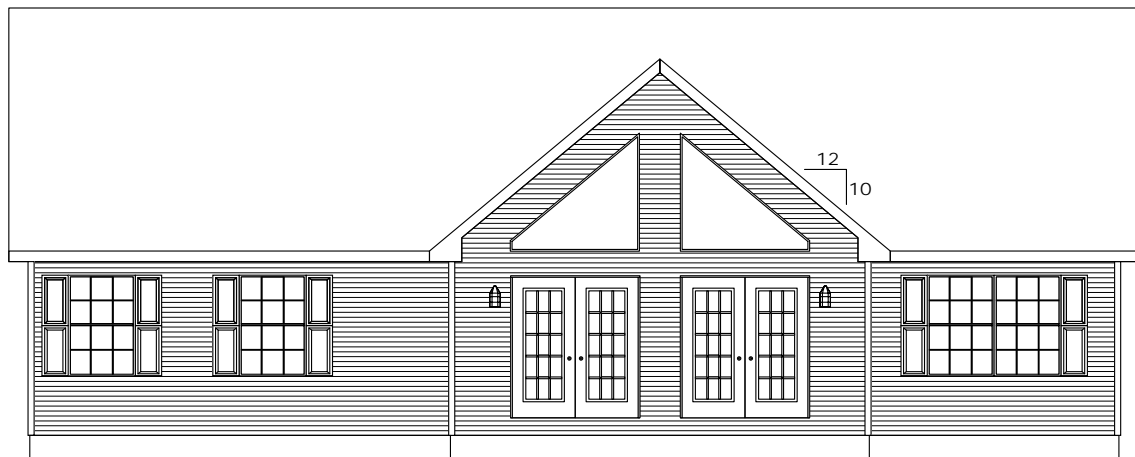


**27'-5" x 64' CHESAPEAKE Model (8/12 Roof Pitch) Shown  
with Optional Reverse Gable Dormer**

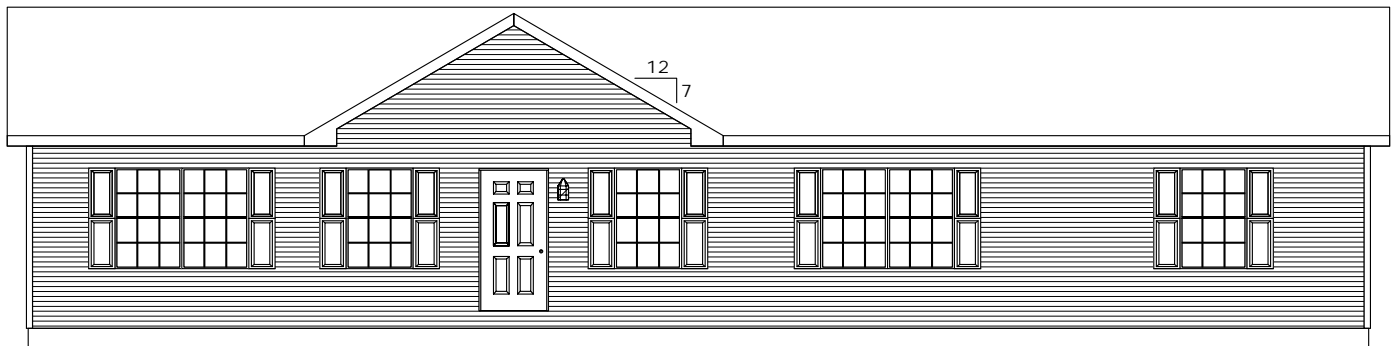
# Other Exterior Options



**27'-5" x 48'<sup>1</sup>/<sub>2</sub>' CHADSFORD Model (Optional 12/12 Cape Roof) Shown with Optional Doghouse Dormers (Two 7-Foot), Optional Reverse Gable Dormer & Standard 12-Foot Bump-Out {Cape Roof Available On Any Ranch Home. Dormers are Optional.}**



**Optional 20-Foot Vaulted Ceiling On Ranch Home With 10/12 Roof Pitch {All Designs Must Be Approved By Engineering}**



**27'-5" x 64' BETHESDA Model (5/12 Roof Pitch) Shown with Optional Reverse Gable Dormer**



## ~ ONLY FROM PLEASANT VALLEY ~

The LARGEST, MOST COMPREHENSIVE manufacturer display in the USA... featuring several revolving model homes and a 10,000 square foot indoor Design Center (pictured bottom middle) showcased for you—the homebuyer! All model homes are fully setup, furnished, decorated, and climate-controlled at our manufacturing facility. We also offer 3 “off-site” model homes, which are open for scheduled tours (see website for details). Homes showcased include various ranch designs, modified “cape” ranches, a Cape Cod, two-story homes, a log-sided ranch, and a cape chalet. Do not invest in a new home without visiting us here at Pleasant Valley!



### On-Site Model Homes

- The “Richmond” Executive Ranch
- The “Winchester” Executive Ranch
- The “Briarcrest” Modified L-Ranch (pictured bottom right)
- *A New Two-Story... Coming Soon!*
- The “Appalachian Lodge” Log-Sided Ranch
- The “Catalina” Executive Ranch
- The “Cape Bayshore” Cape Cod
- The “Princeton” Ranch
- The “St. Lucia” Gable-Entry Ranch
- The “Bridgeport” Ranch Home



### Off-Site Model Homes

- The “Rehoboth” Modified Ranch Home (pictured bottom left)
- The “Evelynton” Gable-Entry Two-Story Home
- The “Lake Victoria” Full-Vault Cape Chalet

HOURS: Monday - Friday 8am - 4pm  
Saturday - See Website for Select Saturday Openings

**Note:** We are not open every Saturday. Please visit our website to see which dates we will be open. Saturday hours are always 9am - 3pm.

*Driving directions can also be obtained through our website.*



## The Pleasant Valley Advantage

### The Intangibles

- Pleasant Valley is built on nearly 40 years of factory-built housing excellence; one of the largest independent, privately-held producers of modular homes in the northeast USA. Operated by “hands-on” owner management.
- All Pleasant Valley Homes are constructed in our 140,000 sq. ft. state-of-the-art, clean and safe production facility with 21 construction bays, 5 jig tables, 10 3-ton cranes, and state-of-the-art automated systems.
- Pleasant Valley offers customers ample opportunity to view the most-up-to-date products and services available, with several model homes and a 10,000 sq. ft. Design Center—check out our website for the latest news, new model homes, and plant tours. We hope to see you soon!

### Built Better – Plain and Simple

- **100-pound ground-snow-load roof trusses, 16” on-center** (24” required by code), **designed and fastened to 120 mph wind exposure.** Consider the number of roof trusses in, for example, a 1,500 square foot ranch—on a Pleasant Valley add 50% more muscle. The more stress you put on the roof of your home with ice and snowfall, the better the chance for cracks in drywall much later than they should occur.
- **A 100-pound roof load also means that the entire home must be built to support the heavy roof load—therefore, not only must the roof be built strong, but so must the rest of the house.** Every window and door opening is fitted with headers custom-built in our mill. Moreover, because we build such a heavily-constructed home, Pleasant Valley can offer more spacious, open, and flowing floor plans because we do not have to place supports throughout the open spans.
- **All Pleasant Valley Homes are also built with OSB sheathing, NOT ONLY on exterior walls, BUT ALSO on the interior marriage walls.** Most other builders don’t even sheath the interior exposed studs, and a few others will use Styrofoam panels with no structural value. Instead, a Pleasant Valley Home is built with sheathing all around the home for a stronger, straighter, and tighter home.
- **Pleasant Valley uses a unique triple spackle drywall finishing process instead of the customary double-spackle.** We use high-strength mud on the first coat of spackle instead of standard-strength, sand, spackle again; sand again...you get the idea. This results in an exceptional drywall finish quality—trust us, the extra time is worth it.
- **All Pleasant Valley Homes are transported on heavy-duty 10 ft. wide steel carriers instead of a glorified flat-bed.** For example, if a typical module is 13’8” and your carrier is only 8 ft. wide, you have a larger area of the home that is not supported by the carrier. At high speeds, around bends, etc., the home can rack and twist, causing damage—instead we make pains to ensure the home is well-fastened to our carriers for a safe trip.
- **7/16” OSB backer boards with ten one-inch staples** hold every electrical receptacle, light switch, etc. in place. After all, don’t you just hate it when electrical receptacles start wiggling because they’re just nailed to the stud and then you have to rip apart the wall to fix it in a new home?
- **All Pleasant Valley floor systems are built with Solid 2” x 10” floor joists, 16” on-center,** held in place with a joist hanger, double 2x10 perimeter joists, solid steel joist bridging, and ¾” inter-locking OSB floor decking glue and nailed, then sanded. This means you get a strong, yet quiet floor system.

### Exceptional Value

- **Hand-laid ceramic tile backsplash** behind all kitchen and bath countertops is standard in all Pleasant Valleys.
- **ANSI-Certified, custom-made, raised-panel cabinets** are standard in a Pleasant Valley instead of flat-panel doors.
- **Eaveguard** ice shield is standard on every Pleasant Valley home.
- **Window coverings** are standard in every Pleasant Valley Home.
- **Standard recessed lighting** in specialty kitchens and baths.
- **Tyvek® Air Barrier** around the entire home is standard on a Pleasant Valley.
- **Medicine cabinets** are standard in a Pleasant Valley.
- Pleasant Valley uses more (and larger size) windows in every home, standard.
- Exclusive tub and shower (*Romantica* shower, *Venetian* shower, *Tranquility* tub) offerings, designed in-house, and produced exclusively for Pleasant Valley by *Clarion Bathware*.
- All Pleasant Valley Homes come standard with an 18 cubic foot refrigerator and a 30” direct-spark gas range. Appliance packages are also available.

For more information, visit us online at [www.pvmhi.com](http://www.pvmhi.com).



**STRENGTH**  
Every  
**PLEASANT VALLEY**  
Home Is Built To Superior  
Construction Standards

- 2" x 6" Exterior Walls - 16" On-Center
- 16" On-Center Floor Framing  
& Roof Construction
- 7/16" OSB Sheathing Around Entire  
Home & On Marriage Walls
- Roof
- 100# Ground Snow Load

**FAR BEYOND THE STANDARD**



**PLEASANT VALLEY** MODULAR **HOMES** INC.

100 Hammersmith Drive, PO Box 88, Pine Grove, PA 17963

570-345-6500 Sales — 570-345-4440 Fax

[www.PVMHI.com](http://www.PVMHI.com)