



PINE GROVE  
— HOMES —  
S I N C E 1 9 8 2

MULTI-SECTION HOMES



PINE GROVE  
— HOMES —  
SINCE 1982

## One Family

We are family owned. For close to 40 years, we've been building high-quality manufactured homes right here in Pine Grove, Pennsylvania. Crafting the finest manufactured homes is an ardent skill shared by our entire team, many of whom have decades of experience with us and put all of their knowledge to work in each home we build. We foster a culture of pride, craftsmanship and integrity too often absent in commerce today.

## One Factory

We are a single-factory operation. We own the entire process from beginning to end. From the idea to the design to the finished product, every step of the manufacturing process happens right here, by us, in Pine Grove, Pennsylvania. All-under-one-roof affords us the ultimate in quality and control, with our full design, engineering, manufacturing and quality-control resources leveraged to every home we build.

## One Objective

To build the best possible manufactured homes. Just when we think we've hit the proverbial nail on the head, we start again; plus or minus an inch here or there or a touch more light or a bit more color. Every day, we work to create exceptional living spaces accessible to every family.

## Owners' Welcome

On behalf of everyone at Pine Grove Homes, thank you for your interest in our company and our homes. Pine Grove Homes is a recognized leader in the manufactured housing industry. Family-owned and operated for nearly four decades, our operating philosophy has remained unchanged: we strive to build homes of superior quality and uncharacteristic attention to detail at a price within reach.

Our plans offer wide variety and are designed to embrace the needs of today's homeowners. Our highly-engineered, controlled construction takes place under-roof at our corporate and manufacturing facility in Pine Grove, PA. We work hard to build and maintain meaningful relationships within our business, from material suppliers to our network of authorized, independent builders and retailers. As an independent, family-owned company, we operate with a long-term perspective and steady, experienced leadership.

We invite you to take a closer look at our company and our homes. We build every one with unsurpassed construction specifications, technically-advanced construction practices, and life-focused design. We sincerely thank you for considering Pine Grove for your new home.

Sincerely,



Wayne A. Fanelli  
President



Lee E. Fanelli  
Vice President

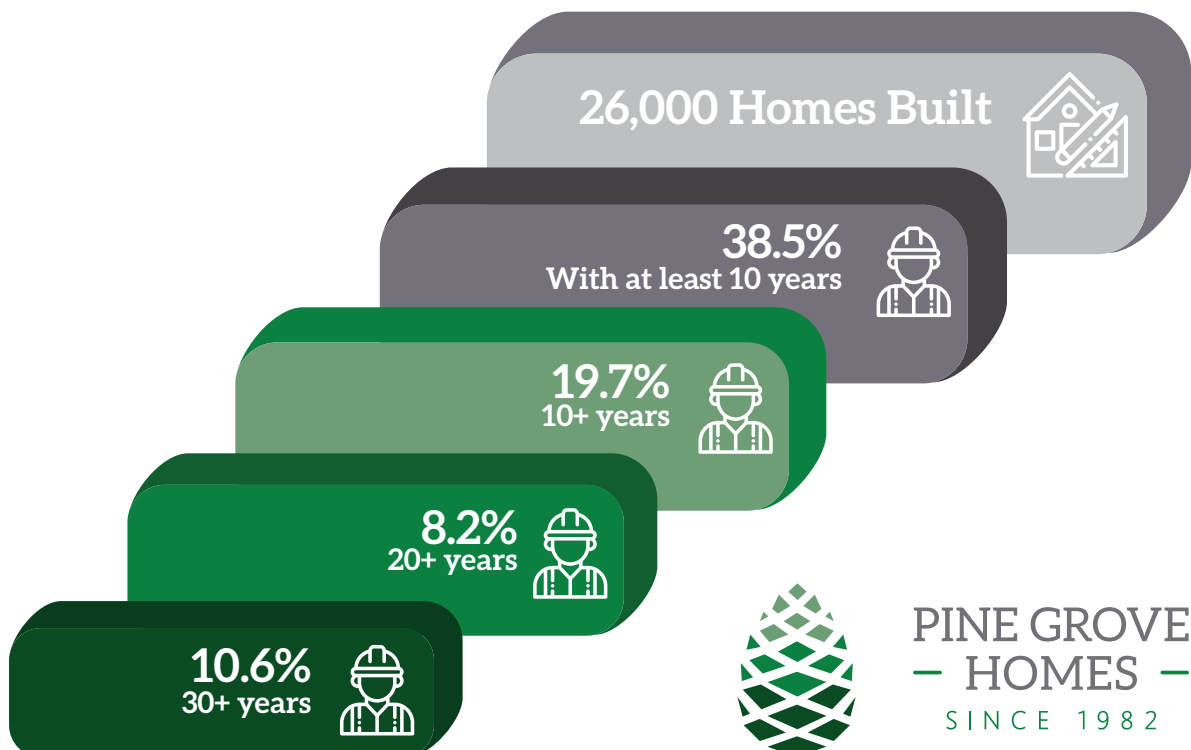


## About Pine Grove Homes

Pine Grove Homes is a leading designer and builder of the finest quality HUD-Code manufactured homes, built for the northeastern US market, and is one of the few remaining independent manufacturers in the nation. We leverage nearly forty years of quality, experience and ability to design and build a full range of homes to meet the needs and interests of our builders and dealers and their homebuyers. We don't think your home should be measured solely by its size or by its price. It should be a measure of the people who build it, and the building products and partners we use to get the job done. Nearly forty years on, many of our colleagues have been with us for a long time, and this experience, longevity and continuity can be neither bought nor replaced. Likewise, over the course of our existence, we have sought to cultivate trustworthy relationships with all of our partners: vendors, regulators, and customers large and small.

Learn more at [PineGroveHomes.com](http://PineGroveHomes.com)

## Knowledge, Quality, Experience



# How To Use This Catalog

## Choose Your Plan

We have divided this catalog into two sections: side-entry multi-section homes and end-entry (or gable-entry) multi-section homes. Simply put, the difference between these two designs is the placement of the front entry and the orientation of the home on the building site. Often, but by no means exclusively, our homebuyers are seeking to construct a multi-section Pine Grove Home on their land and, most times, will seek a side-entry home. Conversely, but by no means exclusively, those seeking to build in a land-lease community are usually working with narrow, deep building sites that most effectively accommodate a “end-entry” home.

This catalog is limited to a curated collection of our most popular plans; however, it is by no means exhaustive. If you're interested in something that you don't see here, check our website and, if you're still having trouble, reach out to us. Unlike many manufacturers, we're happy to build small homes to fit small home sites. At the beginning of each section of the catalog are a limited number of 24-foot wide home plans (for restricted sites), ordered shortest-to-longest, and then 28-foot-wide plans, ordered shortest-to-longest. Other size plans are available on the website or can be modified from existing plans.

## A Pine Grove Is A Pine Grove

Unlike our industry counterparts, a major advantage to building a Pine Grove is its simplicity, versatility, and scalability. We have one product: a Pine Grove Home. We do not have multiple lines, names, series, applicable standards, available options or corresponding restrictions. Regardless of what model you begin with, all Pine Groves have the same set of benchmark standard specifications (see page 31-32). From there, specify your Pine Grove based upon either a packaged “trim level” (see page 30) or the major options on an individual basis. Finally, most available standard selections, upgrade selections, and options are available by browsing our up-to-date website at [PineGroveHomes.com](https://PineGroveHomes.com).

## Visit Your Local, Authorized Pine Grove Homes Retailer or Community

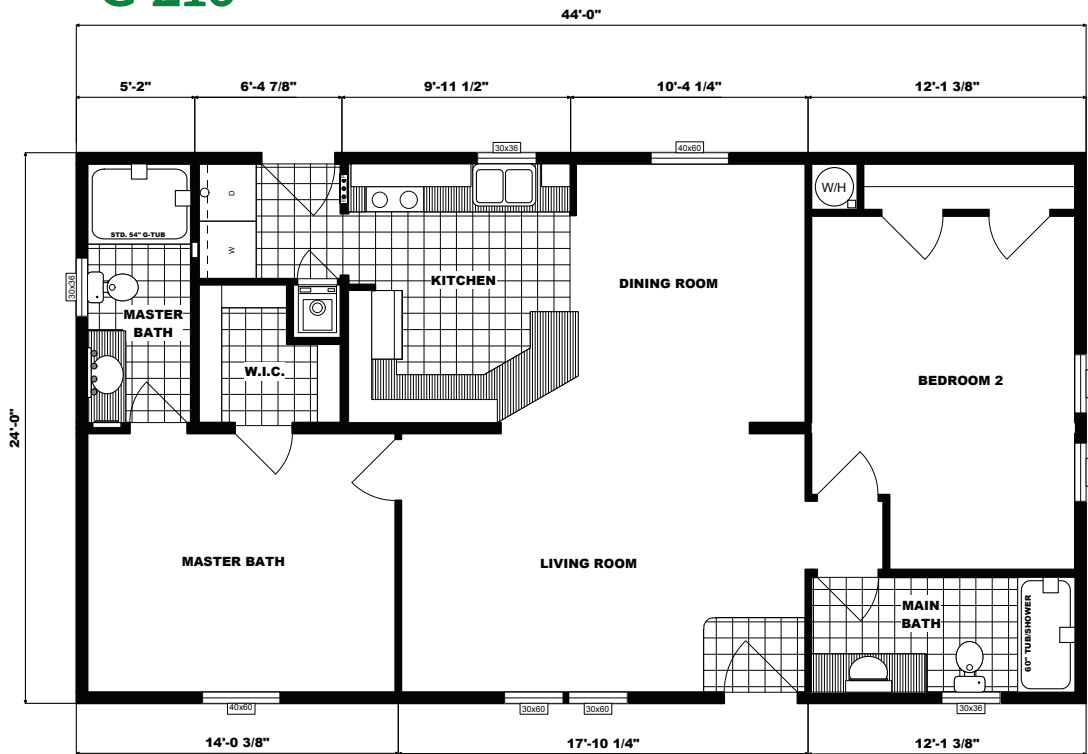
Pine Grove Homes are sold by authorized, independent retailers and manufactured home communities. They have the knowledge, experience, tools and construction trade relationships to guide you through the construction process. If you need help locating a Pine Grove homes retailer or community, please visit our website at [PineGroveHomes.com/contact](https://PineGroveHomes.com/contact) and a member of team will assist you.

## Index of Side-Entry Plans

Below is a list of some of our most popular plans, but it is by no means comprehensive. For most, the following collection will serve you well. If you're working with a small lot size, we offer plans that are 20'-wide and 24'-wide. Our standard plan width is 27'4" and we modify that to 26'8" for homes destined for New England (shipping restrictions necessitate the slightly narrower profile); and, we can make most plans as wide as 30'8". The maximum length is 76', and the minimum length depends on the width and achieving the minimum area and room sizes necessary to comply with the code. We specialize in working with our customers to find a plan that fits the necessary criteria and, with about four decades of experience, we've build innumerable plans and designs.

Page	Model	Bed	Baths	Size	Liveable Area (sq. ft.)
7	G-210	2	2	24'0"x44'0"	1,056
7	G-222	3	2	24'0"x48'0"	1,152
8	G-232	3	2	24'0"x52'0"	1,248
8	G-3002	3	2	27'4"x42'0"	1,148
9	G-3126	3	2	27'4"x44'0"	1,203
9	G-3157	3	2	27'4"x48'0"	1,312
10	G-4000	3	2	27'4"x48'0"	1,312
10	GH-1788	3	2	27'4"x52'0"	1,421
11	G-1778	3	2	27'4"x52'0"	1,421
11	G-3356	3	2	27'4"x52'0"	1,421
12	G-3452	3	2	27'4"x56'0"	1,530
12	G-3462	3	2	27'4"x56'0"	1,530
13	G-3457	3	2	27'4"x56'0"	1,530
13	G-1799	3	2	27'4"x56'0"	1,530
14	GH-1784	3	2	27'4"x56'0"	1,530
14	NETR G-3458	3	2	26'8"x56'0"	1,493
15	G-3561	3	2	27'4"x60'0"	1,640
15	G-3561	3	2	27'4"x60'0"	1,640
16	G-1895	3	2	27'4"x60'0"	1,640
16	G-3564	3	2	27'4"x60'0"	1,640
17	G-3647	3	2	27'4"x64'0"	1,749
17	G-3653	3	2	27'4"x64'0"	1,749

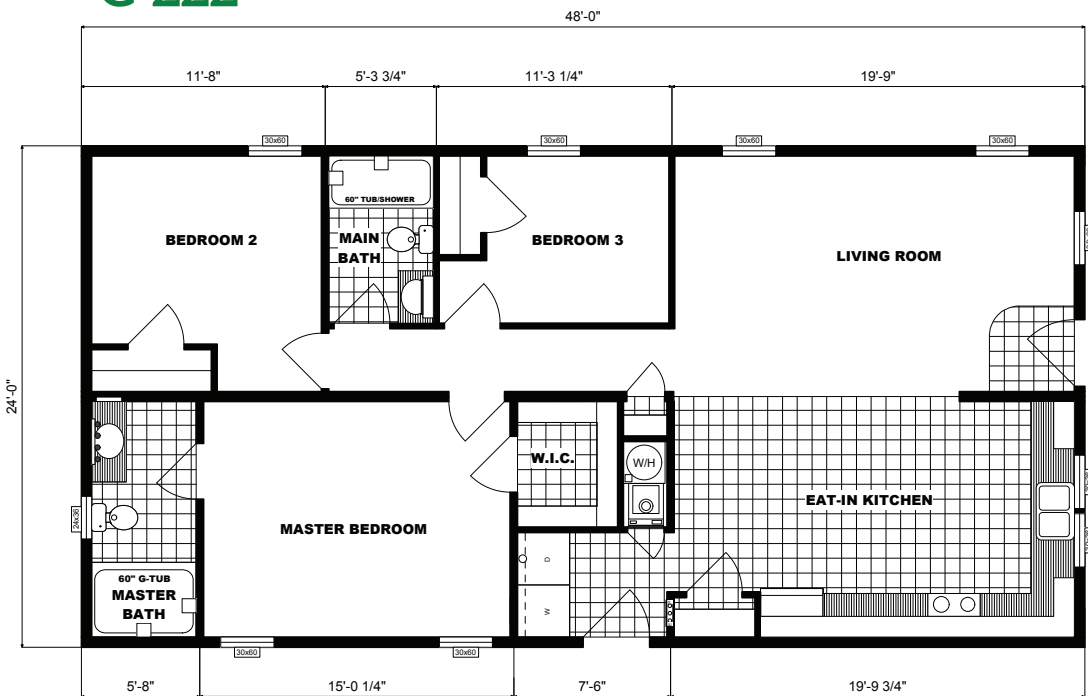
# G-210



### Specifications

- Dimensions: 24'0"x44'0"
- 2 bedrooms / 2 baths
- Size: 1,056 sq. ft.

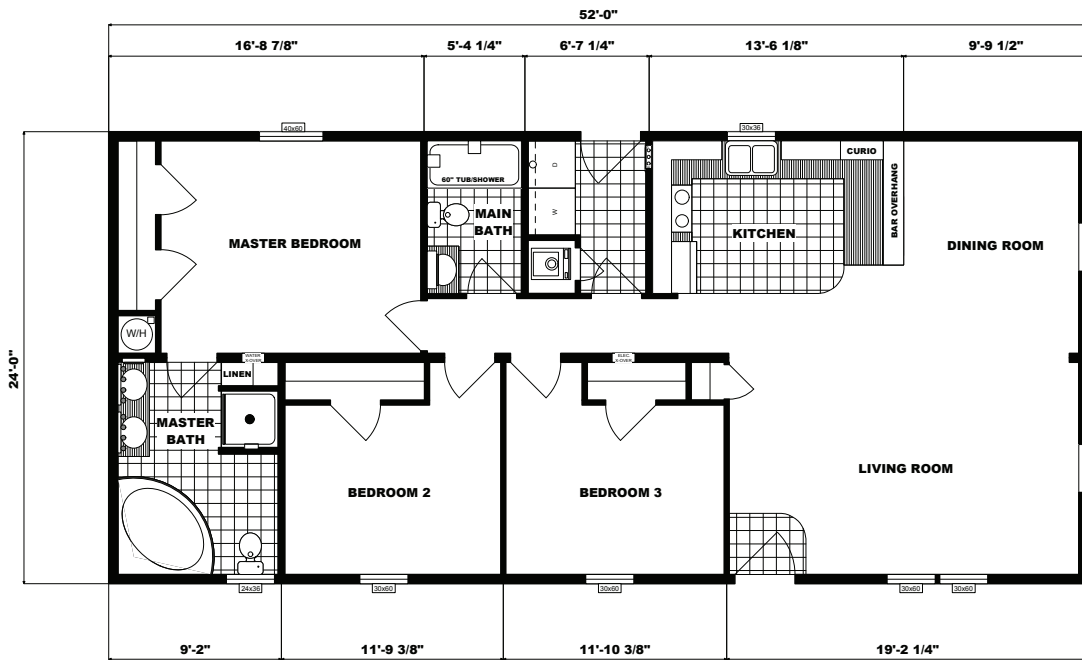
# G-222



### Specifications

- Dimensions: 24'0"x48'0"
- 3 bedrooms / 2 baths
- Size: 1,152 sq. ft.

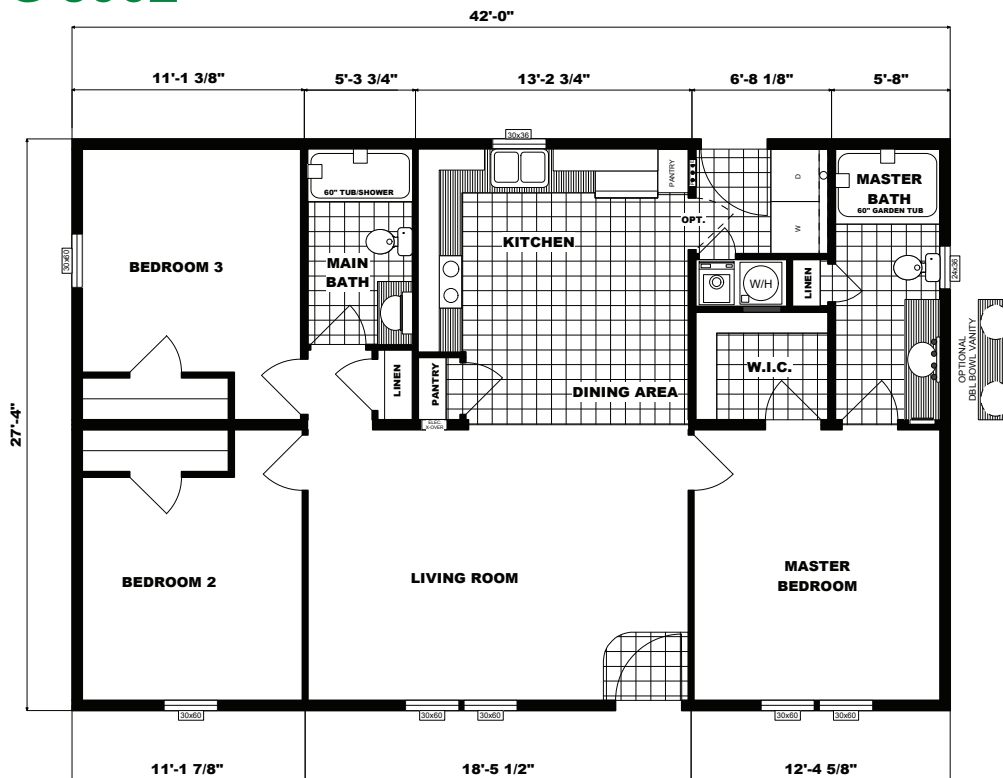
# G-232



**Specifications**

- Dimensions: 24'0"x52'0"
- 3 bedrooms / 2 baths
- Size: 1,248 sq. ft.

# G-3002

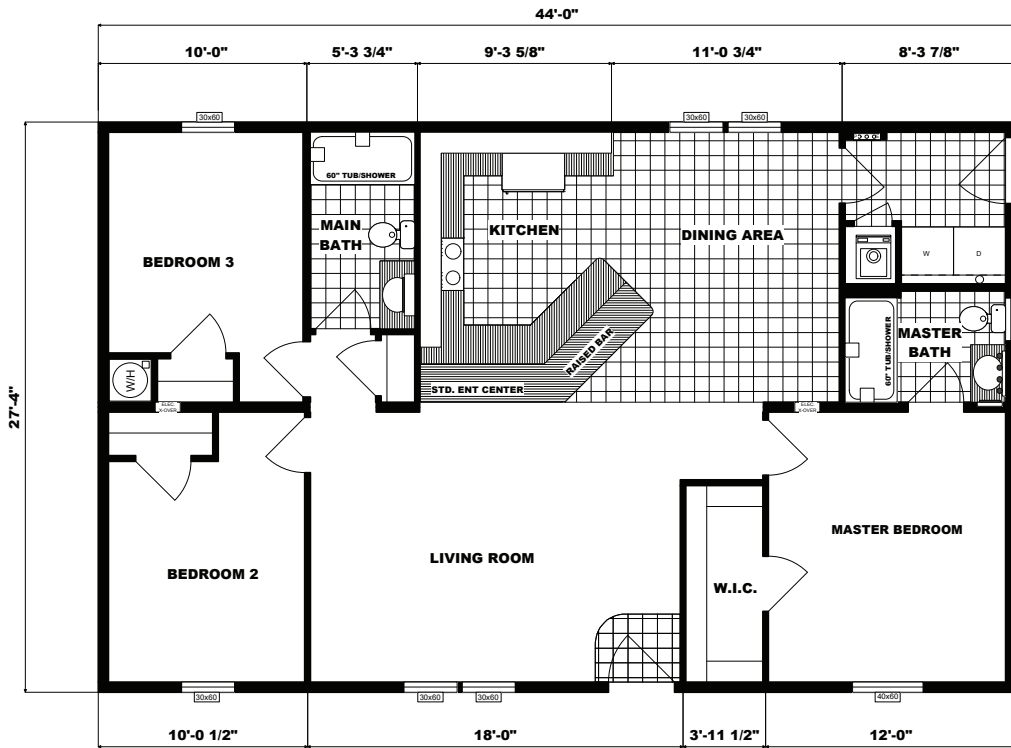


**Specifications**

- Dimensions: 27'4"x42'0"
- 3 bedrooms / 2 baths
- Size: 1,148 sq. ft.



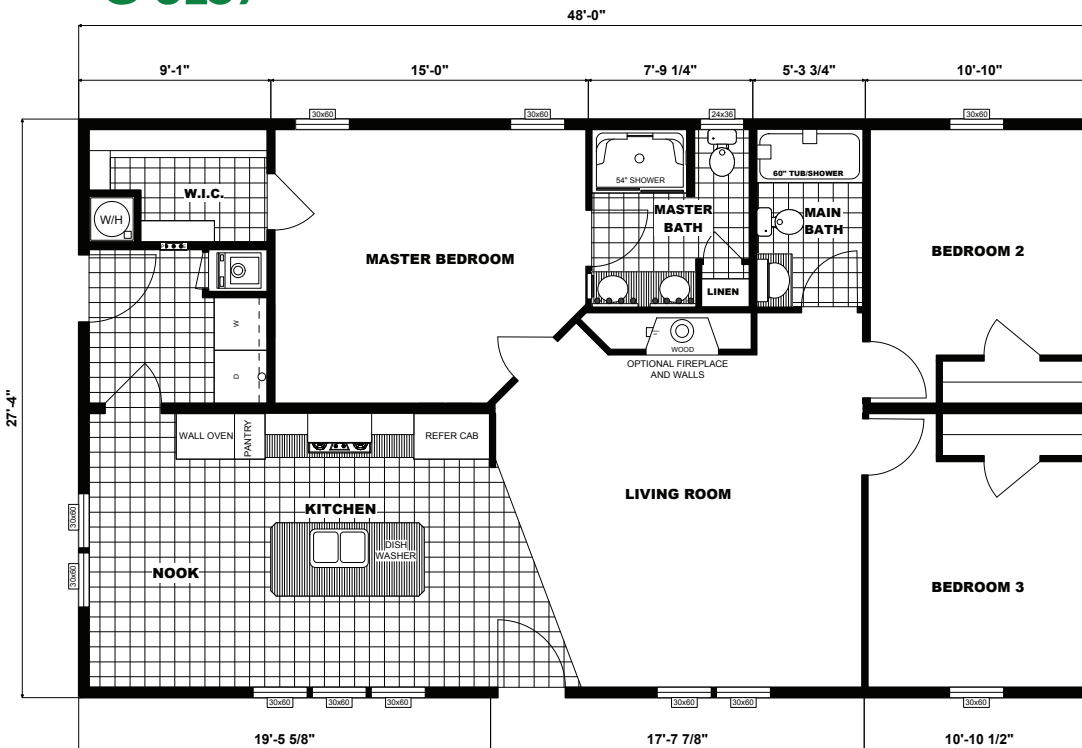
# G-3126



**Specifications**

- Dimensions: 27'x4"x44'0"
- 3 bedrooms / 2 baths
- Size: 1,203 sq. ft.

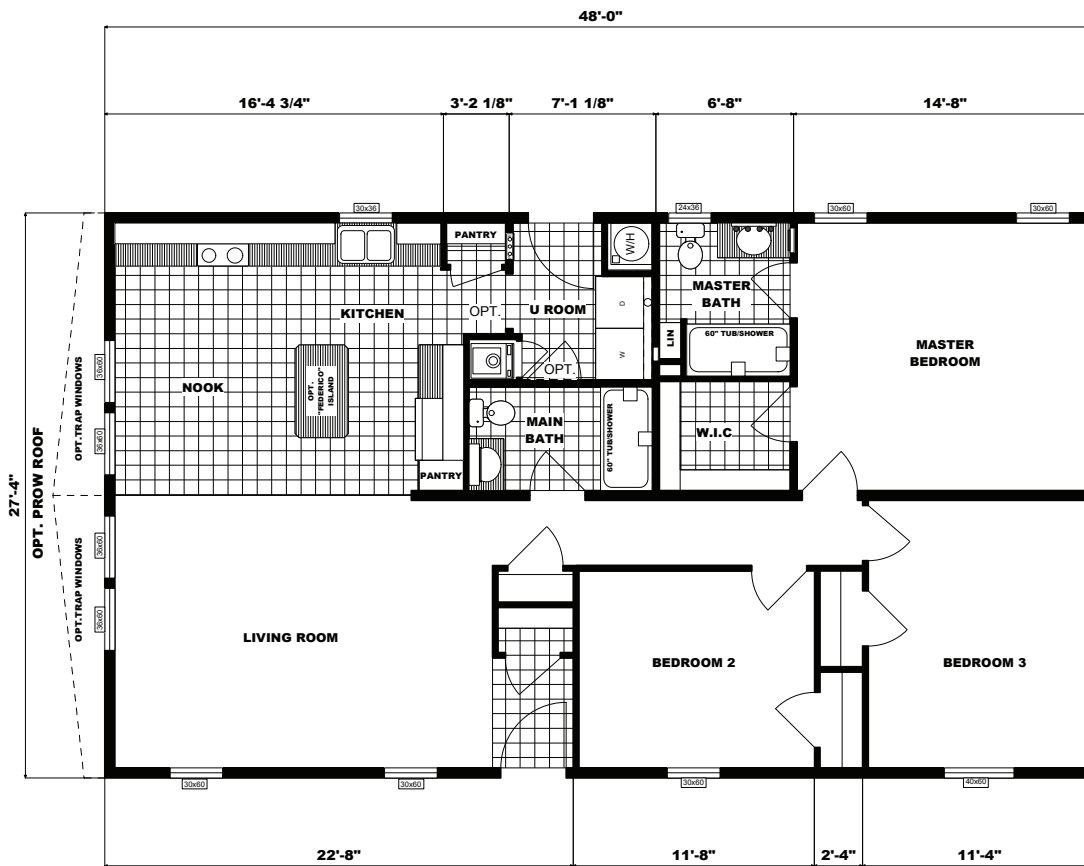
# G-3157



**Specifications**

- Dimensions: 27'4"x48'0"
- 3 bedrooms / 2 baths
- Size: 1,310 sq. ft.

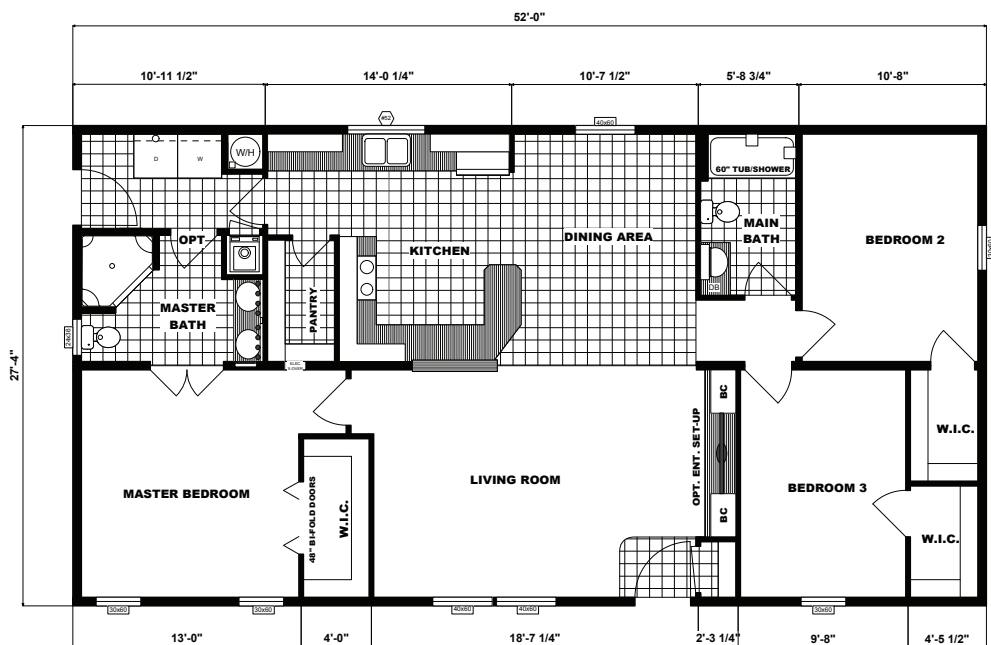
# G-4000



**Specifications**

- Dimensions: 27'4"x48'0"
- 3 bedrooms / 2 baths
- Size: 1,312 sq. ft.

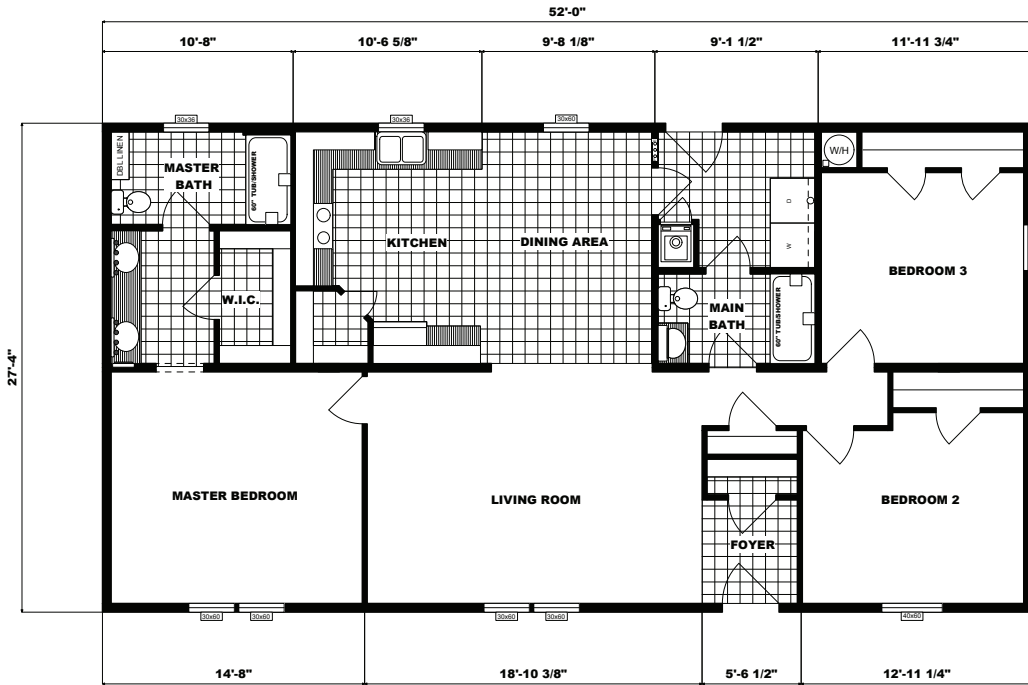
# GH-1788



**Specifications**

- Dimensions: 27'4"x52'0"
- 3 bedrooms / 2 baths
- Size: 1,421 sq. ft.

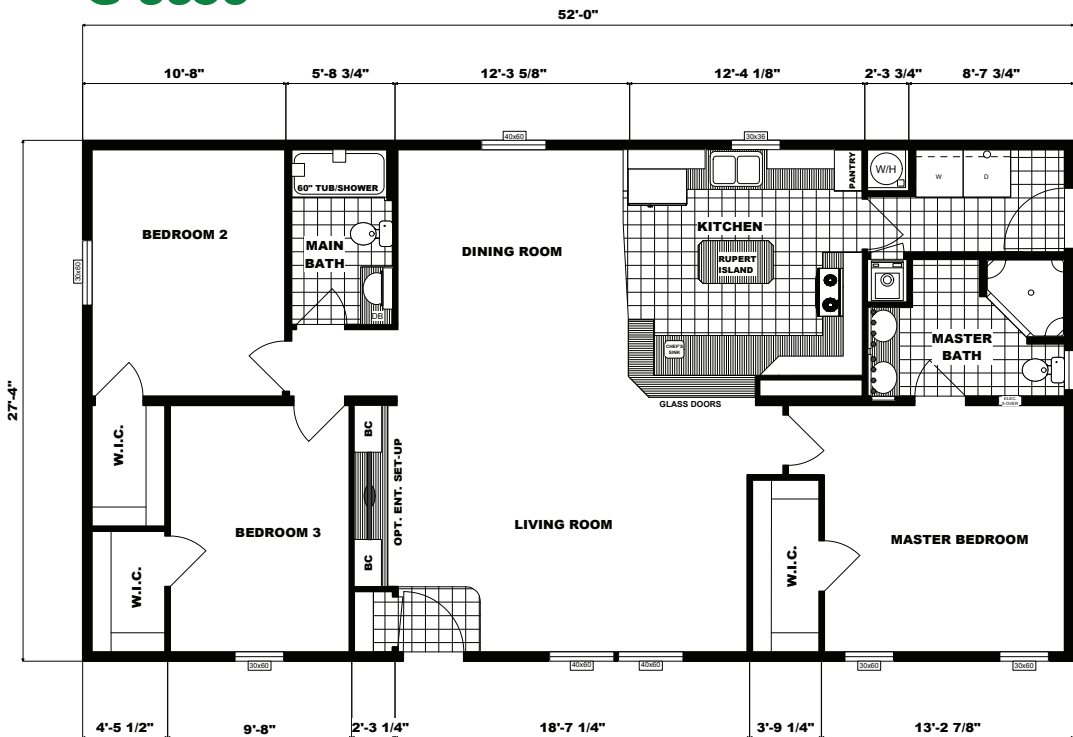
# G-1778



**Specifications**

- Dimensions: 27'4"x52'0"
- 3 bedrooms / 2 baths
- Size: 1,421 sq. ft.

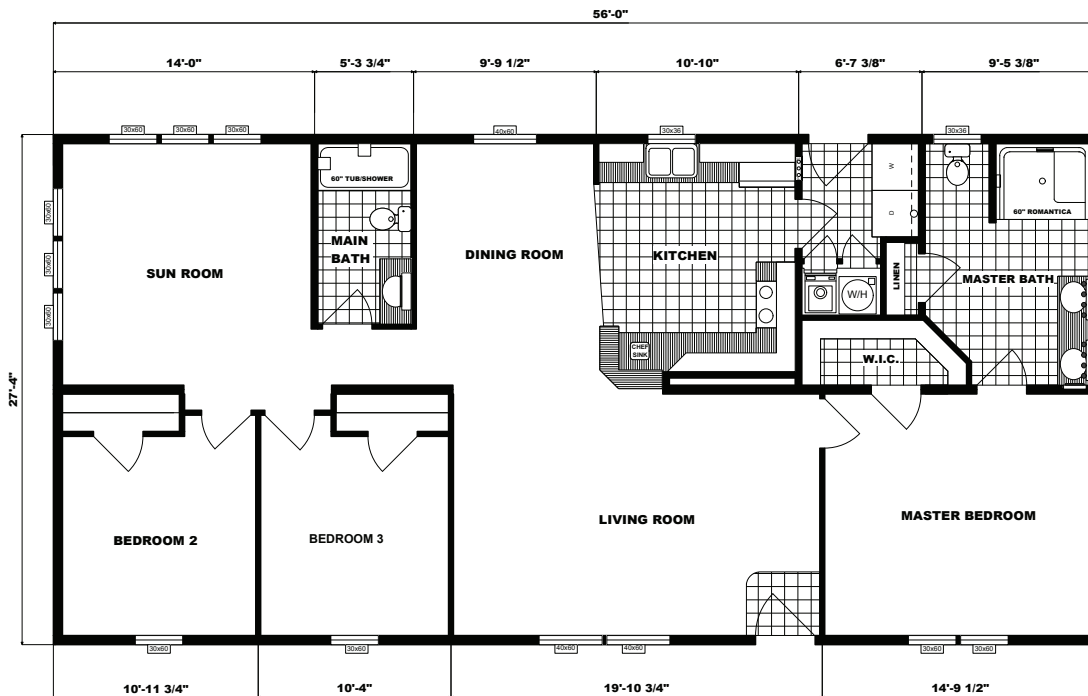
# G-3356



**Specifications**

- Dimensions: 27'4"x52'0"
- 3 bedrooms / 2 baths
- Size: 1,421 sq. ft.

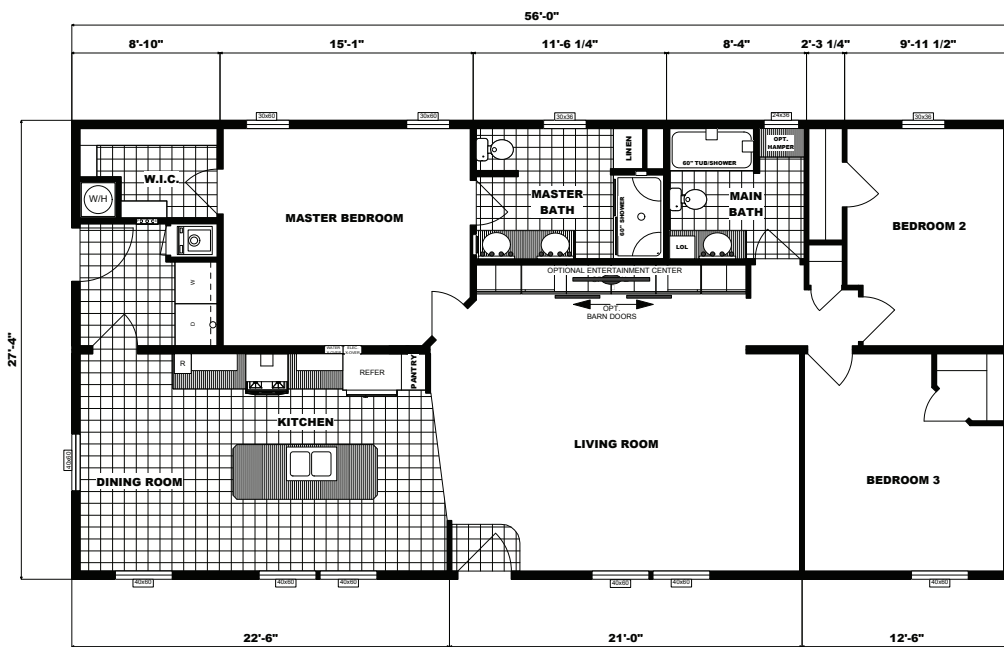
# G-3452



**Specifications**

- Dimensions: 27'4"x56'0"
- 3 bedrooms / 2 baths
- Size: 1,531 sq. ft.

# G-3462

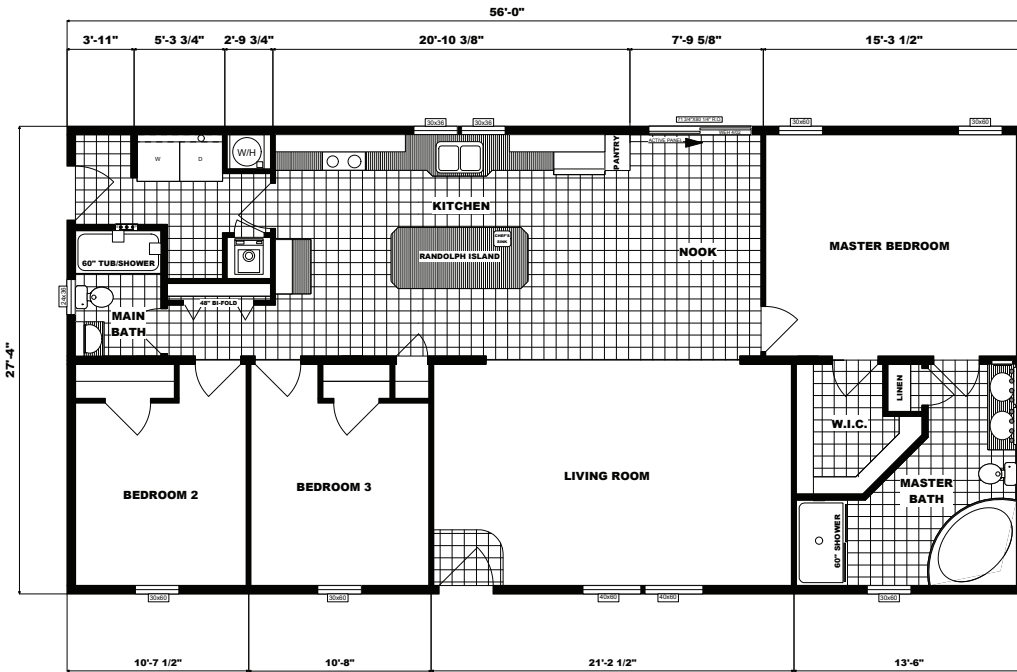


**Specifications**

- Dimensions: 27'4"x56'0"
- 3 bedrooms / 2 baths
- Size: 1,531 sq. ft.

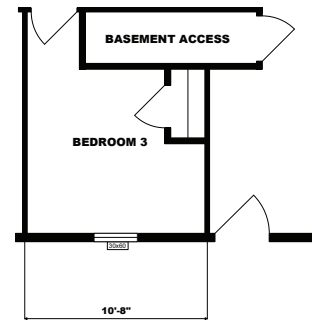


# GH-1784

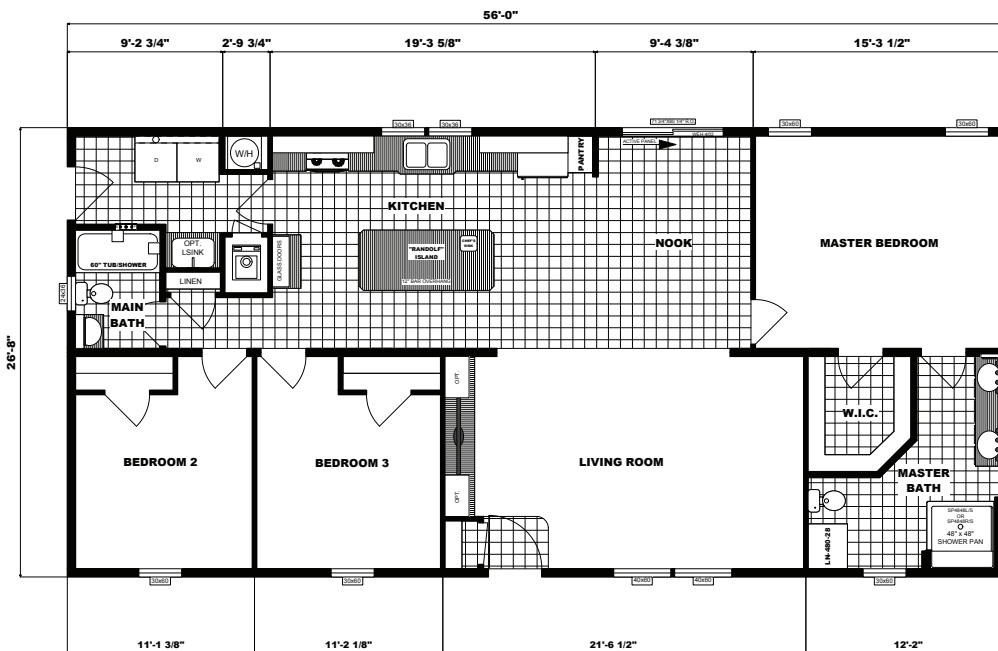


## Specifications

- Dimensions: 27'4"x56'0"
- 3 bedrooms / 2 baths
- Size: 1,530 sq. ft.



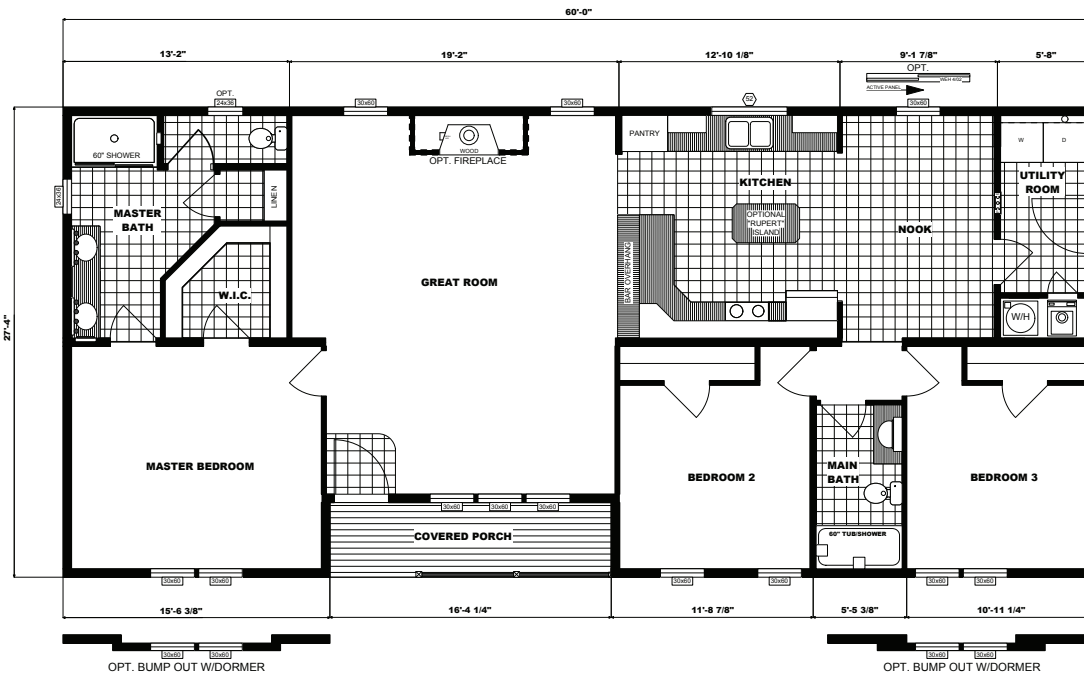
# NETR G-3458



## Specifications

- Dimensions: 26'8"x56'0"
- 3 bedrooms / 2 baths
- Size: 1,493 sq. ft.

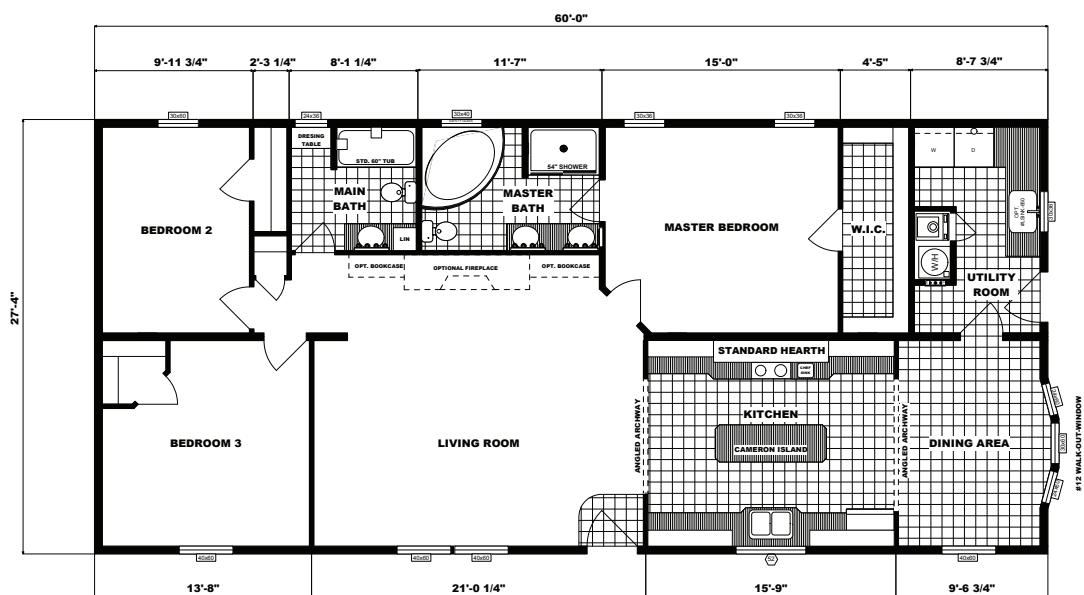
# G-3561



### Specifications

- Dimensions: 27'4"x60'0"
- 3 bedrooms / 2 baths
- Size: 1,640 sq. ft.

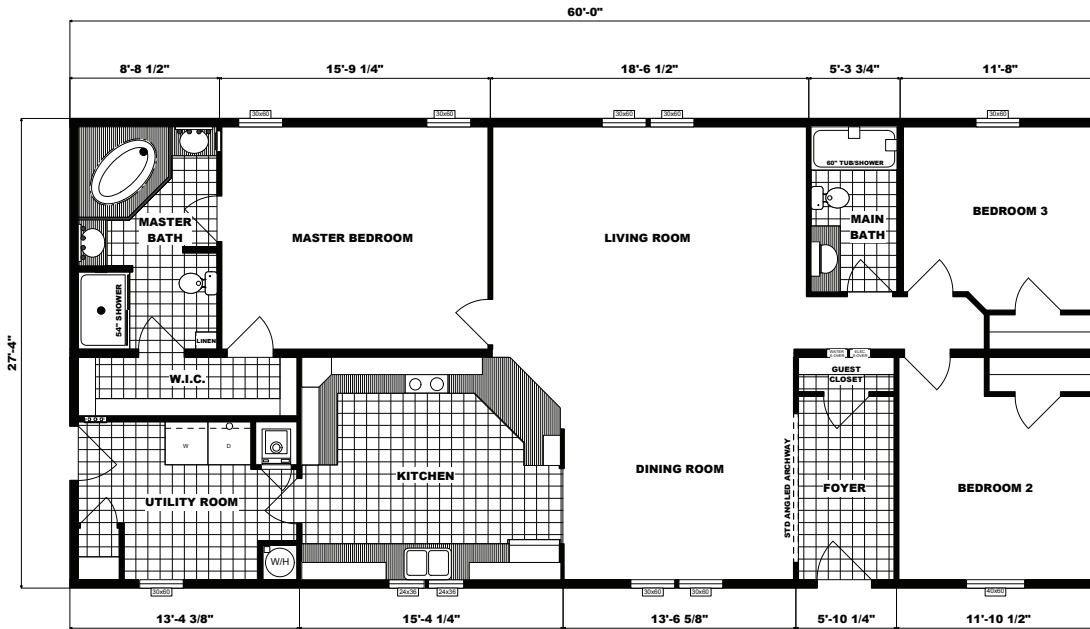
# G-3561



### Specifications

- Dimensions: 27'4"x60'0"
- 3 bedrooms / 2 baths
- Size: 1,640 sq. ft.

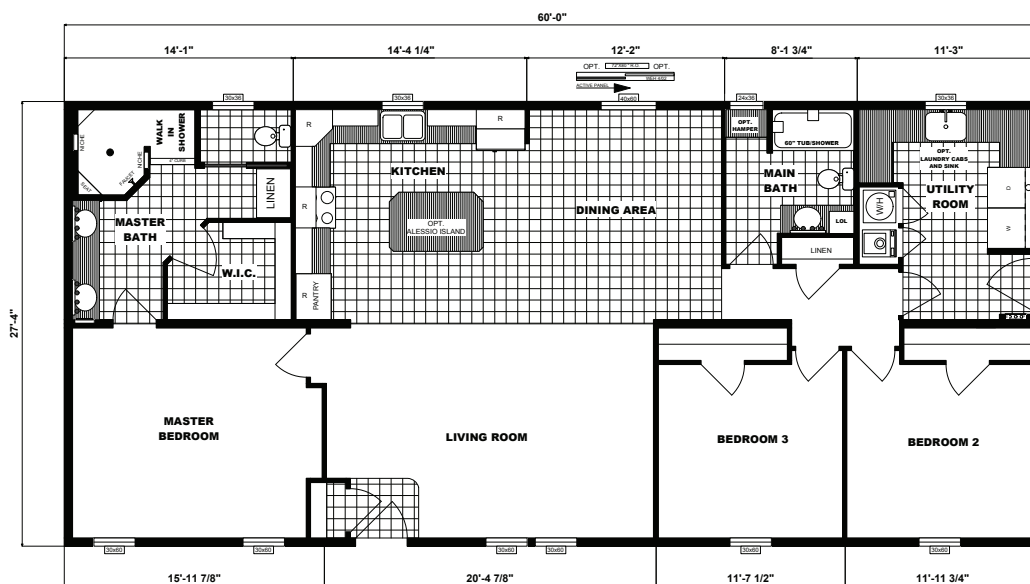
# G-1895



**Specifications**

- Dimensions: 27'4"x60'0"
- 3 bedrooms / 2 baths
- Size: 1,640 sq. ft.

# G-3564

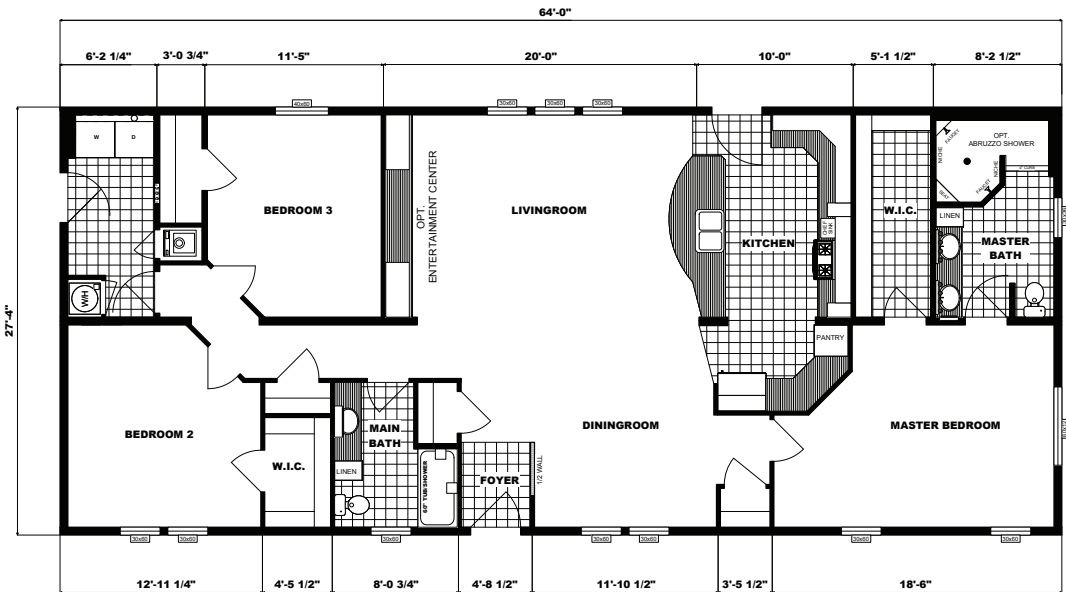


**Specifications**

- Dimensions: 27'4"x60'0"
- 3 bedrooms / 2 baths
- Size: 1,640 sq. ft.



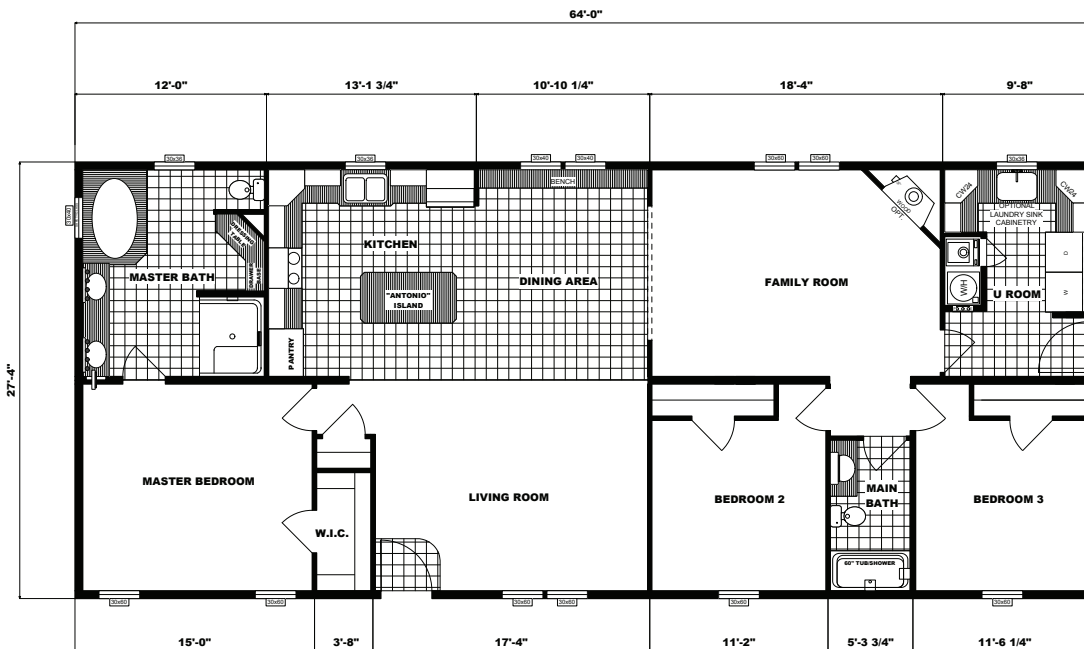
# G-3647



## Specifications

- Dimensions: 27'4"x64'0"
- 3 bedrooms / 2 baths
- Size: 1,749 sq. ft.

# G-3653



## Specifications

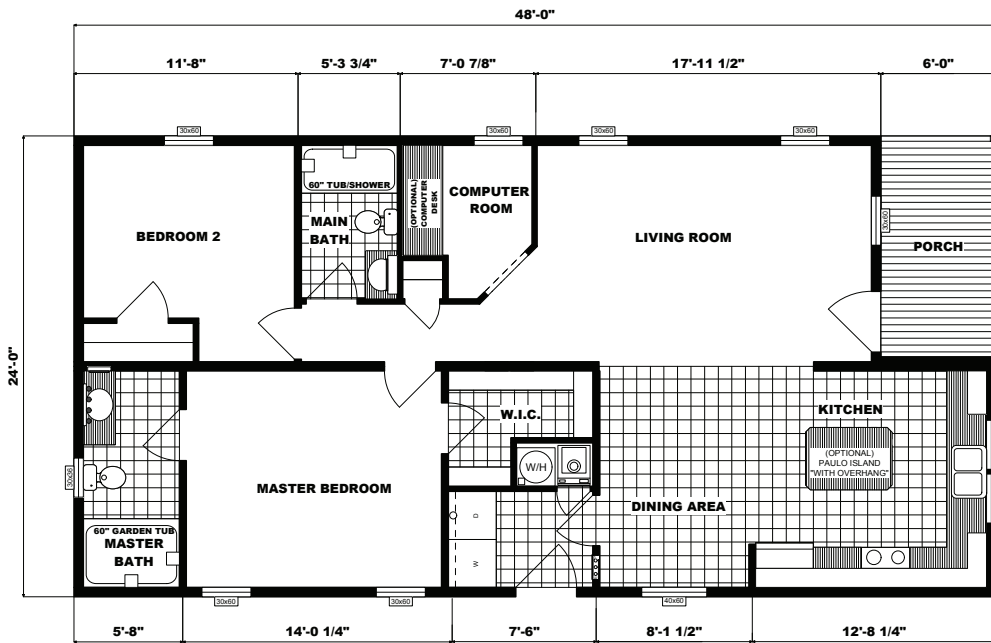
- Dimensions: 27'4"x64'0"
- 3 bedrooms / 2 baths
- Size: 1,749 sq. ft.

## Index of End-Entry Plans

Below is a list of some of our most popular plans, but it is by no means comprehensive. For most, the following collection will serve you well. If you're working with a small lot size, we offer plans that are 20'-wide and 24'-wide. Our standard plan width is 27'4" and we modify that to 26'8" for homes destined for New England (shipping restrictions necessitate the slightly narrower profile); and, we can make most plans as wide as 30'8". The maximum length is 76', and the minimum length depends on the width and achieving the minimum area and room sizes necessary to comply with the code. We specialize in working with our customers to find a plan that fits the necessary criteria and, with about four decades of experience, we've build innumerable plans and designs.

Page	Model	Bed	Baths	Size	Liveable Area (sq. ft.)
19	G-215	2	2	24'x48'	1,082
19	G-237	2	2	24'x52' / 44'	1,056
20	G-238	3	2	24'x52'	1,152
20	G-293	3	2	24'x56'	1,344
21	G-294	3	2	24'x52' (w/8' porch)	1,248
21	G-1740	2	2	27'4"x44'	1,202
22	G-3154	2	2	27'4"x48'	1,238
22	NETR G-3159	2	2	26'8"x48'0"/46'0" (w/ 6'0" porch)	1,1173
23	SP-9003	3	2	27'4"x50'0" (w/ 8'0" porch/stairwell opt.)	1,303
23	G-3357	2	2	27'4"x52'0"	1,334
24	G-3358	3	2	27'4"x52'0"	1,422
24	G-3400	3	2	27'4"x54'8"	1,406
25	G-3459	2	2	27'4"x56'0"	1,446
25	G-1927	2	2	27'4"x56'0"	1,531
26	G-3559	3	2	27'4"x60'0"	1,640
26	G-3553	2	2	27'4"x61'0"/60'0"	1,583
27	G-3603	3	2	27'4"x64'0"/62'0" (w/ 5'4" porch/stair well opt.)	1,651
27	G-3602	3	2	27'4"x65'0"/63'0" (w/ 8'0" covered porch family room)	1,642
28	PG-1491	3	2	27'4"x64'0"	1,530
28	GH-1968	3	2	27'4"x68'0"	1,605
29	G-3649	3	2	27'4"x64'0"	1,496
29	SP-9002	3	2	27'4"x68'0" (w/ 8'0" porch w/ opt. stair well)	1,787

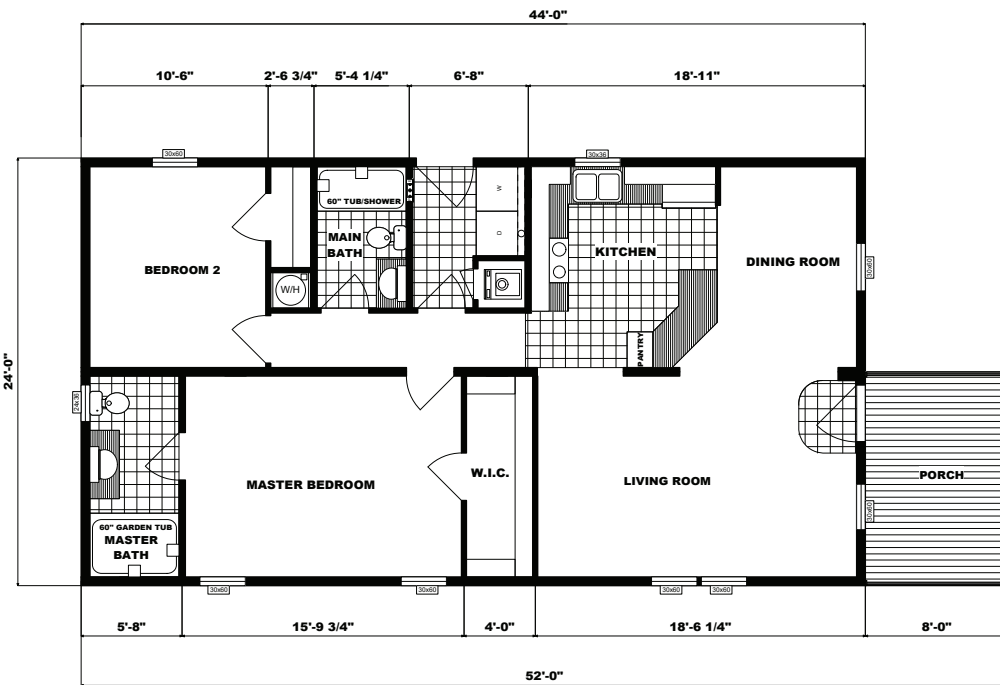
# G-215



**Specifications**

- Dimensions: 24'0"x48'0"
- 2 bedrooms / 2 baths
- Size: 1,082 sq. ft. (approx.)

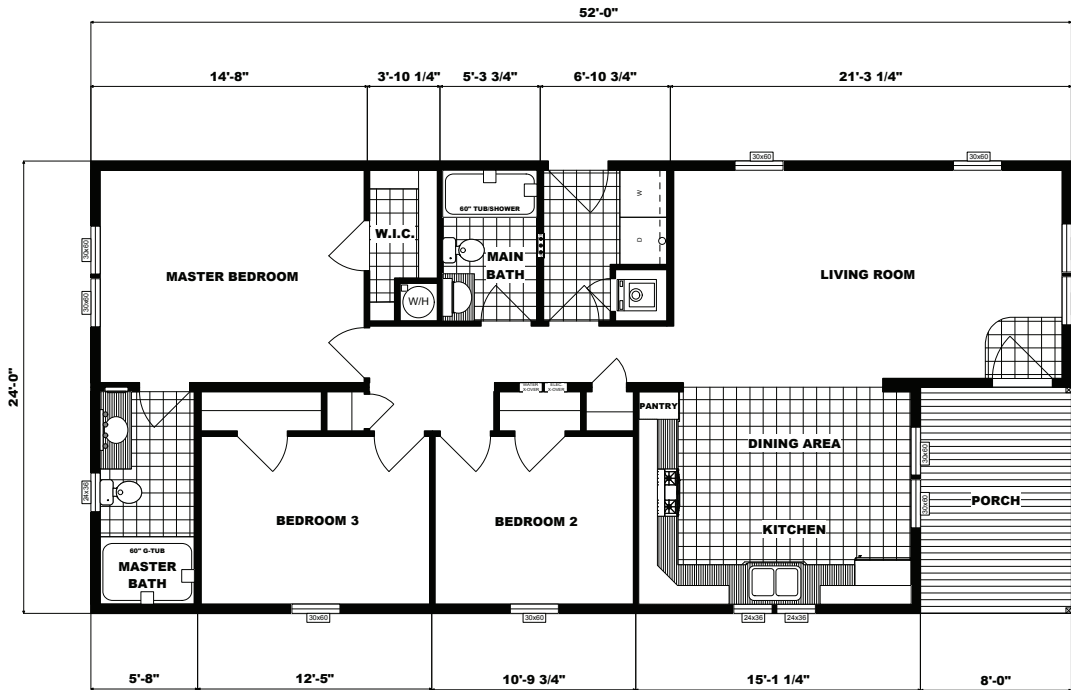
# G-237



**Specifications**

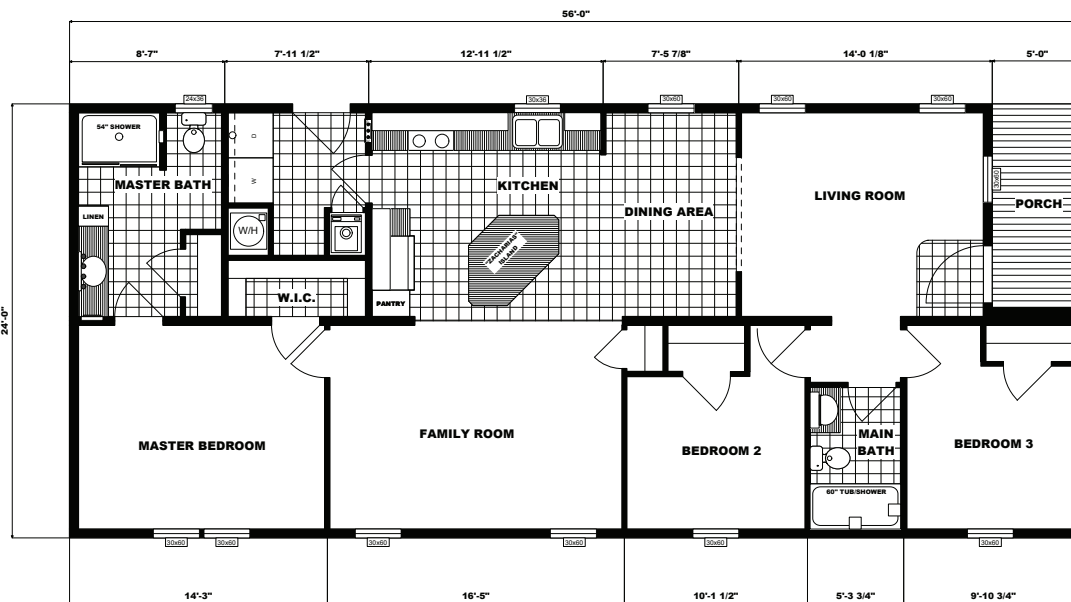
- Dimensions: 24'0"x52'0"/44'0"
- 2 bedrooms / 2 baths
- Size: 1,056 sq. ft. (approx.)

# G-238



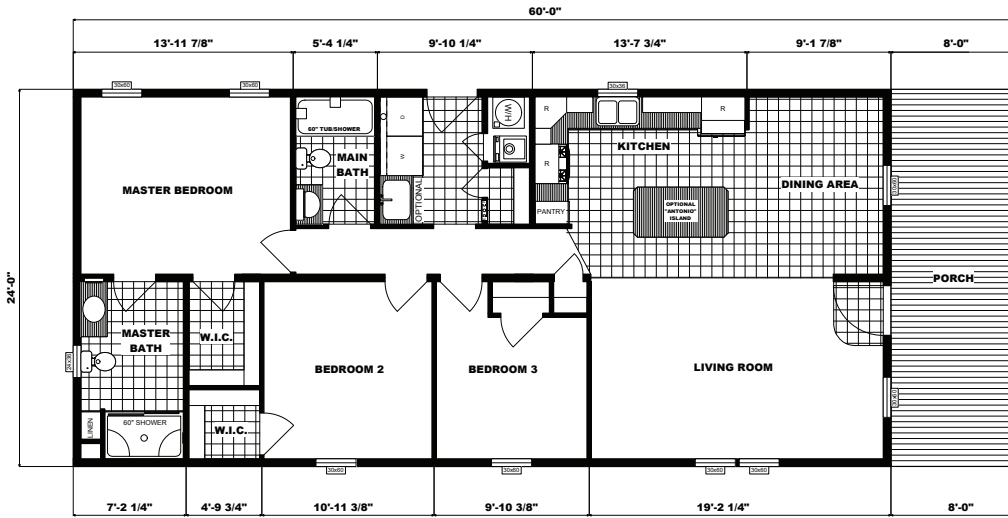
- ### Specifications
- Dimensions: 24'0"x52'0"
  - 3 bedrooms / 2 baths
  - Size: 1,152 sq. ft. (approx.)

# G-293



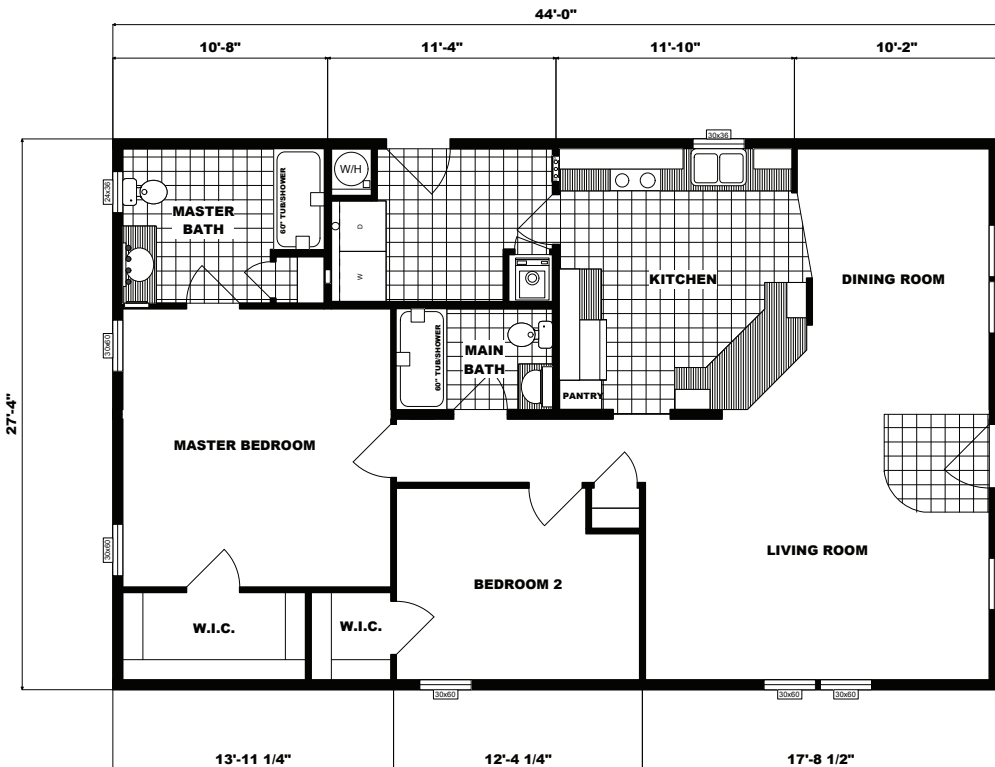
- ### Specifications
- Dimensions: 24'0"x56'0"
  - 3 bedrooms / 2 baths
  - Size: 1,344 sq. ft. (approx.)

# G-294



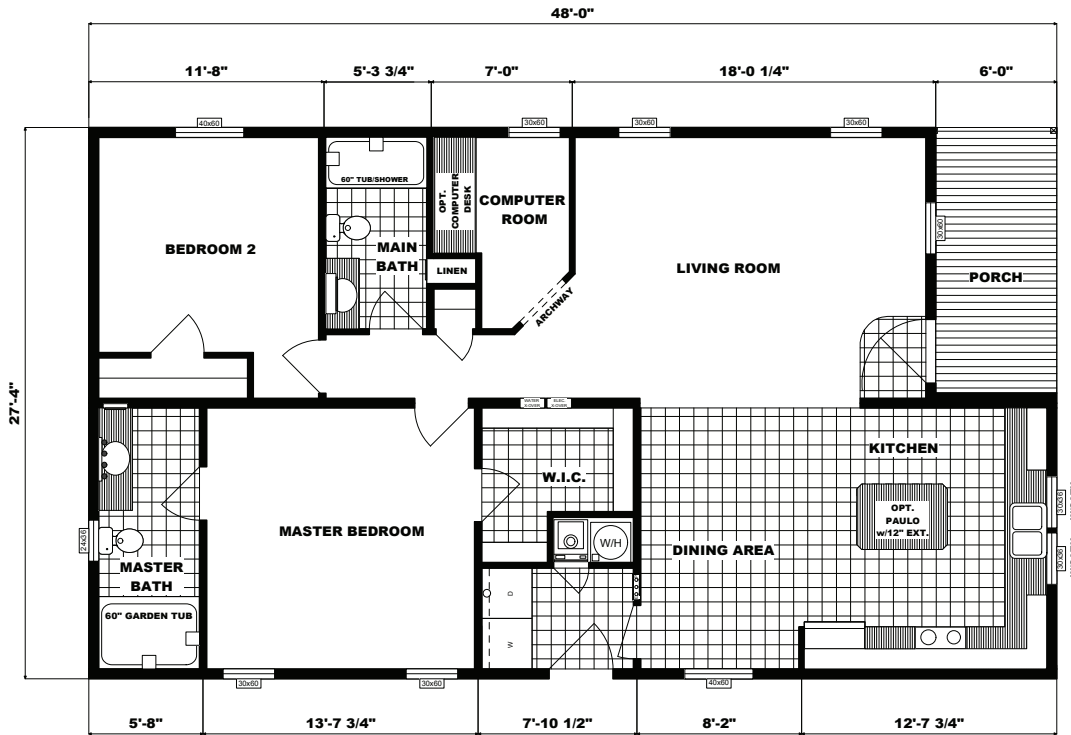
- Specifications**
- Dimensions: 24'0"x52'0" (w/ 8'0" porch)
  - 3 bedrooms / 2 baths
  - Size: 1,248 sq. ft. (approx.)

# G-1740



- Specifications**
- Dimensions: 27'4"x44'0"
  - 2 bedrooms / 2 baths
  - Size: 1,202 sq. ft. (approx.)

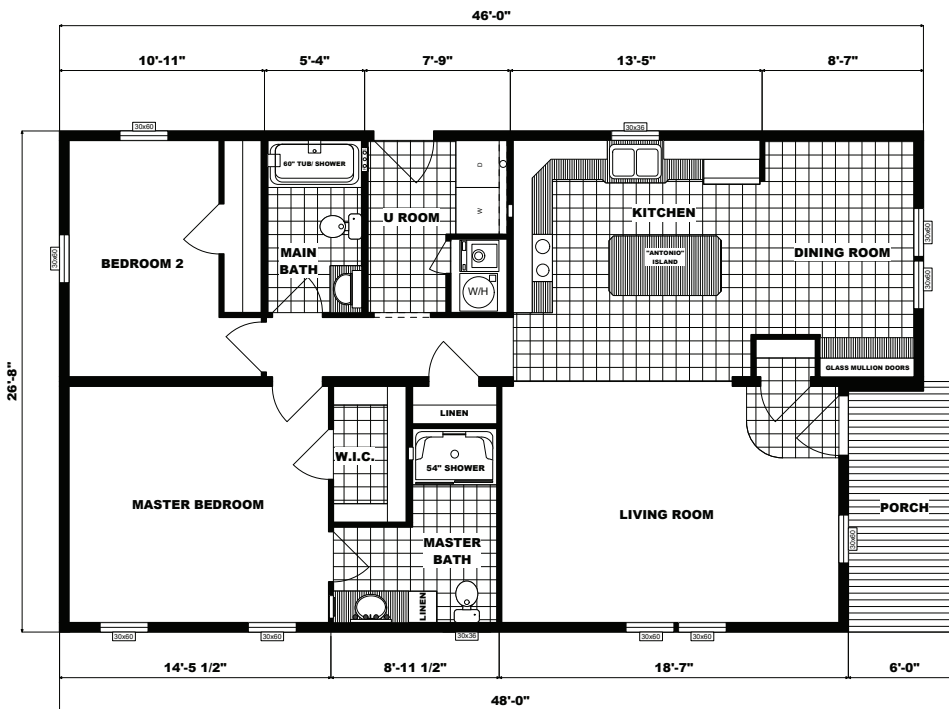
# G-3154



## Specifications

- Dimensions: 27'4" x 48'0"
- 2 bedrooms / 2 baths
- Size: 1,238 sq. ft. (approx.)

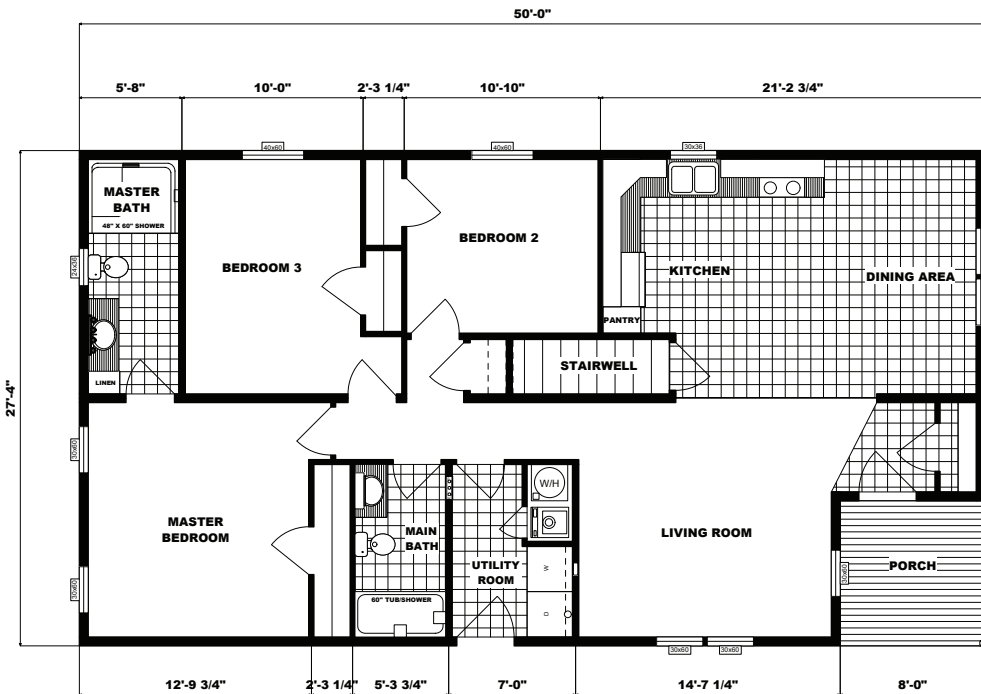
# NETR G-3159



## Specifications

- Dimensions: 26'8" x 48'0" / 46'0" (w/ 6'0" porch)
- 2 bedrooms / 2 baths
- Size: 1,173 sq. ft. (approx.)

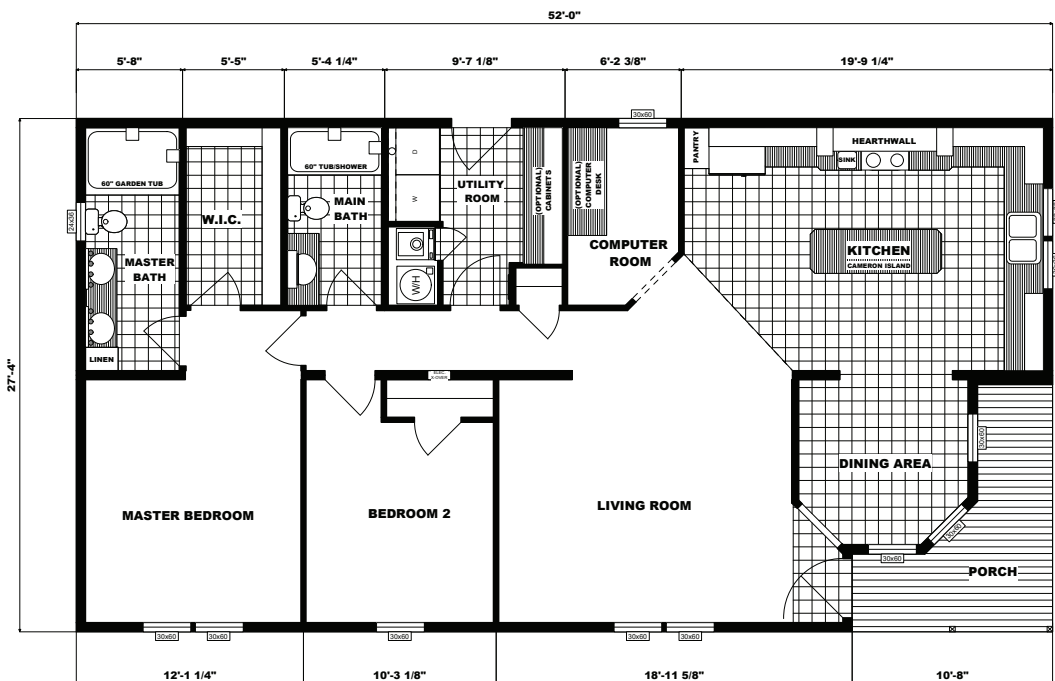
# SP-9003



## Specifications

- Dimensions: 27'4"x50'0" (w/ 8'0" porch/stairwell opt.)
- 3 bedrooms / 2 baths
- Size: 1,303. ft. (approx.)

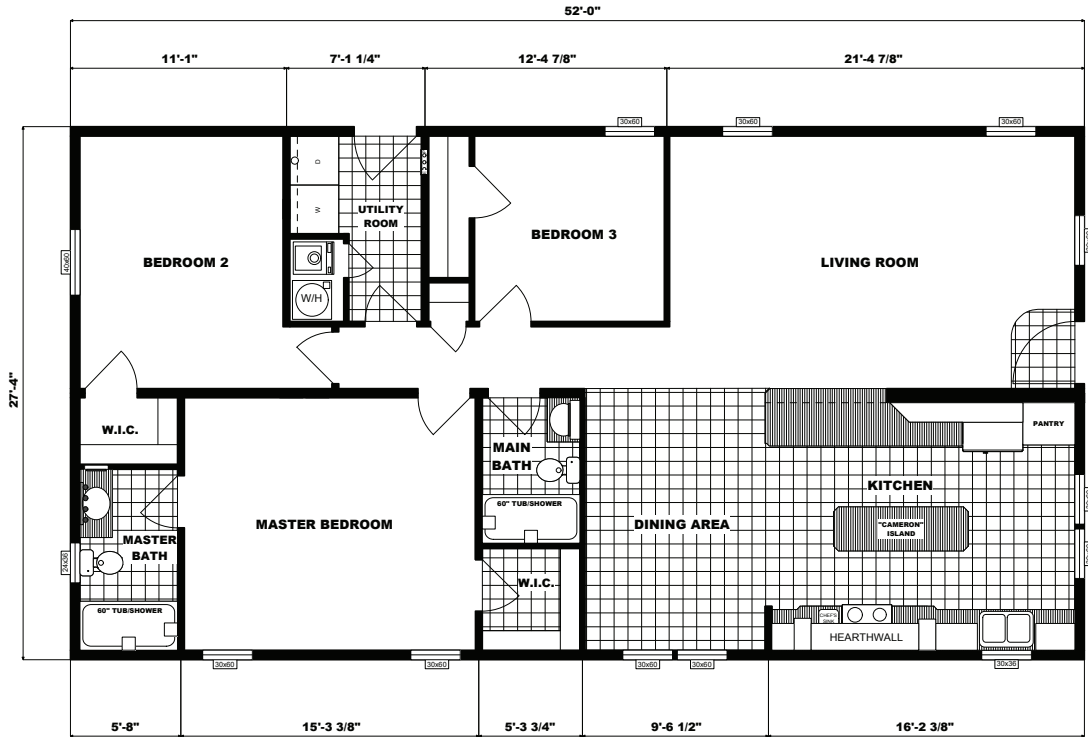
# G-3357



## Specifications

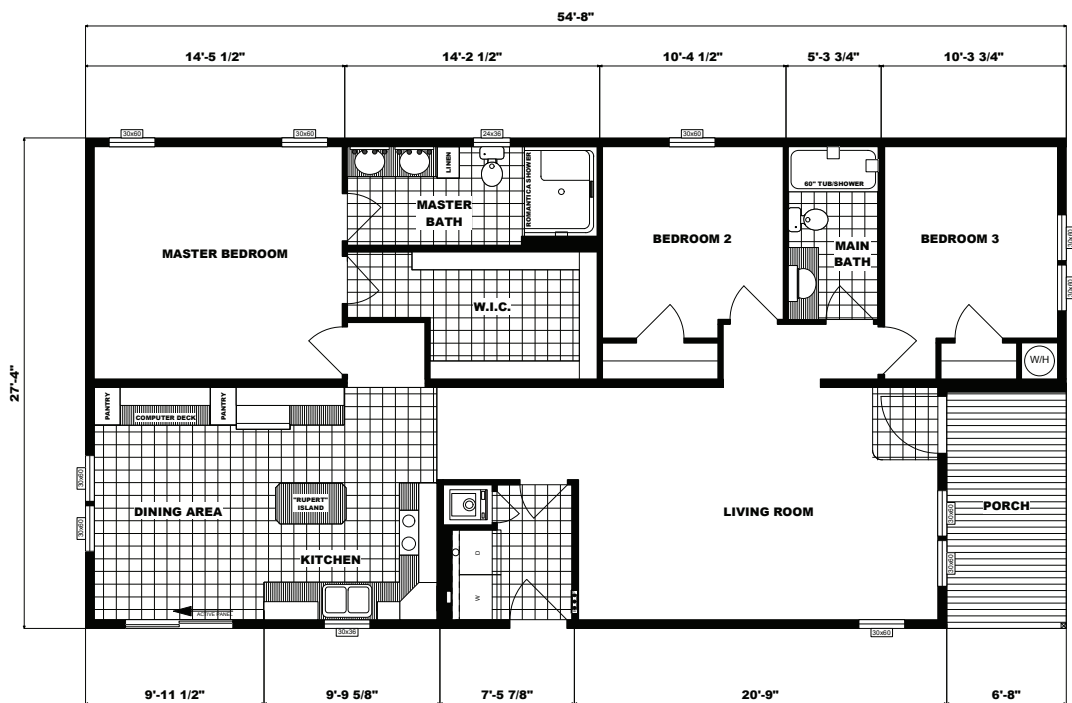
- Dimensions: 27'4"x52'0"
- 2 bedrooms / 2 baths
- Size: 1,334 sq. ft. (approx.)

# G-3358



- ### Specifications
- Dimensions: 27'4"x52'0"
  - 3 bedrooms / 2 baths
  - Size: 1,422 sq. ft. (approx.)

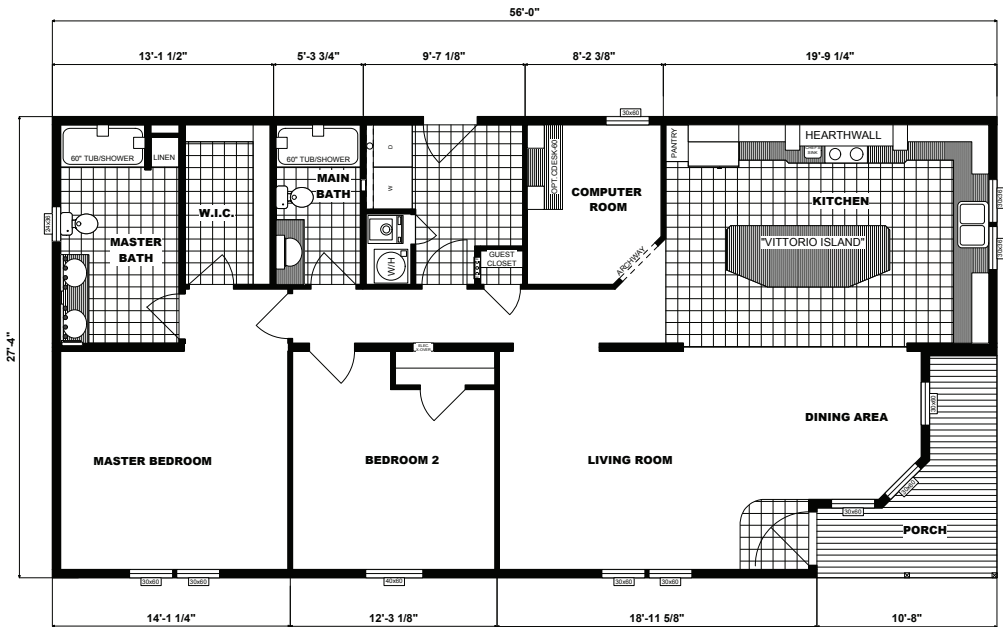
# G-3400



- ### Specifications
- Dimensions: 27'4"x54'8"
  - 3 bedrooms / 2 baths
  - Size: 1,406 sq. ft. (approx.)



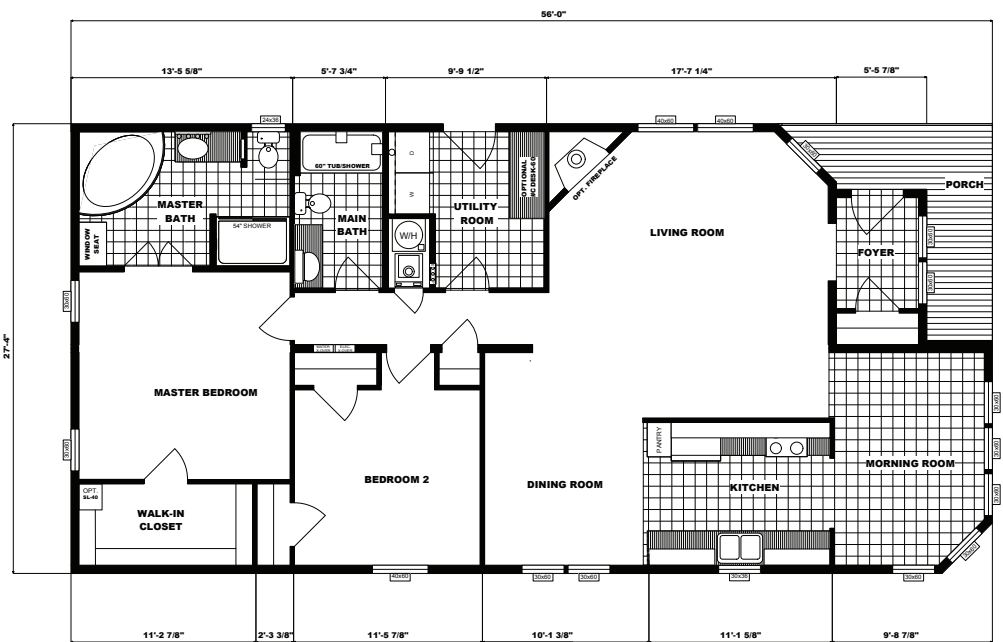
# G-3459



**Specifications**

- Dimensions: 27'4"x56'0"
- 2 bedrooms / 2 baths
- Size: 1,446 sq. ft. (approx.)

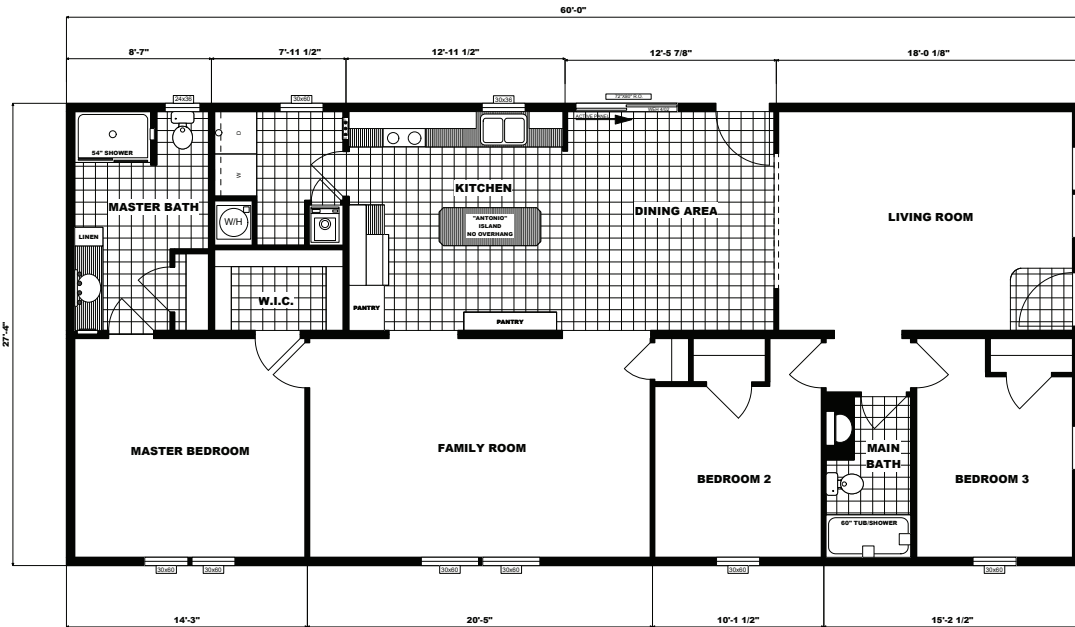
# G-1927



**Specifications**

- Dimensions: 27'4"x56'0"
- 2 bedrooms / 2 baths
- Covered Porch
- Size: 1,531 sq. ft. (approx.)

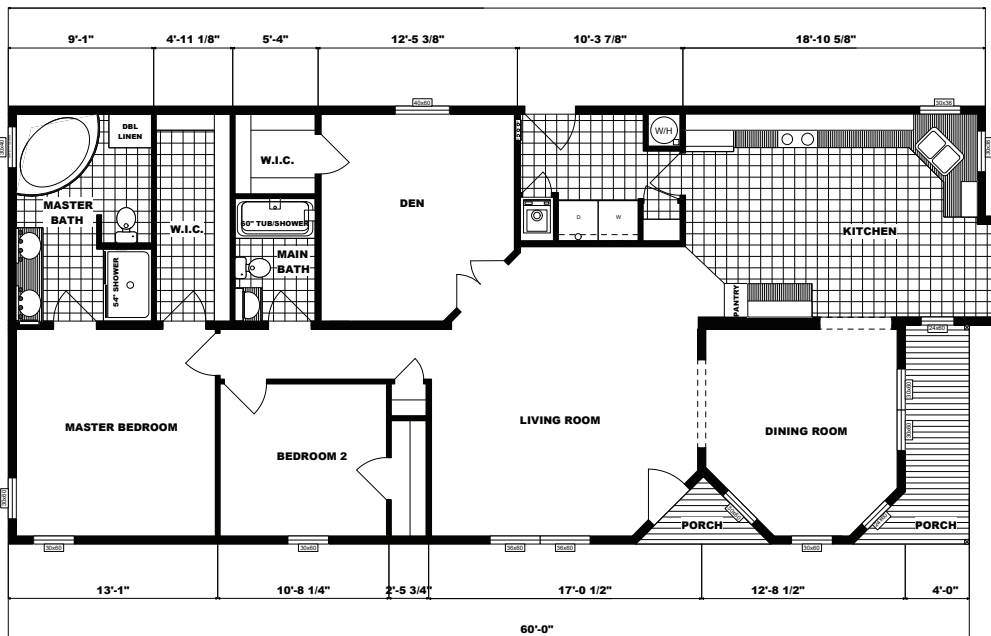
# G-3559



## Specifications

- Dimensions: 27'4"x60'0"
- 3 bedrooms / 2 baths
- Size: 1,640 sq. ft. (approx.)

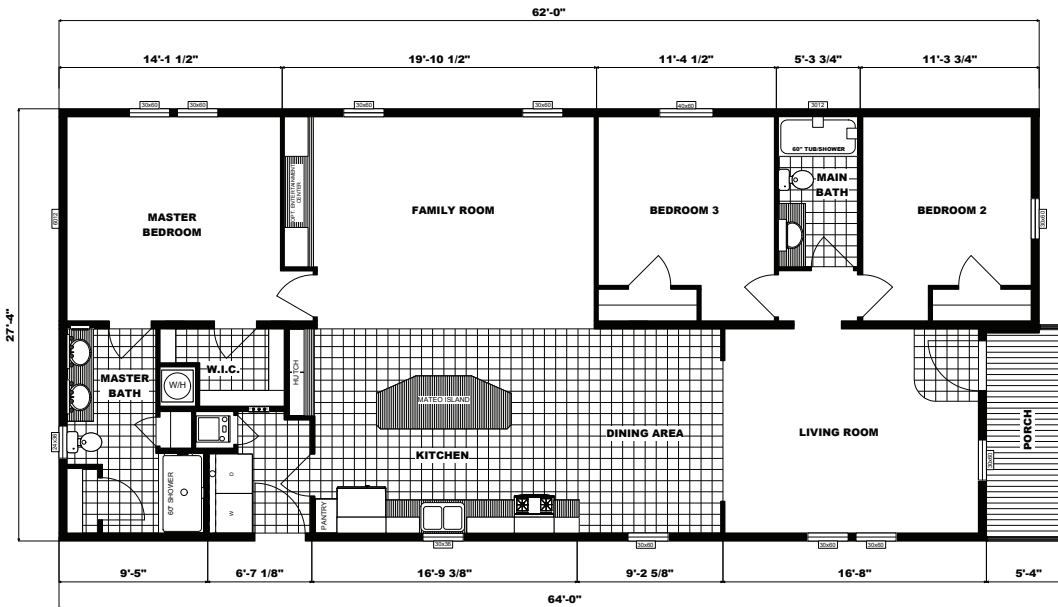
# G-3553



## Specifications

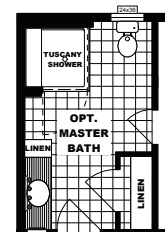
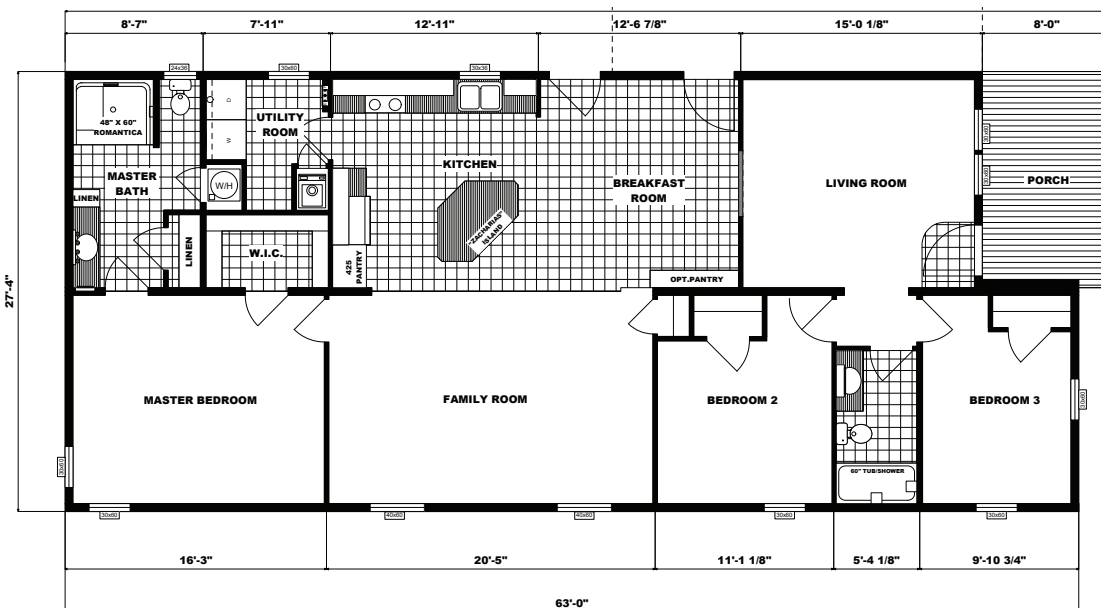
- Dimensions: 27'4"x61'0"/60'0"
- 2 bedrooms / 2 baths
- Size: 1,583 sq. ft. (approx.)

# G-3603



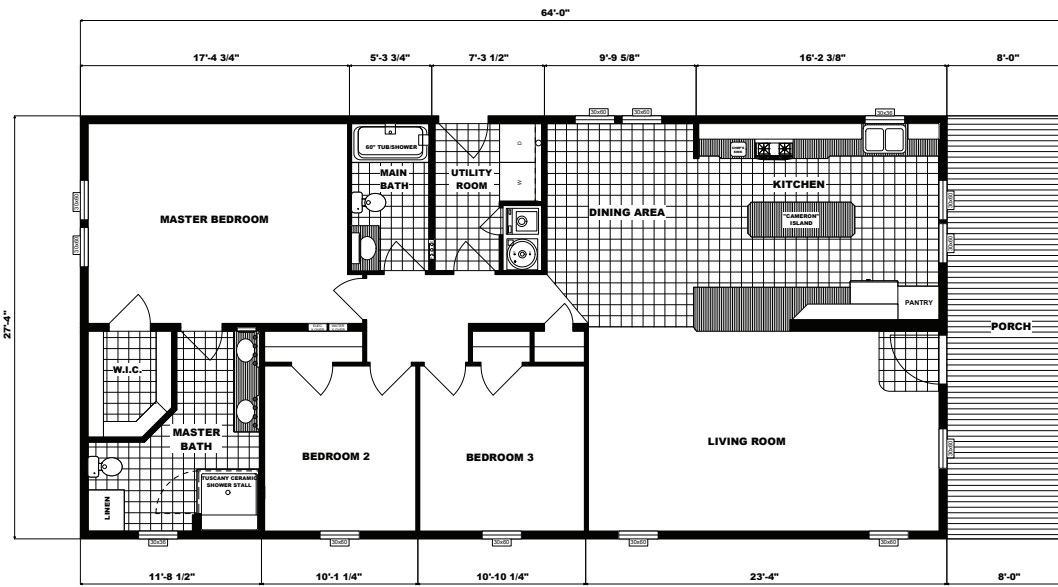
- ### Specifications
- Dimensions: 27'4"x64'0"/62'0" (w/ 5'4" porch/stairwell opt.)
  - 3 bedrooms / 2 baths
  - Size: 1,651 ft. (approx.)

# G-3602



- ### Specifications
- Dimensions: 27'4"x65'0"/63'0" (w/ 8'0" covered porch family room)
  - 3 bedrooms / 2 baths
  - Size: 1,642 ft. (approx.)

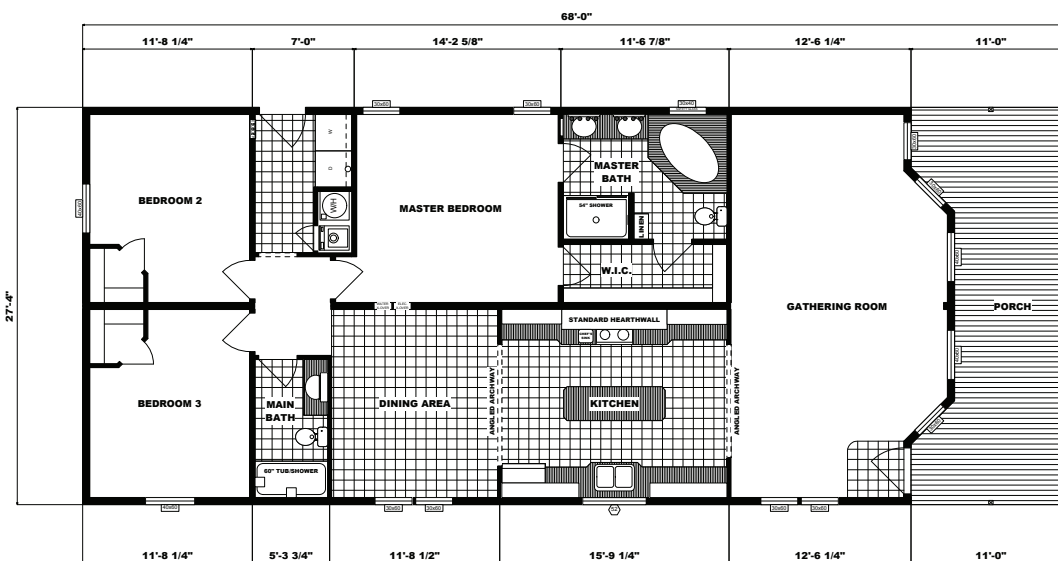
# PG-1491



## Specifications

- Dimensions: 27'4"x64'0"
- 3 bedrooms / 2 baths
- Size: 1,530 sq. ft. (approx.)

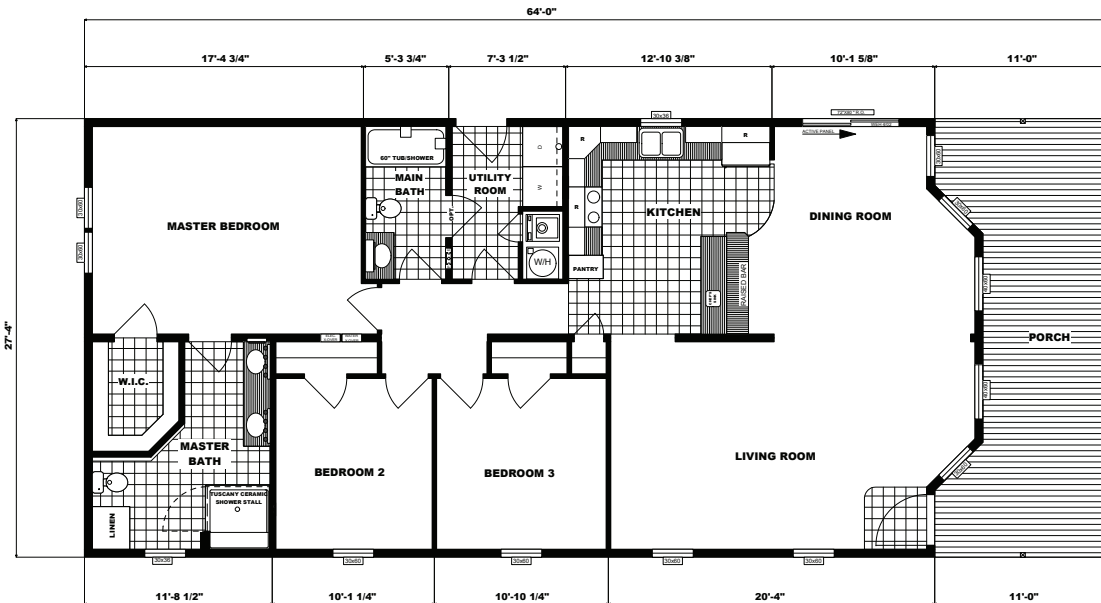
# GH-1968



## Specifications

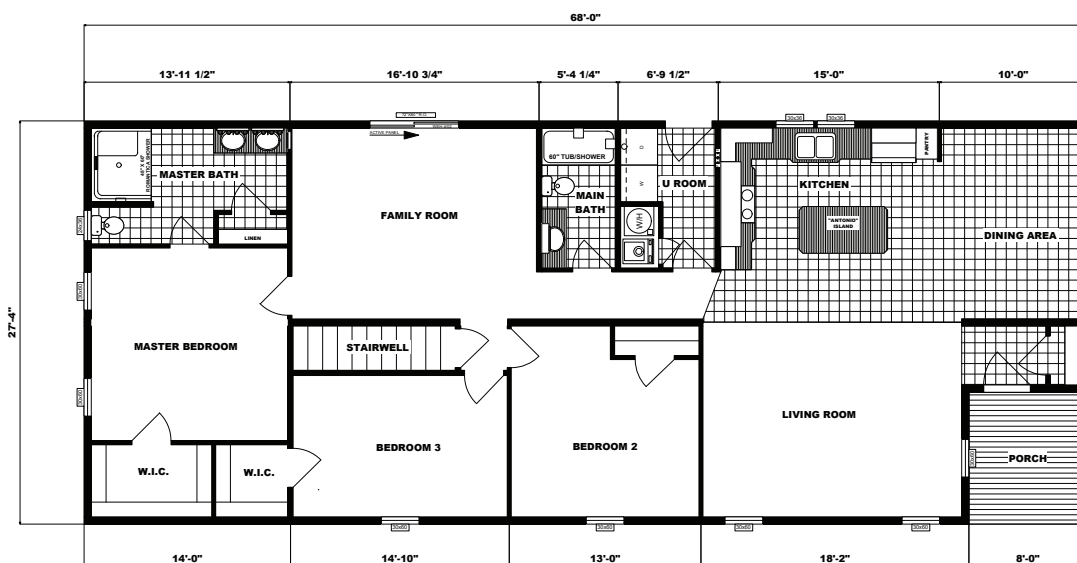
- Dimensions: 27'4"x68'0"
- 3 bedrooms / 2 baths
- Size: 1,605 sq. ft. (approx.)

# G-3649



- ### Specifications
- Dimensions: 27'4"x64'0"
  - 3 bedrooms / 2 baths
  - Size: 1,496 sq. ft. (approx.)

# SP-9002



- ### Specifications
- Dimensions: 27'4"x68'0" (w/ 8'0" porch w/ opt. stairwell)
  - 3 bedrooms / 2 baths
  - Size: 1,787 ft. (approx.)

## Your Choice

Our approach in everything we do is to always put homebuyers first. This includes allowing you the freedom to build a Pine Grove that matches your style and fits perfectly into your life and your budget. To ensure you get your new Pine Grove as personal



as you want it, you have several different major trim levels to choose from, and certain of the components of the respective trim levels are available individually, as options. Whatever your preference, you can rest assured there's a Pine Grove for you. Every Pine Grove comes standard with our above-code-minimum standard construction specifications; from there, make the choice that fits your needs and your budget.

	Standard	Multi-Section Drywall Package	Grand Home Package	Developer Package
<b>Wall Height</b>	7'6" Cathedral to 9'0" (8'0", 8'6" or 9'0" flat, opt.)	7'6" Cathedral to 9'0" (8'0", 8'6" or 9'0" flat, opt.)	7'6" Cathedral to 9'0" (8'0", 8'6" or 9'0" flat, opt.)	8'0" flat (8'6" or 9'0", opt.)
<b>Interior Wall Sheathing</b>	1/2" VOG w/ Batten Panel Transitions	Finished & Primed Drywall in LRM, DRM, Hall & MBR ONLY	Finished & Primed Drywall T/O	Finished & Primed Drywall T/O (Paint, opt.)
<b>Exterior Wall Sheathing</b>	1/2" Insulated Foam Board	7/16" APA-Rated OSB	7/16" APA-Rated OSB	7/16" APA-Rated OSB
<b>Ceiling Drywall Finish</b>	Light Stipple	Light Stipple (Smooth Finish, opt.)	Light Stipple (Smooth Finish, opt.)	Smooth Finish
<b>Roof Pitch</b>	3:12 Fixed Truss (40-lb. snow-load)	3:12 Fixed Truss (5:12 or 7:12 Hinged Truss, opt.)	3:12 Fixed Truss (5:12 or 7:12 Hinged Truss, opt.)	5:12 Hinged Truss (7:12, opt.)
<b>Interior Moldings</b>	FJ Pine w/ Oak-Look Finish (White, opt.)	FJ Pine w/ Oak-Look Finish (White, opt.)	P/F White Pine Trim & Primed Hollow-Core 6-Panel Int. Doors	P/F White Pine Trim & Primed Hollow-Core 6-Panel Int. Doors
<b>Countertop Backsplash</b>	4" Matching Laminate	4" Matching Laminate	Matching Laminate or 6" x 6" Ceramic Tile	Matching Laminate or 6" x 6" Ceramic Tile

Note: Any home receiving a site-built garage (or other structure) MUST meet all egress requirements for exterior doors. A third exit door may need to be installed in the home in order for it to be in full compliance.

All representations and descriptions of the Pine Grove product are believed to be accurate at the time of publication. Due to continual product improvement and changes in design, we cannot guarantee exact duplication of every product shown herein. Model availability and specifications may change without notice. Your Retailer, an independent contractor who is not an agent of Pleasant Valley Homes, Inc., is the party responsible for your purchase contract and any additions, deletions, alterations, or attachments made to or in your home. [2019]

# Standard Features

## Interior

- Complete Window Treatments with 2" Blinds or Sheers Throughout
- Vinyl On Gypsum Wall Coverings Throughout
- Residential Ceiling Fixtures in All Bedrooms
- Switched Ceiling Light in All Walk-In Closets
- Chandelier in Each Designated Dining Area
- ½" Finished Drywall Cathedral Ceilings with Stipple Finish (Flat Ceilings Optional)
- Residential Wood Molding Profiles
- Oak Window Sills
- 25 oz. Textured Carpet Installed with Tack Strip & 5.5# Pad
- No Wax Vinyl Flooring by Congoleum®
- Pre-Hung Interior Doors Installed with 3 Residential Hinges
- Vinyl Clad Shelving in Closets and Pantries
- Foyer Entry with Vinyl Flooring at Front Door

## Cabinetry

- KCMA Approved Cabinetry Built by Blue Mountain Cabinet Co.
- Oak Cabinets with ¾" Solid Oak Face Frames
- Cabinet Crown on Overhead Cabinets
- Concealed Cabinet Door Hinges
- Drawer-Over-Door Base Cabinets
- Metal Drawer Guide System
- Designer Coordinated Door and Drawer Pulls
- Adjustable Shelving in Overhead Cabinets
- Shelving in All Base Cabinets

## Utilities

- Miller Direct Spark Gas Furnace with Metal Access Door
- In-Floor Perimeter Heat System with Perimeter Diffusers

- Insulated Fiberglass Heat Duct w/ Sealed, In-Floor Crossover Connection
- 40 Gallon Electric Water Heater with Drip Pan & Exterior Drain
- PEX Hot & Cold Water Lines and Schedule 40 Drain Lines
- Enclosed Water and Drain Lines
- Plumbing for Washer
- Wire and Vent for Dryer
- Water Shut-Offs at All Fixtures
- 100 Amp Electric Service
- Hard-Wired Smoke Alarms with Battery Back-Up
- Copper Wiring Throughout
- Switched Receptacle in Living Room
- GFCI Protected Exterior Receptacle
- GFCI Protected Receptacle(s) in Wet Areas

## Kitchen

- 33" x 19" x 7" Deep Double Bowl Stainless Steel Sink
- Peerless by Delta® Single Lever Faucet with Sprayer
- Soffit Light Over the Sink (in most models)
- Refrigerator Overhead Cabinets
- Wilson Art® or Formica® Laminate Counter Tops, 25" Deep
- 4" Laminate Backsplash on All Counters (Ceramic Optional)
- White 18 Cubic Foot Refrigerator
- White 30" Free Standing Gas Range
- White 30" Vented Range Hood with Light by Broan®

## Codes

- HUD Code
- Energy Star Compliance
- Thermal Zone III
- Wind Zone I (Wind Zone II Available as an Option)

# Standard Features

## Bath

- One-Piece Fiberglass Tub and Shower Units
- 36" High Oak Vanity Cabinets with China Sinks
- Peerless by Delta® Single Lever Faucets on all Fixtures
- Wilson Art® or Formica® Laminate Counter Tops
- 4" Laminate Backsplash on All Counters (Ceramic Optional)
- Oak Medicine Cabinets and/or Mirror with 24" Strip Light
- Broan® Lighted Exhaust Fan in Each Bath
- 1.6 Gallon Round Front Water Saver Commode
- All Bath Fixtures are White

## Exterior

- Georgia Pacific® Dutch Lap Vinyl Siding
- 1/2" Foam Insulation Board Sheathing
- Lifetime 3-Tab Fiberglass Roof Shingles
- Eaveguard Ice and Water Shield
- 38x82 Residential Size Fiberglass 6-Panel Front Door, No Storm
- 38x82 Residential Size Fiberglass 2-Lite Rear Door, No Storm
- Exterior Light at Each Entrance Door
- Vinyl Thermopane "Low E" Single Hung Windows
- 15" Raised Panel Shutters on Front Door Side & Right Gable End
- 6" Fascia and Soffit
- Ridge Vent

## Construction

- All Wall Studs, Trusses, & Floor Joists Installed 16" On-Center
- 40# Snow Load Roof Trusses
- 7/16" OSB Roof Sheathing
- 2x6 Graded Wall Studs
- 7'6" Sidewalls Standard (8' Sidewalls are Available)
- 2x6 Floor Joists (28' Wide) and 2x8 Floor Joists (32' Wide)
- 2x6 Perimeter Joists
- 3/4" Tongue and Groove OSB Floor Decking
- R-19 Fiberglass Wall Insulation
- R-38 Blown-In Cellulose Ceiling Insulation
- Combination of R-19 and R-27 Floor Insulation
- Matewall Sealed with Double Center Seal Gasket
- 10" or 12" I-Beam Foundation Frame



## Build With Us



We're always adding new plans, styles, products and technologies to reflect the latest in building science, building codes and consumer trends. Keep in touch at [PineGroveHomes.com](http://PineGroveHomes.com). You'll find news, answers to frequently-asked questions and a wealth of other information that can help you get started.

- Use our website to locate a builder or retailer near you
- Browse a comprehensive collection of home plans
- Find ideas, inspiration and more

There's nothing like seeing a Pine Grove in person, so, we've assembled a unique and expansive factory model center complete with fully-furnished, decorated and climate-controlled model homes at our factory campus in Pine Grove, PA. We're open most weekdays from 8am-3pm, and one Saturday per month (dates and times are available on our website). We hope you'll join us for self-guided tours of the models.

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