



What Makes Pleasant Valley Special

Pleasant Valley Modular Homes, Inc.—operating out of the Northeast USA’s newest modular home manufacturing facility. Pleasant Valley offers a full line of high-quality, innovative modular homes in the northeast and mid-Atlantic regions of the United States. Homes are constructed in the climate-controlled environment of our new 140,000 sq. ft. state-of-the-art manufacturing center. Every modular home produced by Pleasant Valley features the superior construction of “Strength... Far Beyond the Standard,” including 16” on-center floor and roof construction and much more. The Pleasant Valley management and leadership have over 35 years of experience in the housing industry. In addition, the design team is one of the most recognized in the industry. Showcasing the modular home industry’s finest collection of designer kitchens and baths, including the original award-winning “Hearth Wall” Kitchen, Pleasant Valley features unmatched innovation. Nearly all of the exciting options available in Pleasant Valley homes are shown in The Design Center at Pleasant Valley, the industry’s largest indoor, climate-controlled showroom. The Model Home Village at Pleasant Valley now showcases ten fully setup, furnished & decorated homes (worth over \$1 million) throughout the year.



Learn About Modulars

Is this home a modular?

This is a very common question at a Riverview Sales Center. In the past, if a retail customer wanted a 5/12 roof and drywall interior their only choice was to buy a modular. However, over time, the standard “sectional home” product has added many “modular” features including second story, 7-12 roof pitch, interior drywall and even carrier built floor systems. In short, the housing industry does make a distinction between a sectional home and modular, but in a lot of cases the distinction today is not what it traditionally was. Webster dictionary defines Modular as “of modules”. Modules are defined as “any of a set of units to be variously fitted together”. So, if a home comes in more than one piece and is fitted together to make it whole then it is a Modular Home. Here is a simple answer to this question, “Riverview sells 3 types of new homes, we sell singlewide homes (which are not modular since they come in one piece) we sell HUD Code Modular homes and we sell Pennsylvania or State Code Modular homes.” A more detailed answer is, “Inacted in 1976, the HUD Code is the federal building code that regulates the construction of all factory built manufactured homes through out the entire country. In addition to the HUD code, each State selects a building code that also regulates the construction of factory built manufactured homes. The State regulated home would be considered a “true modular” since the State code typically regulates “stick built” homes as well. In each case a different enforcement agency regulates and administers the code at the factories that elect to build homes according to one or the other code. In any individual State, neither code supersedes the other nor is only one code solely allowed, but they both exist together. In fact, a factory can build both HUD and State code homes in the same plant. However, both codes normally supersede all the local building codes that just concern the home itself. The local building code could in fact be, and normally is, different from both of these other codes. As with any product, true modular and sectional homes both have advantages and disadvantages and you may have a preference for one or the other. Also some Lenders have preferences between HUD and State Code homes. So with this little bit of additional information, everyone at Riverview stands ready to help you decide which of the many fine homes we sell will be your family’s new home.

Pleasant Valley Design Center Another Innovation From PVMHI

You're invited to visit the largest showroom and design center in the modular housing industry. The Design Center at Pleasant Valley boasts over 10,000 sq. ft. of indoor display area. Several of our specialty kitchens & baths are on display, as well as almost every feature and option available from Pleasant Valley. Get more information here than anywhere else! Builders/Retailers and home buyers may review options in our climate-controlled design center with many conveniences, including private office space and public restrooms & vending. The Design Center is most of all a venue for the homebuyer to make the vital choices that turn a house into your future home. It is constantly updated and upgraded with the latest and most groundbreaking innovations from PVMHI. Purchasing a home is a big decision, made easier at Pleasant Valley with the on-site availability of both the Design Center at Pleasant Valley and The Model Home Village at Pleasant Valley.



Simply Stated Pleasant Valley Is The Finest Modular Home Built Today!

Superior Products! You Be The Judge - Compare Just These Few Most Sought After Standard Specifications With Any Competitor - Builder or Dealer.

Roof System Built To **100-Pound** Ground Snow Load at **16” O.C.** **90 MPH +** Exposed Wind Load Design. **7/16” OSB** Sheathing Wrap - ALL AROUND. **2x10** Solid Floor Joist 16” O.C. **2x6** Interior and Exterior Wall Construction **16” O.C.** Upgrade Raised panel Cabinetry. **Triple Coated** Spackle Drywall Finish T/O. Vapor Air Barrier **Wrap**. **Average Weight Of This House - A Whopping 55,000 lbs!** Remember Muscle Weighs More Than Fat!

Pleasant Valley Give You The Strongest Construction, The Finest Craftmanship And The Most Innovative Designs Available In A Modular Home. Find **Pleasant Valley Homes** Only At **Riverview Homes, Inc.**

Riverview Homes, Inc.

Vandergrift	Butler	Clarion Cnty	Apollo	Greene Cnty	Greensburg	Prospect	New Alexandria
ROUTE 66 - between Vandergrift & Leechburg	ROUTE 8 - five miles North of Butler	ROUTE 66 - 1½ miles North of Route 322	ROUTE 56 - one mile East of Apollo	ROUTE 21 - between Uniontown & Waynesburg	ROUTE 119 - between Greensburg & Youngwood	ROUTE 422 - midway between Rte 79 & Butler	ROUTE 22 - between Blairsville & New Alexandria
(724) 567-5647	(724) 282-4666	(814) 223-9252	(724) 478-1991	(724) 966-5056	(724) 834-3960	(724) 865-9930	(724) 668-2297

Don't Just Take Our Word On It. This Is A Big Decision. You Owe It To Yourself And Your Family To Make The Right Choice.

Compare These Important Features That You Will Find In Every PVMHI! These Few Items Could Add Up To \$1000's and \$1000's Of Option Charges In Brand X, Y or Z. If You Want Quality Then You Want Pleasant Valley!

Much Needed Feature	PVMHI	Brand X	Brand Y	Brand Z
2x6" roof trusses 16" on-center NOT 24" on Center. 16" OC roofs have 50% more lumber on a 64' home.	X			
100lb Roof Ground Snow load. 45lb roof load is very common.	X			
2x4" Interior Wall Construction 16" on-center NOT 24" on Center.	X			
7/16" OSB wrap around entire home, INCLUDING MARRIAGE WALLS.	X			
Triple Spackle Drywall. Double Spackle is common and provides a weaker finish that cracks easier.	X			
New, heavy-duty 10 ft. wide steel carriers, not the common 8' carriers. Heavy frame means less transportation stress.	X			
Double and TRIPLE window and door HEADERS.	X			
7/16" OSB backer with staples holding every electrical receptacle & switch in place. Screws in drywall is common.	X			
Screwed and glued 3/4" OSB floor decking.	X			
30-gauge steel straps fastening all sidewalls to floors and ceilings to sidewalls.	X			
Hand-laid ceramic tile backsplash.	X			
Raised-panel natural oak cabinets.	X			
Eaveguard Ice Shield.	X			
Window coverings & treatments.	X			
HouseWrap Air Barrier.	X			
Recessed medicine cabinets.	X			
Count the Windows.	X			
Count the Kitchen Cabinets.	X			
Functional & Modern Kitchen & Bath Design.	X			
Brand Name Therma-Tru Fiberglass exterior doors.	X			
Mill Work Brand white, single-hung, tilt-wash windows (all Low-E thermo pane) WITH GRIDS.	X			
18 cubic foot refrigerator.	X			
30" direct-spark gas range.	X			

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