



Superior Construction Yields Superior Products

## A COMPREHENSIVE TOUR



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

## **The Pleasant Valley Advantage**

- Nearly 40 Years of Industry Experience
- On-Site Owner-Management—Everyday
- 100-Pound Ground Snow Load Roof System, Standard
- All Roof Trusses Designed & *Fastened* to 120 mph Specs
- 2x10 Solid Floor Joist on 16" or 12" Centers
- Steel Straps Connecting Each Wall Stud to Floor
- Simpson's® Hurricane Ties & Straps at All Wall-to-Roof Connections
- 90 mph + Exposure Wind Load Design (Pending Layouts)
- 2x Ridge Boards at Roof Truss Peak
- Tyvek® Vapor Air Barrier Wrap *Standard*
- Eaveguard® Ice Shield *Standard*
- *Triple-Coat Spackle* Drywall Finish Throughout
- 2-Story Full House Package (True Zoned Climate-Control)
- Raised-Panel Cabinetry *Always* Standard (KCMA Certified)
- Solid Wood Dove-tailed Drawer Option
- 7/16" OSB Sheathing All Around, Including Marriage Walls
- More Windows, and at Larger Sizes
- 100# Ground Snow Load Rated & Tested TRIPLE HEADERS Over Windows & Exterior Doors
- New, Heavy-Duty 10-ft Steel Transport Carriers
- Insulated Fiberglass Exterior Doors
- MW® Windows with Standard Grills
- Owens-Corning® 30-Year Architectural Roof Shingles
- Delta® Faucets *Standard* Throughout
- Vanguard® PEX Plumbing Lines Throughout
- Factory-Installed LVL/Structural C-Channel Steel Integration Available
- R-19 R-Foil Energy Wall Wrap Available (Total R-28 Value)
- Double-Layered Weather Stripping Between Walls, Floor & Ceiling
- Tankless Water Heating Systems Available

# PLEASANT VALLEY MODULAR HOMES INC.

## STATE-OF-THE-ART 140,000 SQ. FT. MANUFACTURING FACILITY



# FLOOR SYSTEMS

## PERIMETER RAIL MATEWALL CONSTRUCTION

1. Standard: Double 2x10 SPF Per Module
  2. Optional: Double LVL (Laminated Veneer Lumber) Per Module
  3. Optional: Integrated Structural Steel C-Channel/LVL Combination
  4. Optional: Double 2x10 SPF With Factory-Engineered I-Beam
- Specifications for Site-Installed I-Beam

*Reduce Post Jack Column Supports in Your Basement with the Three Options Listed Above!*



**FACTORY-INSTALLED OPTIONAL LVL/STRUCTURAL C-CHANNEL STEEL INTEGRATION**

**PERIMETER RAIL IS SECURED TO JOISTS WITH COMMON NAILS**

**INDIVIDUAL STEEL JOIST HANGERS ARE INSTALLED ON EACH FLOOR JOIST ALONG MATELINE VS. WOODEN LEDGER STRIP COMMONLY USED.**

**KEEPER NAIL TO PREVENT THE JOIST FROM PULLING AWAY FROM THE PERIMETER RAILS.**

## FLOOR DECKING SECUREMENT

NOTE THE FLOOR DECKING ADHESIVE SHOWN. THIS IS A ONE-PART URETHANE ADHESIVE WHICH ACTUALLY EXPANDS DURING ITS CURING CYCLE. IT FILLS VOIDS IN THE JOINT & REACHES TO BOTH THE JOIST AND THE FLOOR DECKING TO ENSURE A STRONG AND QUIET FLOOR SYSTEM. THIS ADHESIVE IS WATER-PROOF AND WILL NOT DRY OUT AND LOSE ITS BOND THE WAY WATER-BASED ADHESIVES COMMONLY DO.



# PLUMBING & HVAC

**ALL PLUMBING IS STUBBED THROUGH THE FLOOR SYSTEM, STANDARD**

**COMPLETE PLUMBING LINES & DUCT SYSTEM RUN THROUGH FLOOR SYSTEM WITH THE OPTIONAL *FULL HOUSE PACKAGE***



## DRAIN LINE SYSTEM

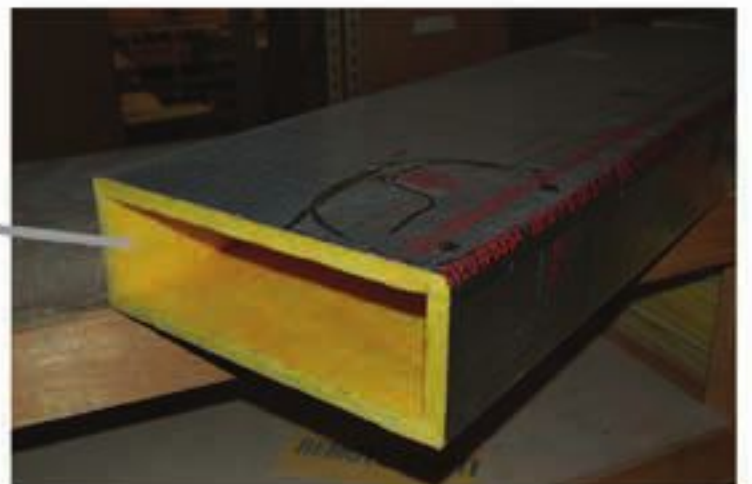


**SCHEDULE 40 PVC DRAIN LINES ARE STANDARD THROUGHOUT EVERY PLEASANT VALLEY HOME**



## HEAT DUCT SYSTEM {FULL HOUSE PKG. OPT.}

ALL FACTORY-INSTALLED HEAT DUCTS ARE PRODUCED WITH INSULATED FIBERGLASS DUCT BOARD. ALL JOINTS ARE SECURED WITH INVERTED STAPLES & SEALED WITH THREE LAYERS UL-181A PRESSURE-SENSITIVE TAPE. ALL OF OUR DUCTS MEET OR EXCEED ENERGY STAR LEAKAGE STANDARDS.



# INTERIOR WALL PARTITIONS

~STANDARD 16" O.C. FRAMING~

~DOUBLE MEMBER INTERIOR DOOR HEADERS~

~PARTITION INTERSECTIONS SCREWED, NOT NAILED~

~DRYWALL INSTALLED WITH URETHANE ADHESIVE & SCREWS~



ALL INTERIOR DOOR HEADERS ARE BUILT WITH DOUBLE MEMBERS, AS SHOWN

## INTERIOR WALL-TO-FLOOR FASTENING



ALL INTERIOR PARTITIONS ARE SCREWED TO THE FLOOR WITH HARDENED WASHER HEAD SCREWS, RATHER THAN NAILS. THIS PROVIDES A MUCH HIGHER EXTRACTION VALUE & ENSURES NO SEPARATION DURING THE TRANSPORTATION OF THE MODULE.



## INTERIOR WALL-TO-WALL FASTENING



ALL GYPSUM PANELS ARE INSTALLED USING ONE-PART URETHANE ADHESIVE ON ALL FRAMING MEMBERS AND SCREWS AROUND THE PERIMETER OF THE PANEL AND IN ALL FIELD MEMBERS. THIS ENSURES THAT THE ADHESIVE ALWAYS BONDS TO THE GYPSUM PANEL.



INTERIOR PARTITIONS SECURED TOGETHER AT INTERSECTIONS WITH HARDENED WASHER HEAD SCREWS.

# EXTERIOR WALL PARTITIONS

- ~STANDARD 16" O.C. FRAMING~
- ~DOUBLE WEATHER STRIPPING~
- ~100# GROUND SNOW LOAD EXTERIOR HEADERS~
- ~PARTITIONS SECURED WITH STEEL STRAPPING~
- ~7/16" OSB INTERLOCKING CONSTRUCTION~

ALL FLOOR-TO-WALL & WALL-TO-ROOF ASSEMBLIES ARE INTERLOCKED WITH 7/16" OSB STRUCTURALLY-RATED SHEATHING, HURRICANE TIES, AND STEEL STRAPS

## WALL TOP-PLATE INTERCONNECTIONS

ALL TOP PLATES ARE INTERCONNECTED BETWEEN INTERIOR & EXTERIOR TOP PLATES WITH STEEL PLATES

## EXTERIOR WALL HEADERS

ALL HOMES ARE DESIGNED & BUILT STANDARD WITH HEADERS ABLE TO WITHSTAND 100-POUND GROUND SNOW LOADS... THE HEAVIEST STANDARD CONSTRUCTION IN THE INDUSTRY!

## EXTERIOR WALL ANTI-AIR INFILTRATION

DOUBLE-LAYERED WEATHER STRIPPING INSTALLED TO FILL VOIDS BETWEEN THE WALL & FLOOR TO PREVENT OUTSIDE AIR FROM ENTERING THE HOME.

ALL EXTERIOR WALLS ARE FASTENED TO THE FLOOR WITH HARDENED WASHER HEAD SCREWS, 3/8" LAGS, AND STEEL STRAPS. EVERY EXTERIOR & MATE LINE WALL STUD IS SECURED TO THE FLOOR WITH A STEEL STRAP. THIS REDUCES DRYWALL CRACKS, AS WELL AS WALL SEPARATION DURING TRANSPORTATION.

# STANDARD FEATURES

- A. Solid 2" x 10" SPF #2 Floor Joists, 16" On-Center  
~ Benefit: Reduces squeaks and adds structural rigidity to floor system.
- B. Joist Hanger on Every Floor Joist  
~ Benefit: While the outside end of the floor joist rests on the sill plate of the foundation, the marriage-wall side of the floor joists are supported by steel joist hangers instead of only using common nails to support the joists.
- C. Steel Joist Bridging  
~ Benefit: Prevents floor joists from moving laterally.
- D. Double Solid 2" x 10" Perimeter Floor Joists  
~ Benefit: Ensures square and rigid construction.
- E. Gable End Perpendicular Floor Blocking  
~ Benefit: Transmits the load of the foundation throughout the floor system.
- F. 3/4" Inter-Locking OSB Floor Decking, Glued and Nailed, Then Sanded  
~ Benefit: Provides a stable floor for long-lasting value.
- G. 2" x 6" Graded Exterior Wall Studs, 16" On-Center  
~ Benefit: Structurally-sound, allows for a well-insulated home for added comfort & efficiency.
- H. Galvanized Steel Straps Tie Each Stud to the Floor  
~ Benefit: Provide a continuous upload path, keeping walls from pulling away from the floor during transportation and erection, and decreasing drywall defects.
- I. R-19 (R-21 High-Density Required in Some Areas) Fiberglass Exterior Wall Insulation  
~ Benefit: Reduces heating and cooling expenses and conserves resources. (R-28 available)
- J. 7/16" OSB Exterior Wall Sheathing On Exterior Walls AND Marriage Walls.  
~ Benefit: On the exterior walls, OSB sheathing provides added security on the marriage walls. OSB sheathing provides crucial shear strength to keep the module straight during transportation and erection.
- K. 1/2" Drywall, Screwed and Glued & Triple-Spackled  
~ Benefit: Because modular homes must withstand the rigors of transportation and erection, we apply a first coat of high-strength spackle, sand it, then a second coat of spackle, sand that coat, and then touch up with a third coat of spackle, sanded and painted. This process adds to the strength and lasting quality of the finish and is less likely to suffer nail pops as the home goes through heating and cooling cycles.
- L. Full-Height Dormer Sidewall that Rests on the Truss Bottom-Chord  
~ Benefit: This exclusive Pleasant Valley structural design allows the gravity load of the dormer as well as the loads it must support to rest the strongest component of the truss--the bottom chord--instead of the weakest--the top chord.
- M. 2" x 6" Engineered Solid Collar Tie at 8'2" Ceiling Height (12/12 Pitch)  
~ Benefit: Secures the truss and provides a stronger backer for ceiling drywall and mechanical components.
- N. 12" Overhangs on Both Sides of Home and Doghouse Dormers  
~ Benefit: Prevents precipitation from running down the exterior walls, thereby lowering the chance for water leaks.
- O. R-33 (R-38 through R-50 Available) Cellulose Ceiling Insulation  
~ Benefit: Compared to fiberglass insulation, cellulose insulation fills all the voids in the cavity resulting in fewer gaps in the insulation; further, cellulose insulation is made from recycled paper products and is environmentally friendly.
- P. 12" Gable Overhang Soffit Blocking  
~ Benefit: Keeps unsupported gable end overhangs strong and straight.
- Q. Integrated Steel C-Channel Ceiling Girder for Open Span  
~ Benefit: This Pleasant Valley innovation provides our designers with incredible flexibility because we can design and build open floor plans without the otherwise necessary load-bearing walls.
- R. Simpson Hurricane Ties Secure Each Truss to Wall Studs Below  
~ Benefit: These hurricane straps secure the roof trusses up to a 120-MPH wind exposure--the strictest requirement in the northeast--so that when the next Gulf Coast hurricane travels inland you don't need to worry.
- S. TYVEK House Wrap  
~ Benefit: Provides a barrier against wind and water that penetrates the exterior façade for added comfort.
- T. Engineered Roof Trusses, 16" On-Center  
~ Benefit: Pleasant Valley roof systems are among the strongest roofs in the industry. They are all built to an industry-leading 100-pound ground snow load and fastened to a 120-MPH wind exposure.



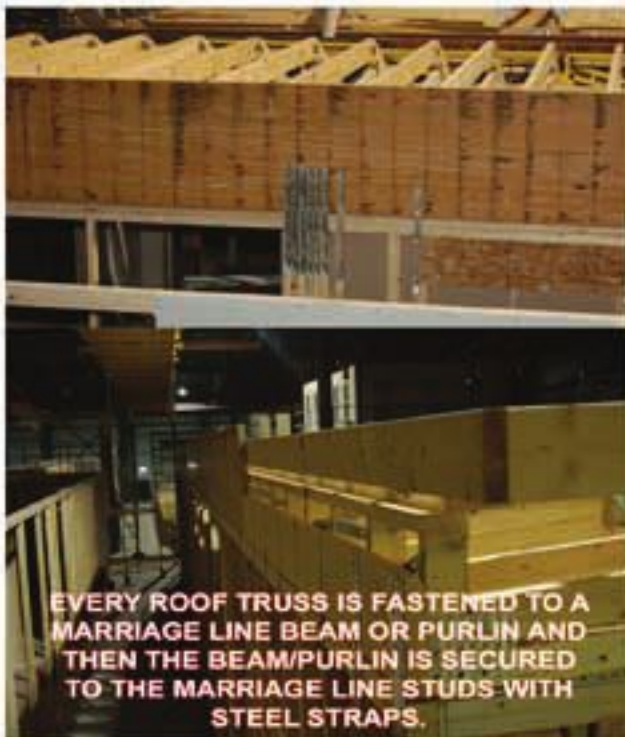
- U. All Wall Top-Plates Inter-Connected with Steel Plates  
~ Benefit: Results in stronger, straighter, and more durable interior and exterior walls.
- V. Second Floor of All Capes Designed to a 40-Pound Live Load  
~ Benefit: Because Pleasant Valley capes feature a 40-pound live floor load on the second floor (as compared to the typical 30-pound load), our homebuyers have complete flexibility for future finishing. Conversely, a second floor built only to a 30-pound load cannot sustain bathrooms and other wet areas.
- W. Exterior Wall & Ceiling Anti-Air-Infiltration Weather Stripping  
~ Benefit: Provides an air-tight seal between the top of the floor and the bottom of the walls and between the top of the walls and the bottom of the roof trusses.
- X. Solid 2" x 6" Fascia Board  
~ Benefit: Provides greater strength and stability when fastening rain gutters as smaller structural members will crack when nailed into, resulting in gutters that sag over time.

# ROOF SYSTEMS

**PVMHI BUILDS TO THE STRONGEST STANDARD  
ROOF CONSTRUCTION SPECIFICATIONS IN THE INDUSTRY!**



**ALL PVMHI ROOF SYSTEMS ARE DESIGNED & BUILT  
STANDARD TO 100-POUND GROUND SNOW LOAD AT 16"  
O.C. AND 120 MPH WIND LOADS--THE HEAVIEST  
STANDARD CONSTRUCTION IN THE INDUSTRY.**



**EVERY ROOF TRUSS IS FASTENED TO A  
MARRIAGE LINE BEAM OR PURLIN AND  
THEN THE BEAM/PURLIN IS SECURED  
TO THE MARRIAGE LINE STUDS WITH  
STEEL STRAPS.**



## ROOF CONNECTIONS

**EVERY ROOF TRUSS IS TOE-NAILED TO THE  
WALL TOP PLATE & TIED TO THE WALL TOP  
PLATE WITH HURRICANE TIES.**



## ANTI-AIR INFILTRATION

# INTEGRATED FLIP OVERHANG SYSTEM

EXCLUSIVE FLIP OVERHANG SYSTEM, INTEGRATED INTO TRUSS DESIGNS; LESS ON-SITE INSTALLATION



Universal Forest Products®

## PRE-ASSEMBLED FLIP OVERHANGS



**PLEASANT VALLEY'S EXCLUSIVE INTEGRATED FLIP OVERHANG TRUSS SYSTEM HAS BEEN ENGINEERED & TESTED TO 120 MPH WIND LOADS & 100-POUND GROUND SNOW LOADS. TRUSS HEELS EXTEND PAST THE EXTERIOR WALL TO ALLOW HURRICANE TIES TO BE INSTALLED.**

**~GABLE END EAVES INSTALLED~  
~SOFFIT RETURN BLOCK INSTALLED~**



**FOLD IT. SECURE IT. DECK IT.  
~NO INDIVIDUAL ASSEMBLIES~**



# UNCOMPLICATED ROOF SETUP PROCEDURES

**~DOUBLE HINGE APPLICATIONS~  
EASY-TO-LOCATE INSTRUCTIONS**



**SEVERAL PLEASANT VALLEY ROOF APPLICATIONS FEATURE A DOUBLE-HINGE SETUP, PROVIDING A SOLID CONNECTION THAT ENSURES ALIGNMENT AND SMOOTH ARTICULATION. NO MORE METAL STRAPS OR NYLON MATERIALS... SIMPLY FOLD THE SECTIONS INTO PLACE, ALIGN THE RIDGE BOARD, AND FASTEN!**

**ALSO, CAPE FLIPS ARE SHINGLED AT THE FACTORY, MEANING LESS ON-SITE WORK!**



**ON-SITE POINT-OF-  
CONNECTION  
INSTRUCTIONS &  
PARTIALLY INSTALLED  
STRAPS FOR ROOF  
SYSTEM**

**BELOW: 2X6 ON FLAT  
RAIL IS LAGGED INTO  
EVERY TRUSS TOP  
CHORD FOR STRAIGHT  
CRANE LIFTING.**



**ABOVE: 12/12 CAPE COD ROOF  
TRUSS FEATURING OUR "OPEN JOIST  
2000" INTEGRATED TRUSS DESIGN.  
THIS PROVIDES OPEN CHASE WAYS  
FOR ANY MECHANICAL SYSTEM.**

# INDUSTRY-LEADING TRANSPORTATION ASSETS

**HEAVY DUTY, 10-FOOT WIDE STEEL TRANSPORT CARRIERS  
~MAINTAINING THE STRUCTURAL INTEGRITY OF YOUR HOME~**



**AT PLEASANT VALLEY, WE FEEL THAT THE TRANSPORTATION PROCESS IS JUST AS IMPORTANT AS THE CONSTRUCTION OF YOUR HOME. THEREFORE, PLEASANT VALLEY USES THE BIGGEST, STRONGEST, AND STRAIGHTEST CARRIERS IN THE INDUSTRY. AT 10 FEET IN WIDTH, OUR CARRIERS GIVE MUCH MORE SUPPORT TO THE MODULES THAN THE STANDARD 8 FOOT WIDTH CARRIERS. ADDITIONALLY, NO CARRIERS ARE AGED OR CORRODED IN ANY WAY, ENSURING THAT YOUR HOME ARRIVES SAFELY.**



**ALL CAPE DORMERS ARE CONSTRUCTED WITH FULL-HEIGHT SIDEWALLS, INSTALLED WINDOWS, AND FINISHED EXTERIORS; THERE ARE NO INTERIOR KNEE WALLS TO INSTALL. SIMPLY LIFT AND SET INTO PLACE AND FINISH ROOF SHINGLES AROUND THE DORMER AREA.**



**ABOVE: 10' WIDE STEEL  
TRANSPORT CARRIER**

# Exclusive Factory-Installed LVL/Structural C-Channel Steel Integration

Many Pleasant Valley Homes are constructed using our proprietary integrated steel c-channel construction on the matelines of floors and/or on the ceiling rims.

In the ceiling, the c-channel permits far greater open spans, allowing for more spacious, open floor plans. It also allows our engineers to maintain our standard 120-pound ground snow load roof system, when traditional wood frame construction cannot accomplish as much.

In the floor system, the *optional* steel c-channel integration alleviates the lolly column requirement in the basement without the necessity of a steel beam, which would lower ceiling height in the basement. The examples below illustrate the advantages of our integrated steel c-channel.



Steel Ceiling Rim w/ LVL at Mateline

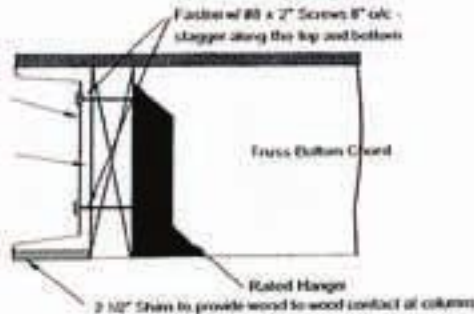
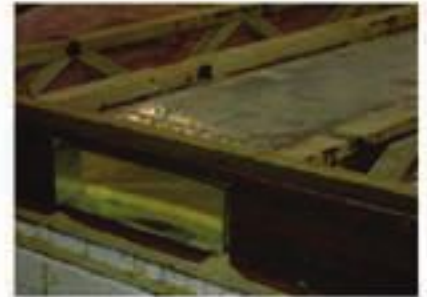
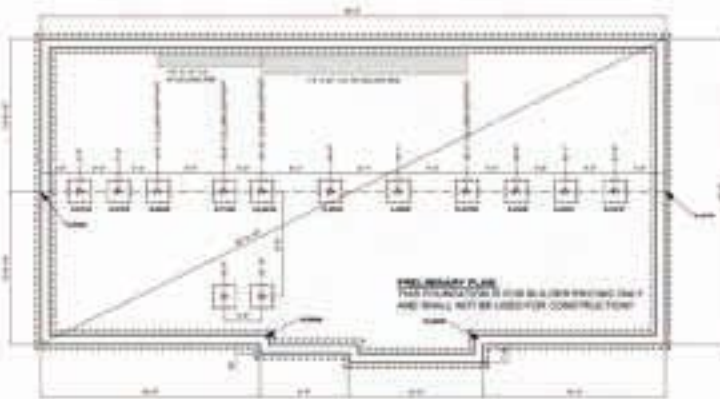


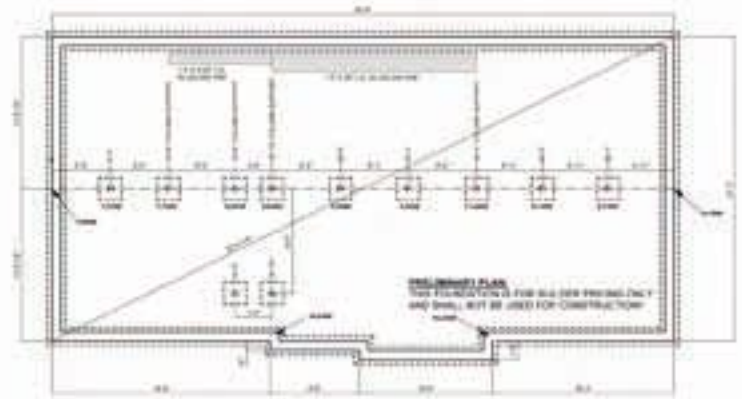
Diagram of Application



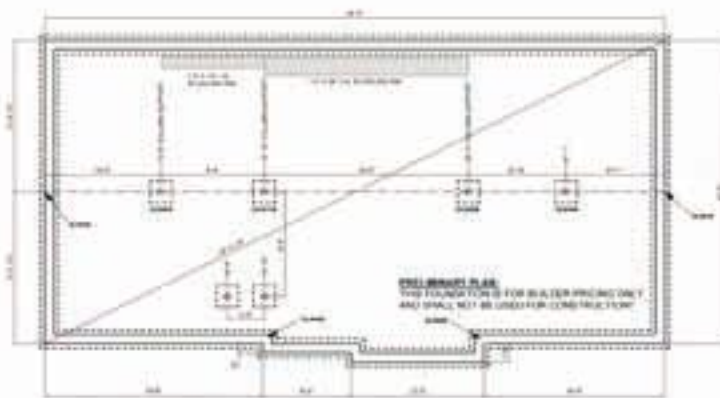
Steel Floor System (w/ opt. FHP)



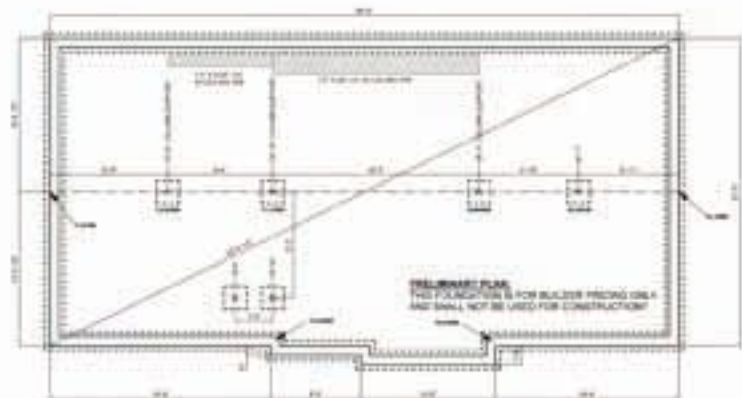
Above: 5/12 Pitch Roof w/ std. SPF#2



Above: 7/12 Pitch Roof w/ std. SPF#2



Above: 5/12 Pitch Roof w/ 9 1/4" Steel  
C-Channel Integration



Above: 7/12 Pitch Roof w/ 9 1/4" Steel  
C-Channel Integration

**Disclaimer:** The foundation plans shown above are not intended in any way to be used in actual construction. They are intended only as examples to illustrate the advantages of Pleasant Valley's integrated steel construction.

# Pleasant Valley ~ Building Green

## Every Pleasant Valley Home Features:

- Tyvek® Vapor Barrier
- Eaveguard Ice Shield
- Radon Exhaust Piping Prep
- Building Methods - not exposed to outdoor weather elements during home construction process, leading to decreased chance for mold or mildew

## Optional Green Offerings:

- R-50 Ceiling Insulation
- Tankless Water Heating Systems
- R-28 Value Energy Wall Exterior Wrap
- Webbed Floor Joists (stronger while using less material)



## Exclusive Energy Wall Option:

- Resists all three types of heat transfer: Conduction, Convection, and Radiant Energy Transfer
- Designed using proven effectiveness of the Thermos® Bottle
- Reflective Insulation resists convective currents and provides excellent barrier against air infiltration from the outside; also a strong vapor retarder
- Reflective insulation does not absorb any moisture, unlike other types of mass insulation; this helps home stay drier and warmer, eliminating dew points that may occur in other mass insulations
- Reflects and stops up to 97% of radiant heat
- Resistant to moisture, mold, fungi and rodent nesting
- Effective year-round, in all seasons
- Works 24 hours a day
- Fiber-free

## STANDARD Green Features:

- Vanguard PEX Plumbing Lines
- Moisture - Resistant Drywall in Wet Areas
- 100% Indoor Construction
- Low-E Windows, Argon Filled
- R-19 Insulation in 2"x6" Exterior Walls (green guard certified)
- Low Flow Toilets
- Insulated Exterior Doors
- OSB Sheathing on All Floors, Walls, Roofs
- Low-V.O.C. Paint
- Engineered Trusses and LVL Beams
- Recycled Cellulose Blown-in Insulation
- Formaldehyde-free Fiberglass Insulation
- Recycled-Content Carpet Pad
- Double-Layered Weather Stripping Between Walls and Floor/Ceiling
- Foaming (Sealing) Around All Exterior Wall Penetrations
- Low V.O.C. Adhesives
- Water Saving Fixtures
- All Homes Are Built To Current Energy Codes



DuPont™  
**Tyvek®**  
**HomeWrap®**



## Optional Green Offerings:

Pleasant Valley Homes offers Energy Star-ready construction features and prep work for on-site completion of code requirements!



REMEMBER.... IT IS VERY EASY TO MAKE COSMETIC CHANGES TO YOUR HOME DOWN THE ROAD, BUT THE CONSTRUCTION MUST BE RIGHT FROM DAY ONE.



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, we cannot guarantee exact duplication of every product shown herein. Model availability and specifications may change without notice. Your Builder, an independent contractor, who is not an agent of Pleasant Valley Homes, is the party responsible for your purchase contract and any additions, alterations or attachments made to or in your home. © PVMHI 8/2010

**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 Mismatch Walls  
• Roof  
100# Ground Snow Load  
**FAR BEYOND THE STANDARD**