



Palm Harbor Homes ENCORE SPECIFICATIONS

July 15, 2019

FLOOR SYSTEM:

2x8 FLOOR JOISTS 16" O.C. FOR 26'
WIDE AND LESS, 2X10 16" O.C. FOR 28'
& 32' WIDE MODELS
3/4" T & G OSB Decking
*BEAUFLOOR VINYL IN KITCHEN,
DINING ROOM, UTILITY & BATHS
*18 OZ. CARPET IN LIVING ROOM, DEN
& BEDROOMS (SHIPPED LOOSE)
*6# FHA REBOND PAD

INSULATION:

EXT. WALLS - R-15 BATT
FLOORS - R-30 BATT
CEILING - R-38 BATT (R-30 BETWEEN
KNEEWALLS UNDER FLOOR DECKING
OF CAPES AND TRIPLE WIDE MODELS)

WINDOWS:

KINRO 9750 SINGLE HUNG, VINYL,
LOW-E, DP50, SCREENS & 4/1 GRIDS AT
ALL WINDOWS EXCEPT OVER TUB
MINI BLINDS INCLUDED

PLUMBING:

PEX SUPPLY/ PVC DRAIN,
UNDERFLOOR PLUMBING SUPPLIED BY
PURCHASER
CHROME SINGLE LEVER FAUCETS
THROUGHOUT

22X33 8" DBL. BOWL SS KITCHEN SINK
W/ SGL LEVER FAUCET W/ SPRAY
PLUMB FOR ICE MAKER IN WALL (NOT
THRU FLOOR)

WHOLE HOUSE SHUT-OFF
ONE EXTERIOR HOSE BIBB

MILLWORK/PRIMED FINISH:

3-1/4" SPEED BASE (MDF)
2-1/4" DOOR/WINDOW CASING (PINE)
OPTIONAL DECORATIVE ENTRY WAY

WALL SYSTEM:

2X4 16" O.C. EXTERIOR WALLS
24" O.C. INTERIOR WALLS (NON-
LOADBARING)

2X3 16" O.C. MATING WALLS
1/2" DRYWALL

ALL WALLS PAINTED GRAY

STAIRS:

SLOPED WALL JUST ABOVE LEADING
EDGE OF TREAD w/ CAP, WHITE
PICKETS AND PREFINISHED BEECH
HANDRAIL

SIDING:

MARKET SQUARE D4.5 DUTCH LAP
VINYL SIDING
WHITE VINYL CORNERS
BARRICADE PLUS HOUSEWRAP
VINYL SOFFIT
METAL FASCIA
SHUTTER WINDOW TREATMENT or 4"
WHITE TRIM AT FRONT ELEVATION
PER CUTSHEET
P.T. POST & P.T. PICKETS @ PORCHES

CEILING & ROOF:

RANCH and T-RANCH MODELS: 5/12
RAFTER w/ STORAGE 24"O.C.
2 STORY MODELS: 7/12 RAFTER w/
STORAGE 24"O.C.
12" OVERHANGS
12" GABLE EXTENSIONS
ARCH. SHINGLE (**REQUIRED OPTION)
UNDERLAYMENT: BARRICADE PRO
DRIP EDGE
CEILING HEIGHT 8'
CEILINGS SMOOTH FINISH PAINTED
WHITE
1/2" HIGH STRENGTH DRYWALL

BATHROOM:

ELONGATED TOILETS
FIBERGLASS TUB/SHOWER PER PLAN
*FIBERGLASS SHOWER (DOOR OR ROD
IN MASTER BATH OPTIONAL)
FIBERGLASS GARDEN TUB PER PLAN
WHITE FRAMED MIRRORS
*LAMINATE C-TOPS W/SQUARE EDGING
& LAMINATE BACKSPLASH
LAMINATE TUB DECK
DESIGNS W/8' SHOWER HAVE
FIBERGLASS BASE & SEAT

*APPLIANCES:

STD. CLEAN ELECTRIC RANGE
VENTLESS RANGE HOOD WITH LIGHT
18CF TOP FREEZER REFRIGERATOR
DRYER VENT BOX INSTALLED
DRYER DUCTED BY PURCHASER
ALL OTHERS OPTIONAL
*MUST ORDER PREP FOR DW
IF DESIRED

SHEATHING:

EXTERIOR WALLS & ROOF 7/16" OSB

ELECTRICAL:

200 AMP MAIN PANEL
SMOKE DETECTORS PER PLAN
PROGRESS BRAVO NICKEL LIGHTS
50 GAL ELEC WATERHEATER
RETURN AIR GRILL
PULL WIRE & INSTALL T-STAT
WIRE/BRACE FOR CEILING FAN IN LR &
BR's (OVERHEAD LIGHTS INCLUDED)
ONE TELEPHONE JACK STANDARD
TV JACKS ARE OPTIONAL
LED RECESSED LIGHTS IN KITCHEN &
FOYER
WALL MOUNTED VANITY LIGHTS
110 CFM EXHAUST FAN @ M.BATH
ARC-FAULT BREAKERS
TWO OUTSIDE ELECTRICAL
RECEPTALS

CABINETS:

DURABUILT - HARDWOOD RAISED
PANEL OR SHAKER
30/36" WALL CABS STEPPED w/ CROWN
MOULDING
SOFT-CLOSE DOOR / DRAWER HINGES
BRUSHED NICKEL CABINET KNOBS
MATCHING TOE-KICKS
LAMINATE C-TOPS W/ SQUARE EDGING
& LAMINATE BACKSPLASH
TALL VANITIES IN ALL BATHS (*Standard
height if cabinets upgraded to Marsh*)
ISLAND BARS GET SKIN FINISH ON
REAR (INCLUDING RAISED BAR)
24" DEEP CABINET w/ DOORS OVER
REFRIGERATOR

DOORS:

*EXT. DOORS: #21 FRONT & REAR
(OTHERS & SIDELITES OPTIONAL)
INTERIOR: TWO PANEL HARDBOARD
SCHLAGE INTERIOR LEVER STYLE
LOCKSETS (BRUSHED NICKLE)
KWIKSET SMART KEY KNOB WITH
DEADBOLT ON ALL EXTERIOR DOORS
(DELUXE EXTERIOR HANDLE
OPTIONAL)

HVAC:

UPFLOW ELECTRIC FURNACE, WITH
FIBERGLASS DUCT AND CEILING
DIFFUSERS (*Ranch floor plans only*).
RAG IN INTERIOR WALL
A/C COIL OPTIONAL
ALL OTHER BY PURCHASER
CONSTRUCTION ZONE DESIGN:
90 mph WIND/115Vult
20# ROOF LOAD
2/10 WARRANTY
PRO-SET INCLUDED IN BHP

**Note: See E.V.A.P. for special
upgraded features included.*

PALM HARBOR HOMES RESERVES THE RIGHT TO SUBSTITUTE BRANDS OF EQUAL VALUE DUE TO MATERIAL AVAILABILITY.
SPECIFICATIONS AND PRICING SUBJECT TO REVIEW PENDING THIRD PARTY AND/OR STATE REVIEW AND APPROVAL PROCESS.