



# Palm Harbor Homes

## DISCOVERY SPECIFICATIONS

July 15, 2019

### **FLOOR SYSTEM:**

¾ T&G osb subfloor  
2x10 joists, 16" o.c. for all models  
Vinyl floor tiles in utility & baths  
25 oz. FHA carpet w/ deluxe pad in all bedrooms/den (shipped loose)  
Endura vinyl plank flooring (shipped loose) in foyer, living room, dining room, and kitchen

### **INSULATION: Batt**

Ext. Walls R-19  
Floors: optional  
Ceiling: R-38 (R-30 BETWEEN KNEEWALLS UNDER FLOOR DECKING OF CAPES AND TRIPLE WIDE MODELS)

### **MILLWORK/PRIMED FINISH**

5-1/4" Speed Base Mold (PINE)  
2-1/4" door & window casing (PINE)  
Shoe mold at vinyl areas  
Stairs: Sloped wall just above leading edge of tread w/ cap, white pickets and prefinished beech handrail

### **WALL SYSTEM:**

2x6 16" oc exterior walls  
2x4 24" oc interior walls  
2x3/2x4, 16" oc mating walls  
1/2" Drywall all walls  
All walls painted Gray

### **SIDING:**

MARKET SQUARE D4.5 Dutch Lap vinyl lap siding w/ white corners  
Shutters on front elevation as shown  
BARRICADE PLUS Housewrap  
Vinyl soffit  
Metal fascia  
Drip edge  
6" Vinyl post wrap & vinyl pickets on porches (where design allows)

### **PLUMBING:**

PEX supply  
PVC DWV  
Plumb for icemaker in wall (not floor)  
Gooseneck kitchen faucet, (Brushed Nickel)  
22x33 Dbl. bowl SS sink w/ sgl lever

Whole house shut-off valve  
One exterior hose bibb  
Glass shower enclosure in applicable models

### **ELECTRICAL:**

200 amp main panel  
Non-metallic wire, 12 gauge  
Smoke detectors per plan  
Return air grille w/ plenum and pull wire for thermostat included  
50 gal. electric water heater,  
Wire & brace for paddle fans at LR and master bedroom & wire for lights at other bedrooms (Overhead lights included)  
One telephone jack standard  
TV outlets Optional  
LED Recessed lights in Kitchen, Foyer, and over shower  
Wall mounted vanity lighting  
110 CFM Exhaust fan in master bath  
Two pendant lights included at standard island bar  
One exterior receptacle front/rear  
Arc Fault Breakers

### **CEILING & ROOF:**

Ranches: 7/12 w/ STORAGE 24" o.c  
Triple-wides: 9/12 pitch rafters 24" o.c. (8/12 w/ 14'-6" wide modules ilo 13'-0")  
1/2" High Strength Drywall  
Architectural fiberglass shingles  
BARRICADE Roof Pro underlayment  
Ceiling height 9' (8' upper of stack)  
12" overhangs  
12" gable extensions  
Ceiling taped, smooth & painted White

### **CABINETS BY DURABUILT:**

Hardwood Raised Panel or Shaker  
36"/42" wall cab's stepped w/ crown,  
Soft-Close hinges at doors and drawers  
Brushed nickel cabinet knobs  
Laminate c-tops w/ crescent edge and one row 4" ceramic backsplash  
Matching toe-kicks  
All islands have decorative furr-down above  
24" deep cabinet with doors over refrigerator

### **SHEATHING:**

Exterior walls & roof 7/16" OSB

### **BATHROOM:**

White fixtures  
Bath faucets, single lever chrome  
Elongated toilets  
Fiberglass tub/shower  
Fiberglass shower  
White framed mirror at vanities  
Laminate c-tops w/ crescent edge and 4" laminate backsplash  
Laminate tub deck  
Tall vanity in master bath  
Matching toe-kicks  
Designs w/8' shower have fiberglass base w/ceramic seat, hand held shower and LED light in ceiling

### **APPLIANCES: (Stainless Steel)**

Dishwasher  
Self-cleaning smooth surface electric range w/ ventless Designer range hood  
Refrigerator, 25cf side by side w/ ice and water dispenser  
Includes dryer vent box  
Dryer ducted by Purchaser  
All others optional

### **DOORS:**

Ext. Doors: #147 front, #684 rear  
Other doors per plan  
Interior: Two-panel hardboard  
SCHLAGE lever locksets on interior doors  
KWIKSET SMART KEY knob with deadbolt on all exterior doors (deluxe handle optional)

### **WINDOWS BY WEST:**

Single hung vinyl Low-E  
DP35 & Argon with 6/6 grids & screens  
Mini blinds included

### **HVAC:**

Toe kick registers in kit & baths  
Floor registers installed at lower levels

### **CONSTRUCTION ZONE DESIGN:**

20# roof load  
90 mph wind zone/115 Vult  
Pro-Set included in BHP  
2/10 Warranty