



2023 Timberland Specifications

Exterior

- ❖ Wind Zone II Construction
- ❖ 6" Centerline Walls with CFC Centerline Seal
- ❖ 2" x 8" Floor Joists 24" on Center
- ❖ 2" x 6" Exterior Walls 24" Center
- ❖ 3/4" Tongue & Groove OSB Floors - Nailed
- ❖ Thermo Ply Structural Sheathing Wrap
- ❖ Ring Shank Nailed Roof Decking
- ❖ 25-Yr. Algae Resistant Shingles-Nailed
- ❖ Weatherwatch Waterproof at Eaves & Valleys
- ❖ Cobra Ridge Venting System
- ❖ Nominal 8' Sidewall Height
- ❖ Cathedral Ceiling Throughout
- ❖ R-30 Roof; R-11 Wall; R-11 Floor Insulation
- ❖ Sealed Air Distribution System & Return Air
- ❖ Mighty Man Door & Window Construction
- ❖ Vinyl Lap Siding - Double 4 Profile - Nailed
- ❖ Vinyl Window & Door Trim - Front Door Side Only
- ❖ White Vinyl Exterior Corners
- ❖ Low E, Insulated Glass Vinyl Windows
- ❖ 36" Fiberglas Inswing Front Door w/Lever Handle & Deadbolt Lock*
- ❖ Atrium Inswing Rear Door w/ Lever Handle & Deadbolt
- ❖ Keyed Alike Locks (except Sliding Doors)
- ❖ Pex Water Lines System
- ❖ Shut Off Valves Sinks & Toilets
- ❖ Single Dormer Elevation*

Interior

- ❖ Residential DuraCoat Ceiling
- ❖ Seamless Drywall Throughout
- ❖ Premium Flat Latex Interior Paint
- ❖ Take Away Carpet w/Rebond Pad - Ship Loose
- ❖ Luxury Vinyl Tile-Entry, Kitchen, Baths & Utility*
- ❖ Deluxe Cove Throughout except Closets/Pantry
- ❖ Painted 2 1/4" Baseboard - Throughout
- ❖ Painted Waterfall Door & Window Trim
- ❖ Wood Window Sills w/Apron - Drywall Areas
- ❖ Mini-Blinds Throughout
- ❖ Three-Panel Interior Doors w/ Levers
- ❖ Three-Panel Bi-Pass Closet Doors*
- ❖ Ventilated Closet Shelving
- ❖ Painted Cornices - LR, DR, Kit
- ❖ Decorative Board Close-up
- ❖ Baseboard Door Stops

Electric & Utility Room

- ❖ 200 AMP Service
- ❖ First Level Pendant Lights over Bar/Island*
- ❖ Nailed On Electric Boxes where applicable
- ❖ USB Port Charging Station - Kitchen
- ❖ 4" LED Can Lights T/O* - per plan
- ❖ Washer Dryer Hookups
- ❖ Exterior Receptacle By Back Door
- ❖ 30 Gal Water Heater w/ Pan
- ❖ Whole House Water Shut-Off Valve - Model Specific
- ❖ LED Lights Utility Room, Pantries, & Walk-In Closets
- ❖ In-Ceiling Return Air Ducts - where applicable

Kitchen

- ❖ Stainless Steel Whirlpool Electric Range (Coil Burner)
- ❖ Stainless Whirlpool 18 CF Refrigerator w/ Icemaker
- ❖ 8" Stainless Steel Sink w/ Gooseneck Faucet
- ❖ Full Tile Backsplash Behind Range
- ❖ Nominal 6" - 8" Ceramic Backsplash
- ❖ Laminate Countertops w/ Crescent Edge
- ❖ (2) Bank of Drawers
- ❖ Chalkboard & Backpack Water Heater Panel on select models
- ❖ 4" Block Edging on Island Countertops*

Cabinet System

- ❖ Full Overlay Durabuilt Painted Wood Shaker Doors
- ❖ Bar Pulls on Cabinet Doors/Drawers
- ❖ Hidden Cabinet Door Hinges
- ❖ 3/4" Cabinet Stiles & Finished Bottoms
- ❖ 3/4" Fully Adjustable Shelf in Overhead
- ❖ 2" Crown Molding on OH Cabinets
- ❖ Cabinet Doors at Range Hood & Refrigerator Cabinet
- ❖ Designer Island w/ Framed Island/Bar Wall*
- ❖ 36" High Base Cabinets in All Baths
- ❖ Laundry Cabinet/Shelves Utility Room*

Baths

- ❖ Nominal 6" to 8" Ceramic Backsplash- M.Bath
- ❖ Nominal 6" to 8" Ceramic Backsplash - Guest Bath
- ❖ Deluxe Shower Arm & Shower Head M.Bath
- ❖ Single Lever Faucets and Rectangular China Sinks
- ❖ Clear Glass Shower Door - Master Bath (except models w/ Full Bench Seats get Clear Glass Doors)
- ❖ Framed Mirror w/ Ledge - Master Bath
- ❖ Ceramic Tile Wall w/ 2 Accent Rows-Master Bath Shower
- ❖ Fiberglass Tub/Shower in Guest Bath(s)
- ❖ (1) Bank of Drawers - Master Bath*

Service & Protection Plan

- ❖ 5 Year Coverage Plan
- ❖ On-Site Home Completion & Customer Care Inspection

*Items per plan and may not be available on every model. Underlined items are different from Lifestyle Series.

12.05.22

I understand Palm Harbor Homes does not engage in verbal agreements. _____
I have read and understand these notable standards, which are representative but not complete. Date _____

Specifications are subject to change without notice. These specifications are general only and may vary depending on floor plan and options chosen. Floor plans dimensions are exact in length and nominal in width as follows. 24' Wide = 23'; 28' Wide = 26'8"; 32' Wide = 30'