

THE HALLMARK MANSION SPECIFICATIONS (CD10M)

FLOOR SYSTEM

- Double 2x10 perimeter band joists, glued and nailed with 2x10 floor joists or Open Joist 2000 floor trusses, 16" o/c ALL WIDTHS except 31'-6" widths which shall be 12" o/c
- Solid wood bridging.
- Open Joist* system may be used on second story boxes in plumbing area to allow maximum factory installation of horizontal plumbing. Also may be used in shed area of capes where bathrooms are located.
- 3/4" Plywood over 7/16" OSB sub flooring, glued and nailed.

WALL SYSTEM

- 2x6's 16" o.c. exterior walls with R-19 fiberglass insulation with vapor barrier.
- 2x4's 16" o.c. interior wall construction.
- Double 2x3/2x4 mating wall construction, 16" o.c.
- 1/2" drywall interior wall, finish smooth, primer coated.
- 1/2" plywood wall sheathing glued and nailed.
- 8 foot ceilings, 9 foot first floor on two story homes as permitted. (Cathedral ceilings shipped into certain areas may necessitate a 7'-6" outside wall to comply with height restrictions.
- Solid window headers.
- Double top plates.

ROOF AND CEILING SYSTEM

- **9/12 Hinged Rafter roof system**, 16" o.c., 40# roof load. 12/12 standard on capes.
- **Where possible (see plan) multiple dormers are included in the unfinished attic level serviced by additional set of stairs.**
- 15# felt paper underlayment.
- Front and rear overhangs with aluminum fascia and vinyl soffit material provided. Fixed on 24 and 26 wide homes, flip on 27.5 and wider homes. NOTE: delivery to NE and certain other areas will require flips/overhangs to be shipped loose for on site installation due to local delivery height restrictions.
- **5/8" plywood** roof sheathing.
- 1/2" drywall ceilings, smooth, primer coated.
- **R-38** fiberglass ceiling insulation.
- **12"** Gable end overhangs partially installed, with aluminum covering material provided. 2x6 rake boards are optional and both the rake and overhang systems must be finished on site. (10", 16", 24" gable end overhangs are optional)
- **Gable end shingled returns for "A" gable ends.**
- Ridge vent and perforated soffits in eaves for roof ventilation material provided, house roof only. Multi family per code requirements.
- Ice and water shield at eaves.

PLUMBING

- Water supply lines are copper or PEX (as determined by the manufacturer), stubbed through floor.
- Schedule 40 PVC drain, waste and vent lines.
- Shut off valves at all fixtures.
- Single lever mixing valves and faucets.
- Radon pipe from floor cavity to roof area.
- PEX SYSTEM* plumbing under floor for Two Story homes (and some capes) and in wall, to reduce on-site work and costs, on some models.
- Piping is generally stubbed through the first floor for on site completion (material and labor). Second floor under floor plumbing is substantially installed to reduce on site work and cost.

HEATING

- Fine/line, Slant/Fin (or equal) 3/4" hot water baseboard units, PEX connections or optional copper, are installed with wiring for 1 wall mounted thermostat per floor. Electric or HW toe kick heaters installed in hard to heat areas. Boiler and equipment to complete the heating system is **NOT** included and must be furnished on site. Connections between 2 story boxes, connecting the drops provided between floor joists and completing the loops is the on site contractors responsibility. (Also see last two notes in **PLUMBING** above) Electric heating is available or the standard system may be deleted in favor of on site HVAC systems. Ductwork **cannot** be factory installed as it would be damaged during delivery.

INTERIOR

Note: Due to the wide variety of flooring available today, our homes are delivered without finish flooring. It is the buyer's responsibility to select a local flooring source. Additionally there are numerous quality and engineering reasons that make "on site" installation of final flooring superior and preferable. Upon request we can include a reasonable flooring allowance in your house cost while you retain the flexibility of on site choices and installation.

- Two story and Capes have Oak treads, pine riser stairs.
- Two story homes will have an additional carpet grade stairway to the attic level where permissible.
- Self-ventilating closet shelves with integral clothes bar.
- 2 panel Cambridge molded white colonial doors or Solid pine stain ready doors.
- 5 1/4" base (#618), 3 1/4" casing (#445), pine trim – stain ready or white. Other packages available
- Privacy locksets on Baths and Master Bedroom doors.
- Ceiling light fixtures provided standard for Kitchen, Dining room, Baths, Foyer, Stairwell, Hallway and in walk in Closets.
- Brushed nickel hardware.
- Chair rails in Dining room.

KITCHEN

- Raised panel **cherry** door cabinets are standard, others are optional.
- Overhead refrigerator cabinet.
- Crown molding installed over Kitchen wall cabinets, soffits are optional.
- Light over sink with separate light switch.
- Colored range hood, ventilated where permissible.
- **SOLID SURFACE** kitchen counter tops are standard. Beveled edge, Formica type laminate counter top with 4" backsplash, optional.
- Under mount Double bowl, 8" deep stainless steel sink.
- Single lever faucet with spray.

BATH

- Cultured marble vanity top with integral sink basin or laminate with drop in sink.
- Pedestal sink available in powder room, per plan.
- One piece molded fiberglass **Domed** tub/shower unit. Shower doors are NOT included.
- Raised panel **Cherry** door vanity draw cabinet, pedestal sink standard in powder room or optional vanity, see plan.
- Beveled edge plate mirror at vanity, with light.
- Anti-scald valves on all tub/shower units.
- 100 cfm ceiling **FAN/LIGHT/HEAT** combination switched separately.
- **Whirlpools** are standard if shown on the plans.
- 1.6 gallon water saver Elongated china water closets.
- Bath Accessories: NOT INCLUDED due to the vast selection and personal location preferences as well as finish painting considerations.

ELECTRICAL

- Electric range circuit and receptacle for on site installation, if applicable.
- 200 amp w/40 breaker capacity entrance panel for below floor installation. Wall installed as directed, for crawl models.
- A/C, D/C Smoke/heat detectors installed per code. CO2 detectors per code.
- GFI receptacles installed per code
- Front door chimes.
- CAT 5 Phone jacks in all Bedrooms, wall mount in Kitchen area, Living or Family room area.
- TV jacks in all Bedrooms, Living or Family room.
- Switched bedroom receptacle.
- Fan boxes and double switching, per plan.
- Recessed (can lights) per plan.
- Prepared for central vacuum system, two outlets per finished floor, on site completion required.
- Garbage disposal installed in kitchen.

EXTERIOR

- **ANDERSEN 400 SERIES** double hung, Low E glass, tilt in windows with full screens and snap in grills.
- Custom (per plan) THERMA-TRU front and 9-Lite rear entry doors with magnetic weather stripping. Doors must be site flashed, squared and permanently fastened after the house is set. Front door with knocker & peep.
- Exterior door lights and GFI outlets per code.
- Exterior barrier wrap is provided, applied under siding if factory installation is permissible/feasible.
- **DOUBLE 4 VINYL SIDING BY: CERTAIN TEED, MONOGRAM.** (Cedar Impressions or Alside CenterLock are also available), or you may delete siding and install any chosen siding on site. Note: Factory siding installation is usually limited to first floor non-gable ends. If add on items such as bump outs, garages, walk outs etc. are part of the plan, ALL siding may have to be site applied.
- **50 YR** Architectural roofing shingles, applied as allowed per roof plan.

ADDITIONAL FOR CAPE

- 12/12 hinged rafter, 16" o/c, 9/12 rafters optional.
- OWENS CORNING R30 fiberglass insulation installed in ceiling between 1st and 2nd floor.
- Close off package consisting of extra door, electric circuit to upper level, plumbing to upper level and HWBB leads to upper level.
- 2 gable end windows shipped LOOSE for on site installation. NOTE: Upper level S/L windows must be installed on site after the gable end panels are installed or any optional full shed dormers are framed. "A" style dormers come with the windows factory installed ready to be set into the roof.
- 3/4" **plywood**, T&G decking between kneewalls (approximate open area between kneewalls is 16')
- Open Joist 2000*, or equal, in shed dormer bathroom area for ease of plumbing and electric installation.
- Optional front "A" dormers or full shed dormers require on site completion after installation by the set crews. All final flashing, siding and roofing for non standard roof configurations is the buyer's responsibility.

ADDITIONAL FOR RAISED RANCHES AND SPLIT LEVEL HOMES

- The entry platform and stairs to the upper level are included for field installation. Lower stairs must be site supplied to match the basement floor level.
- The front door is shipped loose for on site installation.
- Overhangs require on site completion – All framing below the modular floor system, kneewalls, drops etc. are part of the foundation and NOT part of the modular package.

MISCELLANEOUS

- Stairs to upper level built with ½ wall section and pre-finished pine top as standard. ALL rails are by the site builder.
- Manufactured wood burning or direct vent gas fireplaces are available with a selection of surrounds. Some may have to be on site installed. All must be on site completed by a qualified installer. On site work depends on the application and house style.
- Optional interior trim may be deleted if custom on site work is desired. Note ship lose and "raised" requirements.
- ITEMS SHOWN ON ELEVATIONS OR PICTURES, such as porches; exterior stairs, decks, rails; garage doors etc. are never part of the package unless specifically shown on the order sheet as a line item.
- ITEMS SUCH AS dormers ("A", full shed etc., Whirlpool units, Fireplaces, Appliances, are OPTIONAL unless on the plans.
- BE prepared to protect your house after delivery and after set until it is fully closed in – siding and roofing.
- **THESE SPECIFICATIONS ARE OUR STANDARD FOR PRICING PURPOSES. HOWEVER,** plans and specifications can be customized to meet your needs. Some items may, however, be better furnished/done/completed on site. Ask how we can assist you in customizing your home. **NOTE:** ACTUAL specifications and finishing work is according to your contract documents which may vary from these Standard Specifications, even though this form CD10M is "part" of your contract documents.
- Tie down straps for High Wind zones is an on site responsibility, also effects on site finishing work.
- **NOTE:** We reserve the right to modify our specifications and substitute other manufacturers where manufacturer's names and products have been called out.
- SHIP LOOSE MATERIALS: We make every effort to ship LOOSE the necessary materials we are responsible to provide but cannot guarantee every nail, tube of caulking, etc.—any minor items needed by the buyer, are the buyer's responsibility to obtain.
- *AS WE EMPLOY MORE THAN ONE MANUFACTURING LOCATION, SOME MATERIALS & PROCEDURES MAY VARY SLIGHTLY CONTINGENT ON THE LOCATION OF ORIGIN.