			Pg. 1
SERIES>	*BASE SERIES*	*PREMIER SERIES*	*MANSION SERIES* 1/12/2009
FLOOR SYSTEMS	:		1/12/2000
	2X10, 16" o/c	2X10, 16" o/c	2X10, 16" o/c
optional>	2X10, 12" o/c optional over 28'	2X10, 12" o/c optional over 28'	2X10, 12" o/c optional over 28'
optional>	2X12, 16" o/c optional over 28'	2X12, 16" o/c optional over 28'	2X12, 16" o/c optional over 28'
	Double perimeter bands	Double perimeter bands	Double perimeter bands
	Solid block bridging 5/8" T&G O.S.B. decking	Solid block bridging 3/4" T&G Plywood decking	Solid block bridging 3/4" T&G Plywood decking over
	glued & nailed	glued & nailed	5/8"O.S.B., glued & nailed
optional>	N/A	Sunken Floors, require on site	Sunken Floors, require on site
		lowering	lowering
FINISH FLOORING			
	See Notes Below	See Notes Below	See Notes Below
EXTERIOR WALLS		O' - ailia a h-aicht sualla	
	8' ceiling height walls	8' ceiling height walls	8'6" OR 9" ceiling height walls on non-roofed boxes only
optional>	N/A	Up to 10 feet, contact your Rep	Up to 10 feet, contact your Rep
•	2X6 studs, 24" o/c	2X6 studs, 16" o/c	2X6 studs, 16" o/c
	2X4 studs, mating wall, 16" o/c	2X4 studs, mating wall, 16" o/c	2X4 studs, mating wall, 16" o/c
	w/ 7/16" O.S.B. sheathing 7/16" O.S.B. sheathing	w/ 7/16" O.S.B. sheathing 1/2" Plywood sheathing	w/ 7/16" O.S.B. sheathing 1/2" Plywood sheathing
	Solid headers w/ O.S.B.	Solid headers w/ O.S.B.	Solid headers w/ O.S.B.
	reinforcement	reinforcement	reinforcement
	1/2" drywall, screwed & glued	1/2" drywall, screwed & glued	1/2" drywall, screwed & glued
	reinforced at seams	reinforced at seams	reinforced at seams
	Steel reinforcement as needed	Steel reinforcement as needed	Steel reinforcement as needed
INTERIOR WALLS	2X4 studs, 24" o/c	2X4 studs, 16" o/c	2X4 studs, 16" o/c
	2X6 plumbing walls	2X6 plumbing walls	2X6 plumbing walls
	1/2" drywall, screwed & glued	1/2" drywall, screwed & glued	1/2" drywall, screwed & glued
ROOF & CEILING			
	7/12 non-storage rafter roof, 24" o/c	7/12 storage rafter roof, 16" o/c	9/12 storage rafter roof, 16" o/c
optional>		Attic sheathing optional	Attic sheathing standard
optional>		Pull down stairs standard	Pull down stairs standard
optional>	12" eave end overhangs, with	12" eave end overhangs, with	Walk up stairs 12" eave end overhangs, with
	vented vinyl soffit and ribbed	vented vinyl soffit and ribbed	vented vinyl soffit and ribbed
*1	aluminum fascia, installed	aluminum fascia, installed	aluminum fascia, installed
	where possible	where possible	where possible
	12" gable end overhangs	12" gable end overhangs	12" gable end overhangs
	7/16" O.S.B. roof sheathing with "H" clips	5/8" plywood roof sheathing with	5/8" plywood roof sheathing with
	Min. 15# shingle underlayment	Min. 15# shingle underlayment	Min. 15# shingle underlayment
	Ice shield on eave overhangs	Ice shield on eave overhangs	Ice shield on eave overhangs
	Aluminum drip edge	Aluminum drip edge	Aluminum drip edge
**	Shingle over ridge vent (S/L)	Shingle over ridge vent (S/L)	Shingle over ridge vent (S/L)
*2	30YR Tamko Arch shingles 1/2" high density sheetrock ceil.	30YR Tamko Arch shingles 1/2" high density sheetrock ceil.	50YR Tamko Arch shingles 1/2" high density sheetrock ceil.
INSULATION:			
	R-19 Fiberglass exterior wall	R-19 Fiberglass exterior wall	R-19 Fiberglass exterior wall
	insulation w/vapor barrier	insulation w/vapor barrier	insulation w/vapor barrier
	R-30 Fiberglass ceiling insulation	R-38 Fiberglass ceiling insulation	R-38 Fiberglass ceiling insulation
	with vapor barriers	with vapor barriers	with vapor barriers
	House wrap	House wrap	House wrap

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SERIES>	*BASE SERIES*	*PREMIER SERIES*	Pg. 2 *MANSION SERIES*
EXTERIOR:			
exterior: *3 optional>	Certain Teed "Mainstreet" vinyl siding, Dbl. 4 or Dutch Lap Contact your sales Representative Vented vinyl soffit Ribbed Aluminum fascia Vinyl panel style shutters, front M/W low "E" vinyl single hung w/brickmould, screens Fiberglass*, sunburst or 6 panel Fiberglass*, sunburst or 6 panel Fiberglass*, ½ glass rear or side *Composite jambs & brick mould Exterior doors keyed alike 6' vinyl sliding glass door/plan Exterior lights. 1 per door, S/L Exterior GFI plugs per code	Certain Teed "Mainstreet" vinyl siding, Dbl. 4 or Dutch Lap Contact your sales Representative Vented vinyl soffit Ribbed Aluminum fascia Vinyl panel style shutters, front M/W low "E" vinyl argon filled (Energy Star rated) double hung, tilt in w/brickmould, screens, GBG Fiberglass*, sunburst or 6 panel Fiberglass*, 1⁄2 glass rear or side *Composite jambs & brick mould Schlage lever locks, dead bolt, keyed alike 6' vinyl sliding glass door/plan Exterior lights. 1 per door, S/L Exterior GFI plugs per code	Certain Teed "Mainstreet" vinyl siding, Dbl. 4 or Dutch Lap Contact your sales Representative Vented vinyl soffit Ribbed Aluminum fascia Vinyl panel style shutters, front Andersen 400 Series double hung low "E" glass, tilt in, snap in grills Fiberglass*, sunburst or 6 panel Fiberglass*, ½ glass rear or side *Composite jambs & brick mould Schlage lever locks, dead bolt, keyed alike 6' glass door/plan Exterior lights. 1 per door, S/L Exterior GFI plugs per code
INTERIOR:		Exterior GFT plugs per code	
optional> optional>	6 panel or 2 panel, H/C white Smooth doors, 3 hinges Polished Brass Lever Hardware Privacy Hdwr. on Baths & MBR 3 1/2" white base moulding 2 1/2" white casings Smooth ceiling, white primer White primed walls, taped OR Warm beige walls w/ 3 ½" crown moulding (living areas) Window sills Metal closet shelving shirt & skirt shelving for walk in clo, 16" deep linen & pantry shelving	6 panel or 2 panel, H/C white Smooth doors, 3 hinges Satin nickel Lever Hardware Privacy Hdwr. on Baths & MBR 5 1/4" white base moulding 3 1/2" white casings Smooth ceiling, white primer White primed walls, taped OR Warm beige walls w/ 3 ½" crown moulding (living areas) Window sills Metal closet shelving shirt & skirt shelving for walk in clo, 16" deep linen & pantry shelving Factory stain package	2 panel, S/C Cambridge white or stain grade 6 panel pine doors Satin nickel Lever Hardware Privacy Hdwr. on Baths & MBR 5 1/4" white base moulding 3 1/2" white casings Smooth ceiling, white primer White primed walls, taped OR Warm beige walls w/ 3 1/2" crown moulding (living areas) Stain grade interior trim Window sills Melamine clo. shelving w/hgr rod shirt & skirt shelving for walk in clo, 16" deep linen & pantry shelving Factory stain package Chair Rail in DR
KITCHEN CABINE			
	Pemberton II raised panel or oak recessed panel Kitchen cabinetry Open over cabinets w/crown mldg. Over Fridge cabinet	Raised panel oak, kitchen cabinetry 2 1/2" crown moulding and under cabinet trim Over Fridge cabinet Elevated corner cabinets where possible Dove tail draws, 3/4" shelves w/	Raised Panel Oak, Hickory, Maple Antique, Kitchen cabinetry 2 1/2" crown moulding w/ rope or dentil inserts and under cabinet trim Over Fridge cabinet Elevated corner cabinets where possible Dove tail draws, 3/4" shelves w/
	High pressure laminate top w/25" profile 100 edge and backsplash	pull-out-tray, 100lb. draw glides High pressure laminate top w/ profile 211 edge and backsplash	pull-out-tray, 100lb. draw glides Solid surface counter top w/ under mount double bowl SS sink

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SERIES>	*BASE SERIES*	*PREMIER SERIES*	Pg *MANSION SERIES*
ATHROOM CAB	INETRY:		
	Vanity base, same as Kitchen	VBD, same as Kitchen	VBD, same as Kitchen
	Large plate glass mirror w/ lighting	Large plate glass mirror w/ decorative lighting	Large plate glass mirror w/ decorative lighting and fram
	Cultured marble single piece vanity top	Cultured marble single piece vanity top	Cultured marble single piece vanit to
EATING:			
Anno.	Hot water baseboard, 1 thermostat	Hot water baseboard, 1 thermostat	Hot water baseboard, 1 thermosta
	per floor, pre-wired	per floor, pre-wired	per floor, pre-wire
optional>	High Capacity hot water baseboard	High Capacity hot water baseboard	High Capacity hot water baseboar
optional>	÷	system	
optional>	system Electric Baseboard w/ individual	Electric Baseboard w/ individual	syster Electric Baseboard w/ individual
optional>	wall mounted thermostats	wall mounted thermostats	wall mounted thermostat
optional>	Hydro Comfort System, ready for	Hydro Comfort System, ready for	Hydro Comfort System, ready for
optional>			
	on site connections – gas only,	on site connections – gas only,	on site connections – gas onl
	furnace either in house or S/L	furnace either in house or S/L	furnace either in house or S
optional>	HVAC System substantially,	HVAC System substantially,	HVAC System substantially,
	installed. Furnace in house or S/L	installed. Furnace in house or S/L	installed. Furnace in house or S
	(Furnace/ducts/registers)	(Furnace/ducts/registers)	(Furnace/ducts/register
UMBING:			
	Tuff-Pex fresh water lines, stubbed code dictates	Tuff-Pex fresh water lines, stubbed code dictates	Tuff-Pex fresh water lines, stubbe code dictate
	PVC drain, waste, vents – stubbed	PVC drain, waste, vents – stubbed	PVC drain, waste, vents – stubbe
	Shut off valves all fixtures	Shut off valves all fixtures	Shut off valves all fixtures
	Chrome, dual control bath faucets	Delta Stainless dual handle bath	Delta Stainless dual handle bat
	Chiome, dual control bath laucets	faucets	fauce
	Chroma dual control Kit fougate		
	Chrome, dual control Kit. faucets	Stainless gooseneck faucet with	Stainless gooseneck faucet wit
		pull down spray, in kitchen	pull down spray, in kitche
	One piece fiberglass tub/shower	One piece fiberglass tub/shower	One piece fiberglass tub/shower
	w/ anti scald valves	w/ anti scald valves	w/ anti scald valve
	Elongated, water saver toilets	Elongated, water saver toilets	Elongated, water saver toilets
	8" deep double bowl SS sink	8" deep double bowl SS sink	8" deep double bowl SS under
			mount kitchen si
	Towel bar and toilet paper holders	Towel bar and toilet paper holders	Towel bar and toilet paper holder
	Ice maker hook up	Ice maker hook up	Ice maker hook up
	Shower/tub per plan	Soaking tub per plan	Whirlpool tub per plan
ECTRICAL:			
	200 amp Service w/40 breakers	200 amp Service w/40 breakers	200 amp Service w/40 breakers
	Smoke and CO2 per code	Smoke and CO2 per code	Smoke and CO2 per code
	Fan/light combinations, all baths	Fan/light/heat combinations, all	Fan/light/heat combinations, al
		baths	bat
	30" range hood, vented to exterior	30" range hood, vented to exterior	30" range hood, vented to exterio
	BR's – 1 switched receptacle	BR's – 1 switched receptacle	BR's – 1 switched receptacle
	(2) RG–6 TV & (2) Cat–5 PH jacks	(2) RG–6 TV & (2) Cat–5 PH jacks	(2) RG–6 TV & (2) Cat–5 PH jack
	Wireless door chimes, F & B	Wireless door chimes, F & B	Wireless door chimes, F & B

HALLMARK HOMES, INC. SPECIFICATIONS AND NOTES Pg. 4					
SERIES>	*BASE SERIES*	*PREMIER SERIES*	*MANSION SERIES*		
ELECTRICAL CONTINUED:					
	Brushed nickel ceiling lights in: Hall, Laundry, Kitchen, DR, Foyer and Walk in Closets Fluorescent lights in all closets over 4 feet Recessed can light over kitchen	Brushed nickel ceiling lights in: Hall, Laundry, Kitchen, DR, Foyer and Walk in Closets Fluorescent lights in all closets over 4 feet Recessed can light over kitchen	Brushed nickel ceiling lights in: Hall, Laundry, Kitchen, DR, Foyer and Walk in Closets Fluorescent lights in all closets over 4 feet Recessed can light over kitchen		
	sink Two Pendant lights above Island	sink Two Pendant lights above Island	sink Two Pendant lights above Island		
	Or peninsulas (per plan) Exterior to GFI to code Exterior door lights, S/L 3 way switch to basement Switch to attic for 9/12 and above	Or peninsulas (per plan) Exterior to GFI to code Exterior door lights, S/L 3 way switch to basement Switch to attic for 9/12 and above	Or peninsulas (per plan) Exterior to GFI to code Exterior door lights, S/L 3 way switch to basement Switch to attic for 9/12 and above		
	CIFICATIONS FOR:				
RAISED RANCH:	Recessed entry – S/L door 4 way switch for foyer 3ft Heating unit for foyer, S/L Landing and stairs UP, S/L	Recessed entry – S/L door 4 way switch for foyer 3ft Heating unit for foyer, S/L Landing and stairs UP, S/L	Recessed entry – S/L door 4 way switch for foyer 3ft Heating unit for foyer, S/L Landing and stairs UP, S/L		
CAPES:	12/12 Rafter roof with 5/8" O.S.B. sub-floor decking Mating wall w/ 7/16" Sheathing Close off door and 2 gable end windows-type and style to match first floor Plumbing and Elect stubbed up for future on site connections Carpet grade stairs to upper level	12/12 Rafter roof with 5/8" O.S.B. sub-floor decking Mating wall w/ 7/16" Sheathing Close off door and 2 gable end windows-type and style to match first floor Plumbing and Elect stubbed up for future on site connections Oak/pine stairs to upper level	12/12 Rafter roof with 5/8" O.S.B. sub-floor decking Mating wall w/ 7/16" Sheathing Close off door and 2 gable end windows-type and style to match first floor Plumbing and Elect stubbed up for future on site connections Oak/pine stairs to upper level		
TWO STORY:	Mating wall w/ 7/16" Sheathing Insulation around perimeter between floor & ceiling Plumbing to 2 nd floor drop areas All 2 nd floor siding is S/L Carpet grade stairs to upper level	Mating wall w/ 7/16" Sheathing Insulation around perimeter between floor & ceiling Plumbing to 2 nd floor drop areas All 2 nd floor siding is S/L Oak/pine stairs to upper level	Mating wall w/ 7/16" Sheathing Insulation around perimeter between floor & ceiling Plumbing to 2 nd floor drop areas All 2 nd floor siding is S/L Oak/pine stairs to upper level		
NOTES:	 *1 Due to shipping restrictions, some hinged overhangs and top flips may have to be shipped un-installed. *2 Roofing will be done as much as practical and must be completed on site. *3 Siding will be done as much as practical and must be completed on site. *4 All finish flooring is optional. We highly recommend it be done on site. 5 Rails are an on site responsibility. 6 Optional items such as dormers, fireplaces, etcmay need to be installed and finished on site. 7 Items such as porches, decks, exterior stairs, garage doors, framing below the modular floor system, etc are never part of the modular package – check with your Representative if you have any questions. 8 Due to the various zoning requirements, these specifications may have to be changed to accommodate local snow loads, wind loads, fire protection requirements, etc you must advise Hallmark regarding such requirements as well as any other "local" requirements. 9 We employ more than one manufacturing location and some materials or procedures may vary slightly based on location of origin. We reserve the right to modify our specifications and make substitutions where necessary. 10 Some items may be shown on plans and elevations. However, ALL bump outs, roof dormers, deco dormers, fireplaces, whirlpools tubs, side lites, specialty windows, are optional to "BASE" specification homes. See your sales representative for details. 				