

HALLMARK HOMES, INC. SPECIFICATIONS AND NOTES

SERIES>

BASE SERIES

PREMIER SERIES

MANSION SERIES

EXTERIOR:

<p>*3 optional></p>	<p>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*, ½ glass rear or side *Composite jambs & brick mould Exterior doors keyed alike</p> <p>6' vinyl sliding glass door/plan</p> <p>Exterior lights. 1 per door, S/L Exterior GFI plugs per code</p>	<p>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*, ½ glass rear or side *Composite jambs & brick mould Schlage lever locks, dead bolt, keyed alike</p> <p>6' vinyl sliding glass door/plan</p> <p>Exterior lights. 1 per door, S/L Exterior GFI plugs per code</p>	<p>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</p> <p>6' glass door/plan</p> <p>Exterior lights. 1 per door, S/L Exterior GFI plugs per code</p>
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INTERIOR:

<p>optional></p> <p>optional></p>	<p>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 1/2" crown moulding (living areas)</p> <p>Window sills Metal closet shelving shirt & skirt shelving for walk in clo, 16" deep linen & pantry shelving</p>	<p>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 1/2" crown moulding (living areas)</p> <p>Window sills Metal closet shelving shirt & skirt shelving for walk in clo, 16" deep linen & pantry shelving Factory stain package</p>	<p>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)</p> <p>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</p>
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KITCHEN CABINETRY:

<p>Pemberton II raised panel or oak recessed panel Kitchen cabinetry Open over cabinets w/crown mldg.</p> <p>Over Fridge cabinet</p>	<p>Raised panel oak, kitchen cabinetry</p> <p>2 1/2" crown moulding and under cabinet trim</p> <p>Over Fridge cabinet Elevated corner cabinets where possible</p>	<p>Raised Panel Oak, Hickory, Maple Antique, Kitchen cabinetry 2 1/2" crown moulding w/ rope or dentil inserts and under cabinet trim</p> <p>Over Fridge cabinet Elevated corner cabinets where possible</p>
<p>High pressure laminate top w/25" profile 100 edge and backsplash</p>	<p>Dove tail draws, 3/4" shelves w/ pull-out-tray, 100lb. draw glides High pressure laminate top w/ profile 211 edge and backsplash</p>	<p>Dove tail draws, 3/4" shelves w/ pull-out-tray, 100lb. draw glides Solid surface counter top w/ under mount double bowl SS sink</p>

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BATHROOM CABINETRY:

Vanity base, same as Kitchen Large plate glass mirror w/ lighting Cultured marble single piece vanity top	VBD, same as Kitchen Large plate glass mirror w/ decorative lighting Cultured marble single piece vanity top	VBD, same as Kitchen Large plate glass mirror w/ decorative lighting and frame Cultured marble single piece vanity top
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HEATING:

optional>	Hot water baseboard, 1 thermostat per floor, pre-wired High Capacity hot water baseboard system	Hot water baseboard, 1 thermostat per floor, pre-wired High Capacity hot water baseboard system	Hot water baseboard, 1 thermostat per floor, pre-wired High Capacity hot water baseboard system
optional>	Electric Baseboard w/ individual wall mounted thermostats	Electric Baseboard w/ individual wall mounted thermostats	Electric Baseboard w/ individual wall mounted thermostats
optional>	Hydro Comfort System, ready for on site connections – gas only, furnace either in house or S/L	Hydro Comfort System, ready for on site connections – gas only, furnace either in house or S/L	Hydro Comfort System, ready for on site connections – gas only, furnace either in house or S/L
optional>	HVAC System substantially, installed. Furnace in house or S/L (Furnace/ducts/registers)	HVAC System substantially, installed. Furnace in house or S/L (Furnace/ducts/registers)	HVAC System substantially, installed. Furnace in house or S/L (Furnace/ducts/registers)

PLUMBING:

Tuff-Pex fresh water lines, stubbed code dictates PVC drain, waste, vents – stubbed Shut off valves all fixtures Chrome, dual control bath faucets Chrome, dual control Kit. faucets One piece fiberglass tub/shower w/ anti scald valves Elongated, water saver toilets 8" deep double bowl SS sink Towel bar and toilet paper holders Ice maker hook up Shower/tub per plan	Tuff-Pex fresh water lines, stubbed code dictates PVC drain, waste, vents – stubbed Shut off valves all fixtures Delta Stainless dual handle bath faucets Stainless gooseneck faucet with pull down spray, in kitchen One piece fiberglass tub/shower w/ anti scald valves Elongated, water saver toilets 8" deep double bowl SS sink Towel bar and toilet paper holders Ice maker hook up Soaking tub per plan	Tuff-Pex fresh water lines, stubbed code dictates PVC drain, waste, vents – stubbed Shut off valves all fixtures Delta Stainless dual handle bath faucets Stainless gooseneck faucet with pull down spray, in kitchen One piece fiberglass tub/shower w/ anti scald valves Elongated, water saver toilets 8" deep double bowl SS under mount kitchen sink Towel bar and toilet paper holders Ice maker hook up Whirlpool tub per plan
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ELECTRICAL:

200 amp Service w/40 breakers Smoke and CO2 per code Fan/light combinations, all baths 30" range hood, vented to exterior BR's – 1 switched receptacle (2) RG-6 TV & (2) Cat-5 PH jacks Wireless door chimes, F & B	200 amp Service w/40 breakers Smoke and CO2 per code Fan/light/heat combinations, all baths 30" range hood, vented to exterior BR's – 1 switched receptacle (2) RG-6 TV & (2) Cat-5 PH jacks Wireless door chimes, F & B	200 amp Service w/40 breakers Smoke and CO2 per code Fan/light/heat combinations, all baths 30" range hood, vented to exterior BR's – 1 switched receptacle (2) RG-6 TV & (2) Cat-5 PH jacks Wireless door chimes, F & B
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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 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	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 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	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 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
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ADDITIONAL SPECIFICATIONS 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
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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
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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
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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, etc...may 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.