

Hallmark Homes, Inc. Specifications and Notes

SERIES>

BASE SERIES

PREMIER SERIES

MANSION SERIES

IMPORTANT: Plans & Elevations may show optional items - check "Series" for "Included" items.

01-25-16

FLOOR SYSTEMS:

	2X10, 16" o/c <i>optional></i> 2x10, 12" o/c optional over 28' <i>optional></i> 2X12, 16" o/c optional over 28' Double perimeter bands Solid block bridging 5/8" T&G O.S.B. decking <i>optional></i> NA	2X10, 16" o/c 2x10, 12" o/c optional over 28' 2X12, 16" o/c optional over 28' Double perimeter bands Solid block bridging 3/4" T&G Plywood decking glued & nailed Sunken Floors, require on site lowering into place & fastening	2X10, 16" o/c 2x10, 12" o/c optional over 28' 2X12, 16" o/c optional over 28' Double perimeter bands Solid block bridging 3/4" T&G Plywood decking over 5/8" O.S.B. , glued & nailed Sunken Floors, require on site lowering into place & fastening
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FINISH FLOORING:

See Notes Below	See Notes Below	See Notes Below
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EXTERIOR WALLS: Note: Ceiling height over 8 ft are site specific and must be confirmed for transportation purposes

	8' ceiling height walls <i>optional></i> NA 2X6 studs, 16" o/c 2x3/2x4 studs, mating wall, 16" o/c <i>optional></i> Storm sheathing or 7/16" OSB 7/16" O.S.B. ext wall sheathing Solid headers w/ O.S.B. reinforcement 1/2" drywall, screwed & glued & reinforced at seams Steel reinforcement as needed	8' ceiling height walls 8'-6" OR 9' ceiling height walls 2X6 studs, 16" o/c 2x3/2x4 studs, mating wall, 16" o/c w/storm sheathing 7/16" O.S.B. sheathing 1/2" Plywood ext wall sheathing Solid headers w/ O.S.B. reinforcement 1/2" drywall, screwed & glued & reinforced at seams Steel reinforcement as needed	8'-6" OR 9' ceiling height walls 2X6 studs, 16" o/c 2x3/2x4 studs, mating wall, 16" o/c w/7/16" O.S.B. sheathing 1/2" Plywood ext wall sheathing Solid headers w/ O.S.B. reinforcement 1/2" drywall, screwed & glued & reinforced at seams Steel reinforcement as needed
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INTERIOR WALLS:

2X4 studs, 16" o/c 2x6 or 2x8 plumbing walls 1/2" drywall, screwed & glued	2X4 studs, 16" o/c 2x6 or 2x8 plumbing walls 5/8" drywall, screwed & glued	2X4 studs, 16" o/c 2x6 or 2x8 plumbing walls 5/8" drywall, screwed & glued
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ROOF & CEILING:

	7/12 non-storage rafter roof, 16" o/c <i>optional></i> Optional w/ storage rafter upg. <i>optional></i> <i>optional></i> <i>optional></i> <i>optional></i> 10" eave end overhangs, with vented vinyl soffit and ribbed aluminum fascia, installed where possible *1 10" gable end overhangs 7/16" O.S.B. roof sheathing <i>optional></i> 1/2" plywood roof sheathing Min. 15# shingle underlayment Ice shield on eave overhangs Aluminum drip edge (S/L) Shingle over ridge vent (S/L)	7/12 non-storage rafter roof, 16" o/c Optional w/ storage rafter upg. Attic sheathing <i>optional</i> Pull down stairs <i>optional</i> Optional w/ 9/12 rafter upg. If Dormers are selected, must increase roof pitch to 9/12 or 12/12 12" eave end overhangs, with vented vinyl soffit and ribbed aluminum fascia, installed where possible 12" gable end overhangs 1/2" plywood roof sheathing Min. 15# shingle underlayment Ice shield on eave overhangs Aluminum drip edge (S/L) Shingle over ridge vent (S/L)	9/12 storage rafter roof, 16" o/c Attic sheathing standard Pull down stairs standard Walk up stairs / plan Optional 12/12 roof available 12" eave end overhangs, with vented vinyl soffit and ribbed aluminum fascia, installed where possible 12" gable end overhangs 5/8" plywood roof sheathing Min. 15# shingle underlayment Ice shield on eave overhangs Aluminum drip edge (S/L) Shingle over ridge vent (S/L)
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*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.
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INSULATION:

R-21 Fiberglass exterior wall insulation w/vapor barrier R-38 Fiberglass ceiling insulation with vapor barriers House wrap *partially applied	R-21 Fiberglass exterior wall insulation w/vapor barrier R-38 Fiberglass ceiling insulation with vapor barriers House wrap *partially applied	R-21 Fiberglass exterior wall insulation w/vapor barrier R-38 Fiberglass ceiling insulation with vapor barriers House wrap *partially applied
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EXTERIOR:

*3 optional>	CertainTeed "Mainstreet" vinyl siding, Dbl. 4 or Ship Lap <i>Contact your sales Representative</i> Vented vinyl soffit *ship loose Ribbed Aluminum Facia *ship loose Vinyl panel style shutters, front Plygem low "E" vinyl single hung w/brick mould, screens 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	CertainTeed "Mainstreet" vinyl siding, Dbl. 4 or Ship Lap <i>Contact your sales Representative</i> Vented vinyl soffit *ship loose Ribbed Aluminum Facia *ship loose Vinyl panel style shutters, front Plygem low "E" vinyl double hung, tilt in w/brick mould, 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	CertainTeed "Mainstreet" vinyl siding, Dbl. 4 or Ship Lap <i>Contact your sales Representative</i> Vented vinyl soffit *ship loose Ribbed Aluminum Facia *ship loose Vinyl panel style shutters, front Plygem low "E" glass, tilt in, Andersen 400 Series double hung snap in grills Fiberglass, sunburst or 6 panel Fiberglass, 1/2 glass rear or side *Composite jambs & brick mould Schlage lever locks, dead bolt, keyed alike 6' Andersen, clad , sliding glass door per plan Exterior lights, 1 per door, S/L Exterior GFI plugs per code
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INTERIOR:

optional>	6 panel or 2 panel, H/C white wood grain doors, 3 hinges	6 panel or 2 panel, H/C white smooth doors, 3 hinges	2 panel S/C Cambridge white or stain grade 6 panel pine doors
optional>	Satin nickel Lever style hardware	Satin nickel Lever style hardware	Satin nickel Lever style hardware
	Privacy Hdwr. on Baths & MBR	Privacy Hdwr. on Baths & MBR	Privacy Hdwr. on Baths & MBR
	3 1/2" white base moulding	5 1/4" white base moulding	5 1/4" white base moulding
optional>	2 1/2" white casings	3 1/2" white casings	3 1/2" white casings
	see Product Guide for options	see Product Guide for options	see Product Guide for options
	Smooth ceiling, white primer	Smooth ceiling, white primer	Smooth ceiling, white primer
	White primed walls, taped	White primed walls, taped	White primed walls, taped
NOTE>	OR warm beige walls w/ 3 1/2"	OR warm beige walls w/ 3 1/2"	OR warm beige walls w/ 3 1/2"
	All drywall painting is Primer only	All drywall painting is Primer only	All drywall painting is Primer only
optional>	Crown moulding (living areas)	Crown moulding (living areas)	Crown moulding (living areas)
			Stain grade interior trim
	Window sills	Window sills	Window sills
	Metal closet shelving	Metal closet shelving	Melamine clo. Shelvg w/hgr rod
optional>	Shirt & skirt shelvg for walk in clo., 16" deep linen & pantry shelving	Shirt & skirt shelvg for walk in clo., 16" deep linen & pantry shelving	Shirt & skirt shelvg for walk in clo., 16" deep linen & pantry shelving
		Factory stain package	Factory stain package
	Fireplaces: Optional	Fireplaces/plan	Fireplaces/plan

KITCHEN CABINETRY:

Recessed panel Oak Kitchen cabinetry Open over cabinets w/crown mldg.	Raised panel Oak Kitchen, cabinetry 2 1/2" crown moulding and	Raised Panel Oak, Hickory, Maple Kitchen cabinetry 2 1/2" crown moulding w/ rope or
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Over Fridge cabinet	under cabinet trim Over Fridge cabinet Elevated corner cabinets where possible	Dentil inserts and under cabinet trim Over Fridge cabinet Elevated corner cabinets where possible
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KITCHEN CABINETRY, CONTINUED:

High pressure laminate top w/ 25" profile 100 edge and backsplash	Dove tail draws, 3/4" shelves w/ Pull-out tray, 100lb. Draw glides High pressure laminate top w/ profile 211 edge and backsplash	Dove tail draws, 3/4" shelves w/ Pull-out tray, 100lb. Draw glides Solid surface counter top w/ under mount double bowl SS sink
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BATHROOM CABINETRY:

Vanity base, same as Kitchen Large plate glass mirror w/ lighting Cultured marble single piece vanity top	VDB, same as Kitchen Large plate glass mirror w/ decorative lighting Granite Style single piece vanity top	VDB, same as Kitchen Large plate glass mirror w/ decorative lighting Granite Style single piece vanity top
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HEATING:

<i>optional></i> Hot wtr. baseboard, 1 thermostat per floor, pre-wired <i>optional></i> High Capacity hot wtr baseboard system <i>optional></i> Electric Baseboard w/ individual wall mounted thermostats	Hot wtr. baseboard, 1 thermostat per floor, pre-wired High Capacity hot wtr baseboard system Electric Baseboard w/ individual wall mounted thermostats	Hot wtr. baseboard, 1 thermostat per floor, pre-wired High Capacity hot wtr baseboard system Electric Baseboard w/ individual wall mounted thermostats
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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 S/L towel bar & toilet paper holders Ice maker hook up Std.Tub/Shower unit - soaker opt.	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 S/L towel bar & toilet paper holders Ice maker hook up Soaking tub / plan, W.P. optional	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 S/L towel bar & toilet paper holders Ice maker hook up Whirlpool tub per plans
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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 in all baths 30" SS 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 in all baths 30" SS 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 Walk-In closets Recessed can light over kitchen sink Two Pendant lights above Islands or peninsulas (per plan) Exterior GFI to code Exterior door lights, S/L 3 way switch to basement	Brushed nickel ceiling lights in: Hall, Laundry, Kitchen, DR, Foyer and Walk in closets, Fluorescent lights in all Walk-In closets Recessed can light over kitchen sink Two Pendant lights above Islands or peninsulas (per plan) Exterior 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 Islands or peninsulas (per plan) Exterior 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:

optional>

12/12 Rafter roof with 5/8" O.S.B. sub-floor decking (S/L)	12/12 Rafter roof with 5/8" O.S.B. sub-floor decking (S/L)	12/12 Rafter roof with 3/4" Plywood. sub-floor decking (S/L)
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All Dormers are OPTIONAL	Dormers included per Plan	Dormers included per Plan
<i>optional</i> > Upper level 5/8" OSB decking <i>optional</i> > Close off door and 2 gable end windows-type and style to match first floor Plbg and Elect stubbed up for future on site connections Carpet grade stairs to upper level	Upper level 3/4" Plywood decking Close off door and 2 gable end windows-type and style to match first floor Plbg and Elect stubbed up for future on site connections Oak/pine stairs to upper level	Upper level 3/4" Plywood decking Close off door and 2 gable end windows-type and style to match first floor Plbg and Elect stubbed up for future on site connections Oak/pine stairs to upper level

TWO STORY:

optional>

optional>

Mating wall w/ 7/16" Storm Sheathing Insulation around perimeter between floor & ceiling	Mating wall w/ 7/16" OSB Sheathing Insulation around perimeter between floor & ceiling	Mating wall w/ 7/16" OSB Sheathing Insulation around perimeter between floor & ceiling
Dormers are NOT available	Dormers optional - must increase roof pitch to 9/12 minimum.	Dormers included - per Plan check roof pitch.
Bump Outs are NOT available	Bump outs: OPTIONAL. Flush walls with double window or slider, is standard.	Bump Outs as shown on plan, are included - but may be deleted
Plumbing to 2nd floor drop areas All 2nd floor siding is S/L Carpet grade stairs to upper level	Plumbing to 2nd floor drop areas All 2nd floor siding is S/L Oak/pine stairs to upper level	Plumbing to 2nd floor drop areas All 2nd floor siding is S/L Oak/pine stairs to upper level

GARAGES:

Where garages are part of the plan, they have a 7/12 roof pitch standard, unless a Bonus Room is part of the MANSION series specifications.
 If the plan is suitable, a Bonus Room may be added to the PREMIER or MANSION series only. The roof pitch may require to be increased to accommodate Dormers. Garage doors are always an on site responsibility.

Important Notes - read carefully

Our automatic pricing response is based on these specifications and notes, read them carefully. Web Elevations and Photos may show items and features which are "OPTIONAL" for the BASE or PREMIER series of homes..such as increased Roof Pitch, Dormers, Bump-Outs, etc. We believe our information to be clear and informative, but we do understand that you may have some questions. Please contact us as we will be glad to clarify any questions and also customize any plan and specifications.

- *1 Due to shipping restriction, some hinged overhangs and top flips may have to be shipped un-installed. Until we get an actual site location and determine the specific over-road restrictions, we are not able to make this determination. This is a "geographical" issue and will increase your set and finishing costs.
- *2 Finish roofing will be done as much as practical and must be completed on site. The amount of roofing necessary to site complete depends on the roof style, # of dormers, complexity of house, etc.
- *3 Only a very limited amount of vinyl siding can be factory applied, the rest is S/L for on site application. We recommend that on larger, complex homes, all siding be purchased on site.
- 4 Although we can provide some finish flooring, 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 Since all homes are custom built to buyer specifications, the amount of on site finish work will vary based on the plan. Our form CD12 gives a general list of such work and will serve as a guide only.
- 11 **ROOF PITCHES, DORMERS, BUMP OUTS, GARAGES etc.:**

Elevations or pictures may show **optional** items such as Dormers, Bump Outs, Porches, etc. You **MUST** check the specifications and/or speak with your Representative to confirm what is included in the standard pricing. Typically the **BASE** configuration/pricing will NOT offer such items. The **PREMIER** configuration/pricing may provided these items as an option and may require changes to the structure, such as increasing the roof pitch. It should be noted that these items will increase the price based on the options PLUS transportation and additional set and finishing costs. The **MANSION** configuration/pricing will include 9/12 roof pitch minimum plus any shown dormers, bump-outs and where permissible, stairs to the unfinished attic area.

Garages, if an integral part of the house, are included either as a crane on or panelized. If they are apart from the main structure, they may or may not be included. Ask your representative when and if it makes economical sense to include garages. PORCHES and DECKS are seldom included and it is highly recommended they be site provided.
- 12 **WIND AND SNOW LOADS:**

IF your wind zone exceeds 99MPH, you must notify us. Additional structural considerations are required and in some cases, your State may require additional load calculation certification by a STATE P.E., thus increasing costs.

If you are in an area determined to be in a high snow load zone, additional calculations and framing may be required. Check to see if your area snow load exceeds 40#/sf.
- 13 **DELIVERY & SET:**

You must verify access to your site for large and heavy equipment. Refer to our CD09 & CD12 for more detailed information.