SERIES- TPRMEX SERIES- TPRMEX SERIES- TPRSON SERIES- Other Serie	055150			Pg.1
FLOOR SYSTEMS: 2X10, 16° o/c 2X12, 16° o/c optional over 28° 2X12, 16° o/c	SERIES>	*BASE SERIES*	*PREMIER SERIES*	*MANSION SERIES*
getionab- optionab- optionab- optionab- optionab- 2X10, 16° o/c 2X10, 12° o/c optional over 28° 2X12, 16° o/c 2X12, 16° o/c 2X2, 16° o/c 2X3, 16° o/c 2X4,		Plans & Elevations may show opt	tional items - check "Series" for "	Included" Items. 01-25-16
optionab- optionab- optionab- optionab- optionab- 2x10, 12° a/c optional over 28' 2x12, 16° a/c optional over 28' 2x12, 16° a/c optional over 28' Duble perimeter bands Solid block bridging 5/8' T&G O.S.B. decking glued & nailed Duble perimeter bands Solid block bridging 5/8' T&G O.S.B. decking glued & nailed Duble perimeter bands Solid block bridging 3/4' T&G Phymood decking glued & nailed Duble perimeter bands Solid block bridging 3/4' T&G Phymood decking glued & nailed philonab- optionab- field for set optionab (S) Set Nets Studs, 16° ofc 2x3/2x4 studs, mating wall, 16° ofc 2x3/2x4 studs, 16° ofc 2x4	FLOOR STSTEMS:	2810 16" 0/0	2840, 46" a/a	2210, 16" 0/0
optionab 2X12, 16° a/c optional over 28° 2X12, 16° a/c optional over 28° Double perimeter bands Solid block bridging s/6° T&G O.S.B. decking glued & nailed Solid block bridging 3/4° T&G Plywood decking glued & nailed Solid block bridging 3/4° T&G Plywood decking over 5/8° O.S.B., glued & nailed FINISH FLOORING: See Notes Below See Notes Below See Notes Below EXTERIOR WALLS: See Notes Below See Notes Below See Notes Below See Notes Below See Notes Below See Notes Below See Notes Below EXTERIOR WALLS: Na 8' ceiling height walls 8' ce'ling height walls softionab See Notes Below See Notes Below See Notes Below EXTERIOR WALLS: Na 8' ce'ling height walls 8' ce'ling height walls softionab Storm sheathing or 716° OS B. 2X6 studs, 16° o/c 2X6 studs, 16° o/c Solid headers w() S.B. Steel reinforcement a reinforcement a 12° Phywood et wall sheathing 716° CS B. 2X4 studs, 16° o/c Solid headers w() S.B. Steel reinforcement as needed 12° Phywood et wall sheathing 12' Phywood et wall sheathing Solid headers w() S.B. 716° OS B. Are wall sheathing 12' Phywood et wall sheathing 12' drywall, screwed & glued & reinforcement as needed<	ontionals			
Double perimeter bands Solid block bridging 58' T&G O.S.B. decking glued & nailed Double perimeter bands Solid block bridging 34' T&G Pywood decking glued & nailed Double perimeter bands Solid block bridging 34' T&G Pywood decking glued & nailed Double perimeter bands Solid block bridging 34' T&G Pywood decking glued & nailed PHINSH FLOORING: See Notes Below See Notes Below See Notes Below See Notes Below EXTERIOR WALLS: Note: Calling height over 8 ft are site specific and must be confirmed for transportation purposes 8'-6'' OR 9' celling height walls 8'-6'' OR 9' celling height walls Ø colling height walls 8'-colling height walls 8'-6'' OR 9' celling height walls 8'-6'' OR 9' celling height walls Ø colling height walls 8'-6'' OR 9' celling height walls 8'-6'' OR 9' celling height walls 8'-6'' OR 9' celling height walls Ø colling height walls 8'-6'' OR 9' celling height walls 8'-6'' OR 9' celling height walls 8'-6'' OR 9' celling height walls Ø colling height walls 8'-6'' OR 9' celling height walls 8'-6'' OR 9' celling height walls 8'-6'' OR 9' celling height walls Ø colling height walls 2X6 studs, 16' o'c 2X6 studs, 16' o'c 2X6' studs, 16' o'c ZX6 studs, 16' o'c 2X6' studs, 16' o'c 2X6' studs, 16' o'c 2X6' studs, 16' o'c	-		-	-
Solid block bridging Skiter T&G O. S.B. decking glued & nailed Sunken Floors, require on site lowering into place & lastening Solid block bridging Suff T&G Phywood decking over Suff OS.B., glued & nailed Sunken Floors, require on site lowering into place & lastening FINISH FLOORING: See Notes Below See Notes Below See Notes Below EXTERIOR WALLS: See Notes Below See Notes Below See Notes Below EXTERIOR WALLS: NA See Notes Below See Notes Below EXTERIOR WALLS: NA See Notes Below See Notes Below EXTERIOR WALLS: NA See Notes Below See Notes Below EXTERIOR WALLS: NA See Notes Below See Notes Below Optional- XA See Notes Below See Notes Below Storm sheathing or 7/16" OSB R' colling height walls Store of colling height walls Store of colling height walls Store reinforcement 1/2" Orywall, screwed & glued & reinforcement Steel reinforcement Steel reinforcement 2/4 studs, 16" o/c ZX4 studs, 16" o/c ZX4 studs, 16" o/c ZX4 studs, 16" o/c ZX4 studs, 16" o/c ZX4 studs, 16" o/c ZX4 studs, 16" o/c ZX4 studs, 16" o/c ZX4 studs, 16" o	optional>		-	
Sil® T&G O.S.B. decking glued & nailed Sunken Floors, require on site lowering into place & fastening Sile T T&G Plywood decking glued & nailed Sunken Floors, require on site lowering into place & fastening Sile T T&G Plywood decking glued & nailed Sunken Floors, require on site lowering into place & fastening FINISH FLOORING: See Notes Below See Notes Below See Notes Below EXTERIOR WALLS: Note: Celling height walls optional- See Notes Below See Notes Below Stoelling height walls Stoelling height walls eff o 'o' 2X/22X4 studs, 16' o'c 2X/22X4 studs, neating wall, 16' o'c wstorm sheathing Solid headers w/ O.S.B. reinforcement 1/2' drywall, screwed & glued & reinforcement as needed 3/4" T&G Plywood decking solid headers w/ O.S.B. reinforcement as needed INTERIOR WALLS: ZX4 studs, 16" o'c 2X6 or 2x8 plumbing walls steel reinforcement as needed 2X4 studs, 16" o'c 2X6 or 2x8 plumbing walls 1/2' drywall, screwed & glued & reinforcement as needed 2X4 studs, 16" o'c 2x6 or 2x8 plumbing walls 1/2' drywall, screwed & glued & reinforcement as needed INTERIOR WALLS: T/12 non-storage rafter root, 16" o'c Optional- o			•	-
optionab. NA glued & nailed Surken Floors, require on site lowering into place & fastening Site O.S.B., glued & nailed Surken Floors, require on site lowering into place & fastening FINISH FLOORING: See Notes Below See Notes Below See Notes Below EXTERIOR WALLS: See Notes Below See Notes Below See Notes Below EXTERIOR walls, 16° of 2x32x4 studs, maing wall, 16° of 2x32x4 studs, regulate a stans Steel reinforcement 2X6 studs, 16° of 2x32x4 studs, regulate a stans Steel reinforcement ZX6 studs, 16° of 2x32x4 studs, regulate a stans Steel reinforcement ZX4 studs, 16° of 2x32x4 studs, regulate a stans Steel reinforcement ZX4 studs, 16° of 2x32x4 studs, regulate a stans Steel reinforcement ZX4 studs, 16° of 2x4 studs, 16° of 2x6 or 2x8 plumbing walls 1/2° dywall, screwed & glued ZX4 studs, 16° of 2x6 or 2x8 plumbing walls 58° drywall, screwed & glued ZX4 studs, 16° of 2x6 or 2x8 plumbing walls 58° drywall, screwed & glued ZX4 studs, 16° of 2x6 or 2x8 plumbing walls 58° drywall, screwed & glued ZX4 studs, 16° of 2x6 or 2x8 plumbing walls 58° drywall, screwed & glued ZX4 studs, 16° of 2x6 or 2x8 plumbing walls 58° drywall, screwed & glued ZX4 studs, 16° of 2x6 or 2x8 plumbing walls 58° drywall, screwed & glued ZX4 studs, 16° of 2x6 or 2x8 plumbing walls 58° drywall, sc				5 5
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2x3/2x4 studs, mating wall, 16" o/c 2x3/2x4 studs, mating wall, 16" o/c 2x3/2x4 studs, mating wall, 16" o/c optional> Storm sheathing 2x3/2x4 studs, mating wall, 16" o/c 2x3/2x4 studs, mating wall, 16" o/c Storm sheathing Storm sheathing 2x3/2x4 studs, mating wall, 16" o/c 2x3/2x4 studs, mating wall, 16" o/c Storm sheathing Storm sheathing 1/2" of ywall, screwed & glued & reinforcement 1/2" of ywall, screwed & glued & reinforcement 1/2" drywall, screwed & glued & reinforcement as needed 1/2" drywall, screwed & glued & reinforcement as needed 1/2" drywall, screwed & glued & reinforcement as needed INTERIOR WALLS: 2X4 studs, 16" o/c 2X4 studs, 16" o/c 2X4 studs, 16" o/c 2x6 or 2x8 plumbing walls 1/2" drywall, screwed & glued 5/8" drywall, screwed & glued 2x4 studs, 16" o/c 0ptional> optional> optional> optional> optional> optional> optional> 7/12 non-storage rafter roof, 16" o/c 2/12 storage rafter roof, 16" o/c 10" eave end overhangs, with vented vinyl soffit and ribbed aluminum facia, installed where possible 10" eave end overhangs 7/12 non-storage rafter roof, 16" o/c 9/12 storage rafter roof, 16" o/c 10" eave end overhangs, with vented vinyl soffit and ribbed aluminum facia, installed where possible 12" eave end overhangs 12" eave end overhangs 12" eave end overhangs				
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7/16" O.S.B. ext wall sheathing Solid headers w/ O.S.B. 1/2" Plywood ext wall sheathing Solid headers w/ O.S.B. 1/2" Plywood ext wall sheathing Solid headers w/ O.S.B. 1/2" drywall, screwed & glued & reinforcement 1/2" drywall, screwed & glued & reinforcement 1/2" drywall, screwed & glued & reinforcement 1/2" drywall, screwed & glued & reinforcement as needed 1/2" drywall, screwed & glued & reinforcement 1/2" drywall, screwed & glued & reinforcement INTERIOR WALLS: 2X4 studs, 16" o/c 2X4 studs, 16" o/c 2x6 or 2x8 plumbing walls 1/2" drywall, screwed & glued 2X6 or 2x8 plumbing walls 5/8" drywall, screwed & glued 2X4 studs, 16" o/c 2x6 or 2x8 plumbing walls 1/2" drywall, screwed & glued 5/8" drywall, screwed & glued 2X4 studs, 16" o/c 2x6 or 2x8 plumbing walls 1/2" drywall, screwed & glued 5/8" drywall, screwed & glued 2X4 studs, 16" o/c Optionals optionals optionals optionals 7/12 non-storage rafter roof, 16" o/c Optional w/ storage rafter upg. Attic sheathing optional optionals 9/12 storage rafter roof, 16" o/c Optional w/ storage rafter upg. Attic sheathing optional optionals 9/12 storage rafter roof, 16" o/c Optional w/ storage rafter upg. Attic sheathing optional optionals 9/12 storage rafter roof, 16" o/c Optional w/ storage rafter upg. Attic sheathing optional optionals 1/2" eave end overhangs, with vented vinyl soffit and ribbed aluminum facia, installed where possible 1/2" aeve end overhangs 1/2" plywood roof sheathing 1/2" able e				w/7/16" O.S.B. sheathing
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		Sningle over ridge vent (S/L)	Sningle over ridge vent (S/L)	Sningle over ridge vent (S/L)

Pg.1

*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.

Pg.2

Hallmark Homes, Inc. Specifications and Notes

SERIES>	*BASE SERIES*	*PREMIER SERIES*	*MANSION SERIES*
INSULATION:			
EXTERIOR:	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
	CertainTeed "Mainstreet" vinyl	CertainTeed "Mainstreet" vinyl	CertainTeed "Mainstreet" vinyl
	siding, Dbl. 4 or Ship Lap Contact your sales Representative Vented vinyl soffit *ship loose Ribbed Aluminum Facia *ship loose	siding, Dbl. 4 or Ship Lap Contact your sales Representative Vented vinyl soffit *ship loose Ribbed Aluminum Facia *ship loose	siding, Dbl. 4 or Ship Lap Contact your sales Representative 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	Vinyl panel style shutters, front Plygem low "E" vinyl double hung, tilt in w/brick mould, screens,GBG Fiberglass, sunburst or 6 panel	Vinyl panel style shutters, front Andersen 400 Series double hung low "E" glass, tilt in, snap in grills Fiberglass, sunburst or 6 panel
	Fiberglass,1/2 glass rear or side *Composite jambs & brick mould	Fiberglass, 1/2 glass rear or side *Composite jambs & brick mould	
	Schlage lever locks, dead bolt, keyed alike	Schlage lever locks, dead bolt, keyed alike	Schlage lever locks, dead bolt, keyed alike
	6' vinyl sliding glass door/plan	6' vinyl sliding glass door/plan	6' Andersen, clad, sliding glass door per plan
	Exterior lights, 1 per door, S/L Exterior GFI plugs per code	Exterior lights, 1 per door, S/L Exterior GFI plugs per code	Exterior lights, 1 per door, S/L Exterior GFI plugs per code
INTERIOR:			
	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	Stained finish available, doors & trim Satin nickel Lever style hardware
optional>	Privacy Hdwr. on Baths & MBR	see Product Guide for options Privacy Hdwr. on Baths & MBR	see Product Guide for options Privacy Hdwr. on Baths & MBR
optional>	3 1/2" white base moulding 2 1/2" white casings Smooth ceiling, white primer	 5 1/4" white base moulding 3 1/2" white casings see Product Guide for options Smooth ceiling, white primer 	 5 1/4" white base moulding 3 1/2" white casings see Product Guide for options Smooth ceiling, white primer
	White primed walls, taped OR warm beige walls w/ 3 1/2"	White primed walls, taped OR warm beige walls w/ 3 1/2"	White primed walls, taped OR warm beige walls w/ 3 1/2"
NOTE>	All drywall painting is Primer only Crown moulding (living areas)	All drywall painting is Primer only Crown moulding (living areas)	All drywall painting is Primer only Crown moulding (living areas)
optional>	Window sills Metal closet shelving Shirt & skirt shelvg for walk in clo., 16" deep linen & pantry shelving	Window sills Metal closet shelving Shirt & skirt shelvg for walk in clo., 16" deep linen & pantry shelving	Stain grade interior trim Window sills Melamine clo. Shelvg w/hgr rod Shirt & skirt shelvg for walk in clo., 16" deep linen & pantry shelving
optional>		Factory stain package	Factory stain package Chair Rail in DR
	Fireplaces: Optional	Fireplaces/plan	Fireplaces/plan
KITCHEN CABINET	Recessed panel Oak Kitchen	Raised panel Oak Kitchen,	Raised Panel Oak, Hickory, Maple
	cabinetry	cabinetry	Kitchen cabinetry
	Open over cabinets w/crown mldg.	2 1/2" crown moulding and	2 1/2" crown moulding w/ rope or

	under cabinet trim	Dentil inserts and under cabinet
		trim
Over Fridge cabinet	Over Fridge cabinet	Over Fridge cabinet
	Elevated corner cabinets where	Elevated corner cabinets where
	possible	possible

nalinark nomes, mc. specifications and Notes			
SERIES>	*BASE SERIES*	*PREMIER SERIES*	Pg.3 *MANSION SERIES*
KITCHEN CABINET	RY, CONTINUED:		
		· · · · · · · · · · · · · · · · · · ·	Dove tail draws, 3/4" shelves w/
		Pull-out tray, 100lb. Draw glides	
	High pressure laminate top w/ 25"	High pressure laminate top w/	Solid surface counter top w/
BATHROOM CABIN	profile 100 edge and backsplash	profile 211 edge and backsplash	under mount double bowl SS sink
DATTINOOM CADIN	Vanity base, same as Kitchen	VDB, same as Kitchen	VDB, same as Kitchen
	Large plate glass mirror w/	Large plate glass mirror w/	Large plate glass mirror w/
	lighting	decorative lighting	decorative lighting
	Cultured marble single piece	Granite Style single piece	Granite Style single piece
	vanity top	vanity top	vanity top
HEATING:			
	Hot wtr. baseboard, 1 thermostat	Hot wtr. baseboard, 1 thermostat	Hot wtr. baseboard, 1 thermostat
	per floor, pre-wired	per floor, pre-wired	per floor, pre-wired
optionai>	High Capacity hot wtr baseboard system	High Capacity hot wtr baseboard	High Capacity hot wtr baseboard
ontionals	Electric Baseboard w/ individual	system Electric Baseboard w/ individual	system Electric Baseboard w/ individual
optional>	wall mounted thermostats	wall mounted thermostats	wall mounted thermostats
PLUMBING:			
	Tuff-Pex fresh water lines, stubbed	Tuff-Pex fresh water lines, stubbed	Tuff-Pex fresh water lines, stubbed
	code dictates	code dictates	code dictates
	PVC drain, waste, vents -stubbed	PVC drain, waste, vents -stubbed	PVC drain, waste, vents -stubbed
	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 faucets	Delta Stainless dual handle bath faucets
	Chrome, dual control Kit. faucets	Stainless gooseneck faucet with pull down spray, in kitchen	Stainless gooseneck faucet with pull down spray, in kitchen
	One piece fiberglass tub/shower w/ anti scald valves	One piece fiberglass tub/shower w/ anti scald valves	One piece fiberglass tub/shower w/ anti scald valves
	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 sink
	S/L towel bar & toilet paper holders	S/L towel bar & toilet paper holders	S/L towel bar & toilet paper holders
	Ice maker hook up	Ice maker hook up	Ice maker hook up
	Std.Tub/Shower unit - soaker opt.	Soaking tub / plan, W.P. optional	Whirlpool tub per plans
ELECTRICAL:			
	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 in all baths	Fan/light/heat combinations in all baths
	30" range hood, vented to exterior		30" SS range hood, vented to exterior
	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 jacks
	Wireless door chimes, F & B	Wireless door chimes, F & B	Wireless door chimes, F & B

SERIES>	*BASE SERIES*	*PREMIER SERIES*	Pg.4 *MANSION SERIES*
ELECTRICAL CONT	INUED:		
	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	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	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
ADDITIONAL SPEC	Two Pendant lights above Islands or peninsulas (per plan) Exterior GFI to code Exterior door lights, S/L 3 way switch to basement	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	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
RAISED RANCH	Recessed entry - S/L door	Recessed entry - S/L door	Recessed entry - S/L door
RAIDED RANOT	4 way switch for foyer 3ft Heating unit for foyer, S/L Landing and stairs UP, S/L	4 way switch for foyer 3ft Heating unit for foyer, S/L Landing and stairs UP, S/L	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.	12/12 Rafter roof with 5/8" O.S.B.	12/12 Rafter roof with 3/4" Plywood.
optional>	sub-floor decking (S/L) All Dormers are OPTIONAL	sub-floor decking (S/L) Dormers included per Plan	sub-floor decking (S/L) Dormers included per Plan
-	Upper level 5/8" OSB 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 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:	Mating wall w/ 7/16" Storm Sheathing		Mating wall w/ 7/16" OSB Sheathing
optional>	Insulation around perimeter between floor & ceiling Dormers are NOT available	Insulation around perimeter between floor & ceiling Dormers optional - must increase	Insulation around perimeter between floor & ceiling Dormers included - per Plan
optional>	Bump Outs are NOT available	roof pitch to 9/12 minimum. Bump outs: OPTIONAL. Flush walls with double window or slider, is standard.	check roof pitch. 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 <mark>Oak/pine stairs to upper level</mark>	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 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.		

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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.