

# HALLMARK HOMES, INC. SPECIFICATIONS AND NOTES

**SERIES>**

**\*BASE SERIES\***

**\*PREMIER SERIES\***

**\*MANSION SERIES\***

**FLOOR SYSTEMS:**

<p><i>optional&gt;</i> <i>optional&gt;</i></p>	<p>2X10, 16" o/c  <i>2x10, 12" o/c optional over 28'</i>  <i>2X12, 16" o/c optional over 28'</i>                      Double perimeter bands                      Solid block bridging</p>	<p>2X10, 16" o/c  <i>2x10, 12" o/c optional over 28'</i>  <i>2X12, 16" o/c optional over 28'</i>                      Double perimeter bands                      Solid block bridging</p>	<p>2X10, 16" o/c  <i>2x10, 12" o/c optional over 28'</i>  <i>2X12, 16" o/c optional over 28'</i>                      Double perimeter bands                      Solid block bridging  <b>3/4" T&amp;G plywood decking over</b></p>
<p><i>optional&gt;</i></p>	<p>5/8" T&amp;G O.S.B. decking                      glued &amp; nailed                      NA</p>	<p><b>3/4" T&amp;G Plywood decking</b>                      glued &amp; nailed  <i>Sunken Floors, require on site lowering</i></p>	<p><b>5/8" O.S.B.</b>, glued &amp; nailed  <i>Sunken Floors, require on site lowering</i></p>

**FINISH FLOORING:**

See Notes Below	See Notes Below	See Notes Below
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**EXTERIOR WALLS:**

<p><i>optional&gt;</i></p>	<p>8' ceiling height walls                      NA                      2X6 studs, 24" o/c                      2x3 studs, mating wall, 16" o/c                      w/7/16" O.S.B. sheathing                      7/16" O.S.B. sheathing                      Solid headers w/ O.S.B.                      reinforcement                      1/2" drywall, screwed &amp; glued &amp;                      reinforced at seams                      Steel reinforcement as needed</p>	<p>8' ceiling height walls  <i>Up to 10 feet, contact your Rep</i>                      2X6 studs, <b>16" o/c</b>                      2x3 studs, mating wall, 16" o/c                      w/7/16" O.S.B. sheathing  <b>1/2" Plywood</b> sheathing                      Solid headers w/ O.S.B.                      reinforcement                      1/2" drywall, screwed &amp; glued &amp;                      reinforced at seams                      Steel reinforcement as needed</p>	<p><b>8'-6" OR 9'</b> ceiling height walls                      on non-roofed boxes only  <i>Up to 10 feet, contact your Rep</i>                      2x6 studs, <b>16" o/c</b>                      2x3 studs, mating wall, 16" o/c                      w/7/16" O.S.B. sheathing  <b>1/2" Plywood</b> sheathing                      Solid headers w/ O.S.B.                      reinforcement                      1/2" drywall, screwed &amp; glued &amp;                      reinforced at seams                      Steel reinforcement as needed</p>
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**INTERIOR WALLS:**

<p>2X4 studs, 24" o/c                      2x6 plumbing walls                      1/2" drywall, screwed &amp; glued</p>	<p>2X4 studs, <b>16" o/c</b>                      2x6 plumbing walls                      1/2" drywall, screwed &amp; glued</p>	<p>2X4 studs, <b>16" o/c</b>                      2x6 plumbing walls                      1/2" drywall, screwed &amp; glued</p>
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**ROOF & CEILING:**

<p><i>optional&gt;</i> <i>optional&gt;</i></p>	<p>7/12 non-storage rafter roof, 24" o/c</p>	<p>7/12 <b>storage rafter roof, 16" o/c</b>                      Attic sheathing <i>optional</i>                      Pull down stairs standard</p>	<p><b>9/12 storage rafter roof, 16" o/c</b>                      Attic sheathing <b>standard</b>                      Pull down stairs standard  <i>Walk up stairs</i></p>
<p>*1</p>	<p>12" eave end overhangs, with                      vented vinyl soffit and ribbed                      aluminum facial, installed                      where possible</p>	<p>12" eave end overhangs, with                      vented vinyl soffit and ribbed                      aluminum facial, installed                      where possible</p>	<p>12" eave end overhangs, with                      vented vinyl soffit and ribbed                      aluminum facial, installed                      where possible</p>
<p>*2</p>	<p>12" gable end overhangs                      7/16" O.S.B. roof sheathing with                      "H" clips                      Min. 15# shingle underlayment                      Ice shield on eave overhangs                      Aluminum drip edge                      Shingle over ridge vent (S/L)</p>	<p>12" gable end overhangs  <b>5/8" plywood</b> roof sheathing                      Min. 15# shingle underlayment                      Ice shield on eave overhangs                      Aluminum drip edge                      Shingle over ridge vent (S/L)</p>	<p>12" gable end overhangs  <b>5/8" plywood</b> roof sheathing                      Min. 15# shingle underlayment                      Ice shield on eave overhangs                      Aluminum drip edge                      Shingle over ridge vent (S/L)</p>
	<p>30YR Tamko Arch shingles                      1/2" high density sheetrock ceil.</p>	<p>30YR Tamko Arch shingles                      1/2" high density sheetrock ceil.</p>	<p><b>50YR</b> Tamko Arch shingles                      1/2" high density sheetrock ceil.</p>

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**INSULATION:**

	R-19 Fiberglass exterior wall insulation w/vapor barrier  R-30 Fiberglass ceiling insulation with vapor barriers  House wrap	R-19 Fiberglass exterior wall insulation w/vapor barrier  <b>R-38</b> Fiberglass ceiling insulation with vapor barriers  House wrap	R-19 Fiberglass exterior wall insulation w/vapor barrier <b>R-38</b> Fiberglass ceiling insulation with vapor barriers  House wrap
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**EXTERIOR:**

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

	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 <b>OR</b> warm beige walls w/ 3 1/2" crown moulding (living areas)  Window sills Metal closet shelving Shirt & skirt shelvg for walk in clo., 16" deep linen & pantry shelving  <b>optional&gt;</b>  <b>optional&gt;</b>	6 panel or 2 panel, H/C white  smooth doors, 3 hinges  <b>Satin nickel Lever</b> style hardware Privacy Hdwr. on Baths & MBR <b>5 1/4"</b> white base moulding <b>3 1/2"</b> white casings Smooth ceiling, white primer White primed walls, taped <b>OR</b> warm beige walls w/ 3 1/2" crown moulding (living areas)  Window sills Metal closet shelving Shirt & skirt shelvg for walk in clo., 16" deep linen & pantry shelving Factory stain package	<b>2 panel S/C Cambridge white or stain grade 6 panel pine doors</b>  <b>Satin nickel Lever</b> style hardware Privacy Hdwr. on Baths & MBR <b>5 1/4"</b> white base moulding <b>3 1/2"</b> white casings Smooth ceiling, white primer White primed walls, taped <b>OR</b> warm beige walls w/ 3 1/2" crown moulding (living areas) Stain grade interior trim Window sills <b>Melamine clo. Shelvg w/hgr rod</b> Shirt & skirt shelvg for walk in clo., 16" deep linen & pantry shelving Factory stain package <b>Chair Rail in DR</b>
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**KITCHEN CABINETRY:**

Pemberton II raised panel or Oak recessed panel Kitchen cabinetry  Open over cabinets w/crown mldg.  Over Fridge cabinet	<b>Raised panel Oak, Kitchen cabinetry</b>  <b>2 1/2" crown moulding and under cabinet trim</b> Over Fridge cabinet <b>Elevated corner cabinets where possible</b>	<b>Raised Panel Oak, Hickory, Maple</b> <b>Antique, Kitchen cabinetry</b> <b>2 1/2" crown moulding w/ rope or Dentil inserts and under cabinet trim</b> Over Fridge cabinet <b>Elevated corner cabinets where possible</b>
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## KITCHEN CABINETRY, CONTINUED:

		<b>Dove tail draws, 3/4" shelves w/ Pull-out tray, 100lb. Draw glides</b>	<b>Dove tail draws, 3/4" shelves w/ Pull-out tray, 100lb. Draw glides</b>
	High pressure laminite top w/ 25" profile 100 edge and backsplash	High pressure laminite top w/ profile 211 edge and backsplash	<b>Solid surface counter top w/ undermount double bowl SS sink</b>

## BATHROOM CABINETRY:

	Vanity base, same as Kitchen	<b>VDB, same as Kitchen</b>	<b>VDB, same as Kitchen</b>
	Large plate glass mirror w/ lighting	<b>Large plate glass mirror w/ decorative lighting</b>	<b>Large plate glass mirror w/ decorative lighting</b>
	Cultured marble single piece vanity top	Cultured marble single piece vanity top	Cultured marble single piece vanity top

## HEATING:

	Hot wtr. baseboard, 1 thermostat per floor, pre-wired	Hot wtr. baseboard, 1 thermostat per floor, pre-wired	Hot wtr. baseboard, 1 thermostat per floor, pre-wired
<b>optional&gt;</b>	High Capacity hot wtr baseboard system	High Capacity hot wtr baseboard system	High Capacity hot wtr baseboard system
<b>optional&gt;</b>	Electric Baseboard w/ individual wall mounted thermostats	Electric Baseboard w/ individual wall mounted thermostats	Electric Baseboard w/ individual wall mounted thermostats
<b>optional&gt;</b>	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
<b>optional&gt;</b>	HVAC System substantially in-stalled. Furnace in house or S/L (Furnace/ducts/registers)	HVAC System substantially in-stalled. Furnace in house or S/L (Furnace/ducts/registers)	HVAC System substantially in-stalled. Furnace in house or S/L (Furnace/ducts/registers)

## PLUMBING:

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

## ELECTRICAL:

	200 amp Service w/40 breakers Smoke and CO2 per code Fan/light combinations, all baths	200 amp Service w/40 breakers Smoke and CO2 per code <b>Fan/light/heat combinations in all baths</b>	200 amp Service w/40 breakers Smoke and CO2 per code <b>Fan/light/heat combinations in all baths</b>
	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	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	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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SERIES>	*BASE SERIES*	*PREMIER SERIES*	*MANSION SERIES*
<b>ELECTRICAL CONTINUED:</b>			
	Brushed nickel ceiling lights in: Hall, Laundry, Kitchen, DR, Foyer and Walk in closets,	Brushed nickel ceiling lights in: Hall, Laundry, Kitchen, DR, Foyer and Walk in closets,	Brushed nickel ceiling lights in: Hall, Laundry, Kitchen, DR, Foyer and Walk in closets,
	Fluorecent lights in all closets over 4 feet	Fluorecent lights in all closets over 4 feet	Fluorecent lights in all closets over 4 feet
	Recessed can light over kitchen sink	Recessed can light over kitchen sink	Recessed can light over kitchen sink
	Two Pendant lights above Islands or peninsulas (per plan)	Two Pendant lights above Islands or peninsulas (per plan)	Two Pendant lights above Islands or peninsulas (per plan)
	Exterior GFI to code	Exterior GFI to code	Exterior GFI to code
	Exterior door lights, S/L	Exterior door lights, S/L	Exterior door lights, S/L
	3 way switch to basement	3 way switch to basement	3 way switch to basement
	Switch to attic for 9/12 and above	Switch to attic for 9/12 and above	Switch to attic for 9/12 and above
<b>ADDITIONAL SPECIFICATIONS FOR:</b>			
<b>RAISED RANCH</b>			
	Recessed entry - S/L door	Recessed entry - S/L door	Recessed entry - S/L door
	4 way switch for foyer	4 way switch for foyer	4 way switch for foyer
	3ft Heating unit for foyer, S/L	3ft Heating unit for foyer, S/L	3ft Heating unit for foyer, S/L
	Landing and stairs UP, S/L	Landing and stairs UP, S/L	Landing and stairs UP, S/L
<b>CAPES:</b>			
	12/12 Rafter roof with 5/8" O.S.B. sub-floor decking	12/12 Rafter roof with 5/8" O.S.B. sub-floor decking	12/12 Rafter roof with 5/8" O.S.B. sub-floor decking
	Mating wall w/ 7/16" Sheathing	Mating wall w/ 7/16" Sheathing	Mating wall w/ 7/16" Sheathing
	Close off door and 2 gable end windows-type and style to match first floor	Close off door and 2 gable end windows-type and style to match first floor	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	Plbg and Elect stubbed up for future on site connections	Plbg and Elect stubbed up for future on site connections
	Carpet grade stairs to upper level	<b>Oak/pine stairs to upper level</b>	<b>Oak/pine stairs to upper level</b>
<b>TWO STORY:</b>			
	Mating wall w/ 7/16" Sheathing	Mating wall w/ 7/16" Sheathing	Mating wall w/ 7/16" Sheathing
	Insulation around perimeter between floor & ceiling	Insulation around perimeter between floor & ceiling	Insulation around perimeter between floor & ceiling
	Plumbing to 2nd floor drop areas	Plumbing to 2nd floor drop areas	Plumbing to 2nd floor drop areas
	All 2nd floor siding is S/L	All 2nd floor siding is S/L	All 2nd floor siding is S/L
	Carpet grade stairs to upper level	<b>Oak/pine stairs to upper level</b>	<b>Oak/pine stairs to upper level</b>
<b>NOTES:</b>			
	*1 Due to shipping restriction, some hinged overhangs and top flips may have to be shipped un-installed.		
	*2 Finish roofing will be done as much as practical and must be completed on site.		
	*3 Finish siding will be done as much as practical and must be completed 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, fireprotection 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.		