## HALLMARK HOMES, INC. SPECIFICATIONS AND NOTES

SERIES> \*BASE SERIES\* \*PREMIER SERIES\* \*MANSION SERIES\* 1/12/2009 FLOOR SYSTEMS: 2X10, 16" o/c 2X10, 16" o/c 2X10, 16" o/c 2x10, 12" o/c optional over 28' 2x10, 12" o/c optional over 28' 2x10, 12" o/c optional over 28' optional> 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 Solid block bridging Solid block bridging 3/4" T&G plywood decking 5/8" T&G O.S.B. decking 3/4" T&G Plywood decking glued & nailed glued & nailed 5/8" O.S.B., glued & nailed optional> NA 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:** 8' ceiling height walls 8' ceiling height walls 8'-6" OR 9' ceiling height walls on non-roofed boxes only optional> NA Up to 10 feet, contact your Rep Up to 10 feet, contact your Rep 2X6 studs, 16" o/c 2x6 studs, 16" o/c 2X6 studs, 24" o/c 2x3 studs, mating wall, 16" o/c 2x3 studs, mating wall, 16" o/c 2x3 studs, mating wall, 16" o/c w/7/16" O.S.B. sheathing w/7/16" O.S.B. sheathing w/7/16" O.S.B. sheathing 7/16" O.S.B. sheathing 1/2" Plywood 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:** 9/12 storage rafter roof, 16" 7/12 storage rafter roof, 16" o/c o/c 7/12 non-storage rafter roof, 24" o/c optional> Attic sheathing optional Attic sheathing standard Pull down stairs standard Pull down stairs standard optional> Walk up stairs 12" eave end overhangs, with 12" eave end overhangs, with 12" eave end overhangs, with vented vinyl soffit and ribbed vented vinyl soffit and ribbed vented vinyl soffit and ribbed \*1 aluminum facial, installed aluminum facial, installed aluminum facial, 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 5/8" plywood roof sheathing 5/8" plywood roof sheathing "H" clips 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 30YR Tamko Arch shingles 50YR Tamko Arch shingles 1/2" high density sheetrock ceil. 1/2" high density sheetrock ceil. 1/2" high density sheetrock ceil.

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SERIES> \*BASE SERIES\* \*PREMIER SERIES\* \*MANSION SERIES\* **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-38 Fiberglass ceiling R-38 Fiberglass ceiling insulation R-30 Fiberglass ceiling insulation insulation with vapor barriers with vapor barriers with vapor barriers House wrap House wrap House wrap **EXTERIOR:** \*3 CertainTeed "Mainstreet" vinyl CertainTeed "Mainstreet" vinyl CertainTeed "Mainstreet" vinyl siding, Dbl. 4 or Ship Lap siding, Dbl. 4 or Ship Lap siding, Dbl. 4 or Ship Lap Contact your sales optional> Contact your sales Representative Contact your sales Representative Representative Vented vinyl soffit Vented vinyl soffit Vented vinyl soffit Ribbed Aluminum facia Ribbed Aluminum facia Ribbed Aluminum facia Vinyl panel style shutters, front Vinyl panel style shutters, front Vinyl panel style shutters, front Andersen 400 Series double M/W low "E" vinyl double hung, tilt M/W low "E" vinyl single hung hung low "E" glass, tilt in, snap in w/brickmould, screens in w/brickmould, screens, GBG grills Fiberglass\*, sunburst or 6 panel Fiberglass, sunburst or 6 panel Fiberglass, sunburst or 6 panel Fiberglass, 1/2 glass rear or Fiberglass\*,1/2 glass rear or side Fiberglass, 1/2 glass rear or side \*Composit jambs & brick mould \*Composit jambs & brick mould \*Composit jambs & brick mould Schlage lever locks, dead Exterior doors keyed alike Schlage lever locks, dead bolt, bolt, keved alike 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 lights, 1 per door, S/L Exterior lights, 1 per door, S/L Exterior GFI plugs per code Exterior GFI plugs per code Exterior GFI plugs per code **INTERIOR:** 2 panel S/C Cambridge white 6 panel or 2 panel, H/C white 6 panel or 2 panel, H/C white or stain grade 6 panel pine smooth doors, 3 hinges smooth doors, 3 hinges doors Satin nickel Lever style Polished Brass Lever Hardware Satin nickel Lever style hardware 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 2 1/2" white casings 3 1/2" white casings 3 1/2" white casings Smooth ceiling, white primer Smooth ceiling, white primer Smooth ceiling, white primer White primed walls, taped White primed walls, taped White primed walls, taped OR warm beige walls w/ 3 1/2" OR warm beige walls w/ 3 1/2" OR warm beige walls w/ 3 1/2" crown moulding (living areas) crown moulding (living areas) crown moulding (living areas) optional> Stain grade interior trim Window sills Window sills Window sills Metal closet shelving Metal closet shelving Melamine clo. Shelvg w/hgr rod Shirt & skirt shelvg for walk in clo., Shirt & skirt shelvg for walk in clo., Shirt & skirt shelvg for walk in clo., 16" deep linen & pantry shelving 16" deep linen & pantry shelving 16" deep linen & pantry shelving Factory stain pakage optional> Factory stain pakage Chair Rail in DR KITCHEN CABINETRY: Raised Panel Oak, Hickory, Pemberton II raised panel or Oak Raised panel Oak, Maple recessed panel Kitchen cabinetry Antique, Kitchen cabinetry Kitchen cabinetry 2 1/2" crown moulding w/ Open over cabinets w/crown mldg. 2 1/2" crown moulding and Dentil inserts and under

under cabinet trim

Over Fridge cabinet

Elevated corner cabinets where

possible

Over Fridge cabinet

cabinet trim

Over Fridge cabinet

where possible

**Elevated corner cabinets** 

SERIES 'BASE SERIES' 'PREMIER SERIES' 'MANSION SERIES'  KITCHEN CABINETRY, CONTINUED:    Dove tail draws, 34" shelves w/ Pull-out tray, 100ib. Draw gildes   High pressure laminite top w/ 25"   High pressure laminite top w/ 25"   High pressure laminite top w/ Pull-out tray, 100ib. Draw gildes   Pull-out tray, 100ib. D	Pg.		
Dove tail draws, 3/4" shelves w/ profile 100 edge and backsplash High pressure laminite top w/ 25" profile 100 edge and backsplash High pressure laminite top w/ 25" profile 100 edge and backsplash High pressure laminite top w/ profile 211 edge and backsplash Wanity base, same as Kitchen Large plate glass mirror w/ Large plate glass mirror w/ lighting Cultured marble single piace Vanity top VBB, same as Kitchen Large plate glass mirror w/ Large plate glass mirror w/ decorative lighting Cultured marble single piace Vanity top Variny top Variny top Variny top Variny top VBB, same as Kitchen Large plate glass mirror w/ Large plate glass mirror w/ decorative lighting Cultured marble single piace Variny top Vari			
Dove tail draws, 3/4" shelves w/ profiles 100 edge and backsplash   Pull-out tray, 100lib. Draw glides   Pull-out tray, 10			
High pressure laminite top w/ 25' profile 100 edge and backsplash profile 211 edge and backsplash with profile 211 edge an			
ASTHROOM CABINETRY:    Vanity base, same as Kitchen   VDB, same as Kitchen   Large plate glass mirror w/   decorative lighting   decorative li	raw glide		
Vanity base, same as Kitchen   Large plate glass mirror w/   lighting   Cultured marble single piece   vanity top   vani			
Vanity base, same as Kitchen   Large plate glass mirror w/   decorative lighting   decorative lighting   Cultured marble single piece   vanity top   vanity	wl SS sii		
Large plate glass mirror w/ decorative lighting   Gultured marble single piece   Cultured marble single piece   Cultured marble single piece   Cultured marble single piece   Cultured marble single piece   Vanity top   Vanity			
Cultured marble single piece Cultured marble single piece Vanity top Vanity to twh baseboard, therefore the floor, pre-wired Vanity Capacity ho			
Cultured marble single piece vanity top va			
Vanity top   Vanity top vanity top   Vanit			
Hot wtr. baseboard, 1 thermostat per floor, pre-wired per floor pe			
Hot wtr. baseboard, 1 thermostat per floor, pre-wired per floor, pre-wir			
per floor, pre-wired High Capacity hot wtr baseboard system system system  optional> Electric Baseboard w/ individual wall mounted thermostats wall mounted thermostats Hydro Comfort System, ready for on site connections - gas only, furnace either in house or S/L furnace either in house or S/L (Furnace/ducts/registers) (Furnace/d			
High Capacity hot wtr baseboard system   Syste			
system system system system system system system system system spice and pritonals beleating Baseboard w/ individual wall mounted thermostats wall for connections on site connections wall mounted thermostats wall mounted thermostats wall mounted thermostats wall mounted to furnace either in house or S/L furnace dute. HVAC System substantially in-the diversity in the dute of the furna			
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wall mounted thermostats  optional> Hydro Comfort System, ready for on site connections - gas only, furnace either in house or S/L furnace either in house			
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stalled. Furnace in house or S/L (Furnace/ducts/registers)  (Furnace/ducts/registers)  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  Stainless gooseneck faucet with pull down spray, in kitchen  Wanti scald valves  Elongated, water saver toilets  8" deep double bowl SS sink  "deep double bowl SS sink  Towel bar and toilet paper holders  Ice maker hook up  Soaking tub per plans  Soaking tub per code  Fan/light combinations, all baths  Fan/light/heat combinations in			
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Chrome, dual control Kit. faucets    Chrome, dual control Kit. faucets   Stainless gooseneck faucet with pull down spray, in kitchen   pull down spray, in kitchen   pull down spray, in kitchen   pull down spray, one piece fiberglass tub/shower   One piece fiberglass tub/shower   W anti scald valves   W anti scald valves   W anti scald valves   W anti scald valves   Elongated, water saver toilets   Elongated, water saver toilets   8" deep double bowl SS sink   8" deep double bowl SS under   mount kitchen sink			
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all baths all baths			
30" range hood, vented to exterior 30" range hood, vented to exterior 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		

	H	ALLMA	RK HO	MES, I	NC. SP	ECIFIC	ATION	SAND	NOTES	
									Pg.4	
SERIES>		*BASE	SERIES*		*PREMIER	R SERIES*		*MANSIOI	N SERIES*	
ELECTRIC	AL CONTI	NUED:								
			kel ceiling lig		Brushed nicl			Brushed nic	kel ceiling lights in:	
			all, Laundry,				Kitchen, DR,		Hall, Laundry, Kitchen, DR	
			oyer and Wa				alk in closets,		Foyer and Walk in closets	
		Fluorecent lights in all closets			Fluorecent lights in all closets			Fluorecent lights in all closets		
		over 4 feet			over 4 feet			over 4 feet		
		Recessed can light over kitchen			Recessed can light over kitchen			Recessed can light over kitchen		
		sink			sink			sink		
		Two Pendant lights above Islands			Two Pendar	Two Pendant lights above Islands			Two Pendant lights above Islands	
		or peninsulas (per plan)				or peninsulas (per plan)			or peninsulas (per plar	
		Exterior GFI to code			Exterior GFI to code			Exterior GFI to code		
		Exterior door lights, S/L			Exterior doo	-		Exterior doo	-	
		3 way switch to basement			3 way switch			3 way switch to basement		
			tic for 9/12 ar	d above	Switch to att	ic for 9/12 a	nd above	Switch to att	tic for 9/12 and above	
ADDITION	AL SPECIF	<b>ICATIONS</b>	FOR:							
RAISED RA	NCH	Recessed e	ntry - S/L doo	or	Recessed e	ntry - S/L do	or	Recessed e	ntry - S/L door	
		4 way switch			4 way switch			4 way switch		
		3ft Heating ι	unit for foyer,	S/L	3ft Heating ι	ınit for foyer,	, S/L	3ft Heating unit for foyer, S/L		
		Landing and	d stairs UP, S	/L	Landing and	stairs UP, S	S/L	Landing and stairs UP, S/L		
CAPES:		12/12 Rafter	r roof with 5/8	8" O.S.B.	12/12 Rafter roof with 5/8" O.S.B.		12/12 Rafter roof with 5/8" O.S.B.			
		sub-	floor decking		sub-f	loor decking		sub-floor decking		
		Mating wall w/ 7/16" Sheathing		Mating wall w/ 7/16" Sheathing		Mating wall w/ 7/16" Sheathing				
		Close off do	or and 2 gab	le end	Close off do	or and 2 gab	le end	Close off door and 2 gable end		
		window	s-type and st	yle to match	windows-type and style to match		windows-type and style to mate			
		first floor			first floor			first floor		
		Plbg and Elect stubbed up for		Plbg and Elect stubbed up for		Plbg and Elect stubbed up for				
		future on site connections		future on site connections						
		Carpet grade stairs to upper level		Oak/pine stairs to upper level		Oak/pine stairs to upper level				
TWO STOR'	Y:	Mating wall w/ 7/16" Sheathing			Mating wall w/ 7/16" Sheathing			Mating wall w/ 7/16" Sheathing		
		Insulation around perimeter		Insulation around perimeter		Insulation around perimeter				
			between floor & ceiling			between floor & ceiling		between floor & ceiling		
			2nd floor dro	p areas	Plumbing to				2nd floor drop areas	
			siding is S/L	<u> </u>	All 2nd floor				siding is S/L	
			e stairs to up	per level	Oak/pine st				airs to upper level	
		Carpot grad	o otano to ap	<del>po. 1010.</del>	California de	and to appo		Caropino	што то пррог тото.	
NOTES:	*1	Due to shipr	ning restrictio	n some hind	led overband	e and ton flir	ne may have	to be shipped	d un-installed	
NOTES.		Due to shipping restriction, some hinged overhangs and top flips may have to be shipped Finish roofing will be done as much as practical and must be completed on site.						d dif-installed.		
		·								
		Finish siding will be done as much as practical and must be completed on salthough we can provide some finish flooring, we highly recommend it be done.								
						ming, we highly recommend it be done on site.				
		Rails are an on site responsibility.				on oto movinged to be installed and fairly.				
		Optional items such as dormers, fireplaces, etc. may need to be installed an								
	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							mark regarding	
		such requirements as well as any other "local" requirements.								
	9	We emply more than one manufacturing location and some materials or proceedures m						ay vary slightly		
		based on location of origin. We reserve the right to modify our specifications and make substitutions								
		1								