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| *2 | 30YR Tamko Arch shingles 1/2" high density sheetrock ceil. | 30YR Tamko Arch shingles 5/8" high density sheetrock ceil. | 50YR Tamko Arch shingles 5/8" high density sheetrock ceil. |
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Hallmark Homes, Inc. Specifications and Notes

SERIES> ***BASE SERIES*** ***PREMIER SERIES*** ***MANSION SERIES***

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:

| | | | |
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| *3 optional> 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 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 Schlage lever locks, dead bolt, keyed alike 6' Andersen, clad , sliding glass door per plan Exterior lights, 2 per door, S/L Exterior GFI plugs per code |
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INTERIOR:

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

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| 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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Hallmark Homes, Inc. Specifications and Notes

SERIES> *BASE SERIES* *PREMIER SERIES* *MANSION SERIES*

KITCHEN CABINETRY, CONTINUED:

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| 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:

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| 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:

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| optional> Hot wtr. baseboard, 1 thermostat per floor, pre-wired optional> High Capacity hot wtr baseboard system optional> 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:

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| 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 (S/L) 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 (S/L) 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 (S/L) 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:

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| 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 (1) USB Port Wireless door chimes | 200 amp Service w/40 breakers Smoke and CO2 per code Fan/light/heat combinations in all baths (N/A in E-Star areas) 30" SS range hood, vented to exterior BR's - 1 switched receptacle (2) RG-6 TV & (2) Cat-5 Ph jacks (1) USB Port Wireless door chimes | 200 amp Service w/40 breakers Smoke and CO2 per code Fan/light/heat combinations in all baths (N/A in E-Star areas) 30" SS range hood, vented to exterior BR's - 1 switched receptacle (2) RG-6 TV & (2) Cat-5 Ph jacks (1) USB Port Wireless door chimes |
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Hallmark Homes, Inc. Specifications and Notes

SERIES>

BASE SERIES

PREMIER SERIES

MANSION SERIES

ELECTRICAL CONTINUED:

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| 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

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| 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>
optional>
optional>

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| 12/12 Rafter roof with 5/8" O.S.B. sub-floor decking (S/L) All Dormers are OPTIONAL must be site installed and finished 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 | 12/12 Rafter roof with 5/8" O.S.B. sub-floor decking (S/L) Dormers included per Plan must be site installed and finished 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 | 12/12 Rafter roof with 3/4" Plywood. sub-floor decking (S/L) Dormers included per Plan must be site installed and finished 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>

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| Mating wall w/ 7/16" Storm Sheathing Insulation around perimeter between floor & ceiling Dormers are NOT available Bump Outs are NOT available Plumbing to 2nd floor drop areas All 2nd floor siding is S/L Carpet grade stairs to upper level | Mating wall w/ 7/16" OSB Sheathing Insulation around perimeter between floor & ceiling Dormers optional - must increase roof pitch to 9/12 minimum. Bump outs: OPTIONAL. Flush walls with double window or slider, is standard. Plumbing to 2nd floor drop areas All 2nd floor siding is S/L Oak/pine stairs to upper level | Mating wall w/ 7/16" OSB Sheathing Insulation around perimeter between floor & ceiling Dormers included - per Plan 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 Oak/pine stairs to upper level |
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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 loose (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 ALL Rails are an on site responsibility.
- 6 Optional items such as dormers, bump outs, 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 may 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. Any special equipment to facilitate your set is your sole responsibility.
- 14 **SPECIAL CODE REQUIREMENTS** such as fireprotection, High Impact Glass, - must be addressed individually.
- 15 **NOTICE:** these specifications may change as manufacturer deems necessary. Your specific specifications will be furnished in detail on your order Bill of Material.
- 16 **YOUR** order specifications may be customized by you. The above are for initial pricing convenience only.