

# Hallmark-Southwest's "Included" Standard Home Features



## Structural Features

### CA-FBH - aka "Modular" Title 24 Home Standards

Standard Compare

Energy Savings Features	STD	Industry Leading Tight Thermal Envelope with Polyolefin House Wrap
ENG Headers/Beams	STD	Ext. Engineered 6" x 6" Glulam Beam Door/Window Headers In Most Areas
Floor Decking	STD	Rigid High Strength 1 1/8" T&G Plywood Decking 
Living Space Walls	STD	Min. 8 ft. Exterior Side Walls - Vaulted Ceiling - No Beam (9 ft. & Taller Available)
Insulation	STD	Insulation R-19 Walls   R-22 Floors   R-38 Ceilings • Upgradable
Lumber Grades	STD	Construction Grade Kiln Dried Lumber 
Marriage Ridge Beam	STD	High Quality - 10 Ply or 15 Ply Marriage Ridge Beam
Roof Trusses	STD	Roof Trusses Installed at 24" oc 
Engineered Floor Joists	STD	Engineered Floor Beam System
Vented Attic	STD	Cross Vented Attic Helps Reduce Heating & Cooling Costs 
Energy Star Certified*	STD	Energy Star® Certified Home - Most Floor Plans*
Exterior Shear Sheathing	STD	Min. of 3/8" OSB Exterior Sheathing Located on All of the Homes Sidewalls

## Engineering Features

### CA-FBH - aka "Modular" Title 24 Home Standards







Standard Compare

Structural ENG Package	STD	Completed Home Structural Engineering Package Including Foundation! - California State Approved Plans
Title 24 Package	STD	Complete Title 24 State of California Energy Approval Package
Calgreen Package	STD	California Green Building Code Standards Compliance Package
RADCO Approved Submittal Package	STD	This Complete RADCO - State Approved Package Includes; Mechanical, Waste, Elevations, Electrical, Plumbing Drawings
Fire Safety	STD	Smoke Detector with Carbon Monoxide Sensor Combination
Electrical Outlets	STD	Tamper-Resistant Receptacles Required (including GFIs) or ARC-Fault
High Efficacy Home Lighting	STD	LED Recessed Can High Efficacy Lighting (Title 24 Compliant) Located In Kitchen
	STD	LED High Efficacy Exterior Lighting at Doors (Front & Rear)
	STD	LED Recessed High Efficacy Lighting In Utility Room (1) on Occupant Sensor
Switches	STD	LED Recessed High Efficacy Wet Location Lighting in Bathrooms. BN Over Vanity Lighting on Occupant Sensor Switch
	STD	Rocker Switches Standard. Installed Dinner Switches On Lighting Circuits in: Hallways, Dining Rooms, Family Room, Bedroom.
Solar	STD	Home is Built "Solar Ready" with Min. of 250 Sq. Ft. of Accessible "Solar Zone".

## Exterior Features

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Exterior Colors	STD	Large Selection of Frazee Endurable Acrylic 125 Exterior Paints 
Exterior Walls	STD	Construction Grade 2" x 6" Exterior Walls in EVERY Home
Vinyl Windows	STD	Kinro® Dual Pane Vinyl Windows with LOW-E Glass 
Front Door	STD	36" x 80" Wood Framed - Camber Top with Glass Insert
Rear Utility Door	STD	32" Rear Entry Door w/ LOW-E Vertical Sliding Window 
Porch Railings	STD	Engineered Western Red Cedar Porch Railing System - Porch Perfect
Porch Decking	STD	Trex® Transcend® Concealed Fastener Comp Decking - NO Screws 
Eaves & Overhangs	STD	16" Standard Front and Rear - Large Selection of Side Eaves
Roof Shingles	STD	Owens Corning Class A - 3 Tab - with 25 Year Warranty - Upgradable 
Exterior Siding	STD	James Hardie® Fiber Cement Cempanel - 25 Year Warranty 

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## Interior Features

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Cabinet Doors	STD	Hallmark "In Factory" Construction w/Concealed Cabinet Door Hinges
Cabinet Drawers	STD	European Soft-Self Close Full Extension Birch Drawer Guides Throughout
Cabinet Face Frames	STD	Hallmark "In Factory" Solid Oak Stained Face Frames*
Cabinet Shelving	STD	Adjustable Fully Edged Melamine Shelving in ALL Cabinets
Carpeting	STD	Upgrade Group III with 1/2" ( 8 lb.) Re-Bond Carpet Pad 
Door Hardware	STD	Brushed Nickel "Lever" Style Door Handles
Doors - Interior	STD	Roman Smooth Two Panel Style Interior Doors with 3 Mortised Hinges
Interior Finish	STD	Light Texture Orange peel Drywall & Frazee Painted Interior Walls Throughout
Drywall Style	STD	Rounded Drywall Edges on Vertical Corners
Ceiling Drywall	STD	Ultra-Base 1/2" Special Ceiling Grade Drywall, Glued & Screwed in Place
Drywall Construction	STD	<b>ALL Drywall is Glued and Screwed to Framing - NOT Stapled or Nailed</b>
Flooring	STD	Linoleum in Kitchen, Bathrooms, Utility Room 
HVAC Vents	STD	Integrated Toe-Kick Registers in Base Cabinets
Interior Walls	STD	2" x 4" Const. Grade Interior Wall Framing - ( NOT 2" x 3" ) 
Door Knocker	STD	Door Knocker - Upgradable to Door Chime
AQUAPEX® Plumbing	STD	<b>Uponor AQUAPEX® - PEX-A - with 25 Year Limited Warranty</b>
Switches & Outlets	STD	Décor Rocker Style Switches and Electrical Receipts
Fully Cased Windows	STD	<b>Fully Wood Cased Interior Window Frames &amp; Moldings</b>
Window Blinds	STD	2" White Horizontal Blinds with 6" Regal Valance

## Kitchen Features

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Kitchen Counter Tops	STD	Meganite™ Solid Surface Countertops w/ Hallmark's Signature "Coved" Backsplash
Kitchen Sinks	STD	Fully Integrated Meganite™ Solid Surface Sinks 
Cabinet Shelving	STD	Adjustable Fully Edged Shelving in ALL Cabinets
Cabinets	STD	<b>Natural Oak Hardwood or White Cabinet Finish Cabinets</b>
Refrigerator	STD	Whirlpool® - 21 Cu. ft. with Icemaker Included
Dishwasher	STD	Whirlpool® Deluxe Pot Scrubber Dishwasher
Range - Oven	STD	Whirlpool® Deluxe Gas Range with Glass Door
Range Hood	STD	Broan® Vented Power Range Hood & Light
Garbage Disposal	STD	Insinkerator® Deluxe 1/2 h.p.. Garbage Disposal
Kitchen Faucet	STD	Moen® Arbor Pull-Out Faucet - Chrome
Kitchen Lights	STD	<b>Recessed Energy Efficient LED Can Lighting</b>
Lazy Susan	STD	Standard *(based on floor plan and layout)
Linoleum	STD	Standard Color Offerings - Vinyl Tile is Optional
Sink Light	STD	Recessed Can Lighting Over Kitchen Sink

## Utility Room Features

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Utility Cabinets	STD	48" White Overhead Cabinets (adjustable melamine shelves) w/Clothes Pole
Plumbing	STD	Plumbed & Wired for Washer & Gas Dryer
Water Heater	STD	Rheem 30 Gal. Gas Water Heater (2 section) Rheem 40 Gal. Gas Water Heater (3 section) 
Furnace	STD	Deluxe Gas Furnace with Electronic Ignition
Recessed W/D Boxes	STD	Recessed Washer Valves Recessed Dryer Vent Box 

# Hallmark-Southwest's "Included" Standard Home Features



## Bathrooms Features

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	Standard	Compare	
Bathroom Counter Tops	<b>STD</b>		36" Tall Meganite™ Solid Surface Tops w/Hallmark's Signature "Coved" Backsplash
Bathroom Sinks	<b>STD</b>		Fully Integrated Meganite™ Solid Surface Sinks
Exhaust Fans	<b>STD</b>		Exhaust Fans Standard in ALL Bathrooms
Tub - Shower	<b>STD</b>		Shower Faucet Single Handle Diverter with Temperature Balancing
HVAC Vents	<b>STD</b>		Integrated Toe-Kick Registers in Base Cabinets
Tub - Shower	<b>STD</b>		Plan Specific Tub and Shower Offerings
Elongated Toilets	<b>STD</b>		Elongated Water Savings Toilets - Energy Saving



### Some Of Our **MOST** Popular Options!

- |                            |  |
|----------------------------|--|
| Crown Moldings             | Pendant Lighting                       |
| Craftsman Shingleside      | LED Recessed Lighting                  |
| USB Charging Outlets       | Arched Interior Doors & Passages       |
| Solar Tube Lighting        | Country Style Beaded Cabinets          |
| Stainless Steel Appliances | 9' & 10'+ Sidewall & Interior Ceilings |
| Coffered Ceilings          | Stacked & Clerestory Windows           |
| Large Porches & Decks      | Thirty Eight Cabinet Styles            |
| Under Cabinet Lighting     | 1 1/8" T&G Plywood Floors              |
| Dutch Gable Roofs          | Dormers & Skylights                    |
| Re-enforced TV Wall Boxes  | Radiant Barrier Roof Sheathing         |
| WUI Act Packages           | AquaSAFE™ Fire Sprinkler System        |
| Custom Floor Plans         | Manufactured or Modular Homes          |

Energy Efficient "Comfort Home" Insulations Packages  
 Contemporary Styles & Designs for Today's Modern Lifestyle



## CA-FBH Title 24 "Modular" Home Standards

**It's Our Standard & Signature Features That  
 Are INCLUDED in EVERY Home That Sets Us  
 Apart From Everyone Else !!**