

# Hallmark Southwest's "Included" Standard Home Features



## Structural Features

Title 25 - HUD Manufactured Home

Standard Compare

Energy Savings Features	STD	<b>Industry Leading Tight Thermal Envelope with Polyolefin House Wrap</b>	
ENG Headers/Beams	STD	<b>Ext. Engineered 6" x 6" Glulam Beam Door/Window Headers In Most Areas</b>	
Floor Decking	STD	<b>Rigid 3/4" T&amp;G Plywood Decking (Heavy Duty 1 1/8" Available)</b>	
Living Space Walls	STD	<b>Min. 8 ft. Exterior Side Walls - Vaulted Ceiling - No Beam (9 ft. &amp; 10 ft. Available)</b>	
Insulation	STD	<b>Insulation R-19 Walls   R-22 Floors   R-38 Ceilings • Upgradable</b>	
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	<b>Roof Trusses Installed at 16" oc (Not 24" oc like the others)</b>	
Steel I Beam Frame	STD	Rigid Full 12" Deep Steel I-Beam Built Into Every Floor	
Vented Attic	STD	Cross Vented Attic Helps Reduce Heating & Cooling Costs	
Energy Star Certified*	STD	<b>Energy Star® Certified Home - Most Floor Plans*</b>	

## Exterior Features

Standard Compare

Exterior Colors	STD	Large Selection of Sherwin Williams Acrylic Exterior Paints	
Exterior Walls	STD	<b>Construction Grade 2" x 6" Exterior Walls in EVERY Home</b>	
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/ <b>LOW-E</b> Vertical Sliding Window	
Porch Railings	STD	<b>Engineered Western Red Cedar Porch Railing System - Porch Perfect</b>	
Porch Decking	STD	<b>Trex® Transcend® Concealed Fastener Comp Decking</b>	
Eaves & Overhangs	STD	16" Standard Front and Rear - Large Selection of Side Eaves	
Roof Shingles	STD	Owen Corning Class A - 3 Tab Series - with 25 Year Warranty	
Exterior Siding	STD	James Hardie® Fiber Cement Sidings - 50 Year Warranty	

## Interior Features

Standard Compare

Cabinet Doors	STD	<b>Hallmark "In Factory" Construction w/Concealed Cabinet Door Hinges</b>	
Cabinet Drawers	STD	<b>European Soft-Self Close Full Extension Birch Drawer Guides Throughout</b>	
Cabinet Face Frames	STD	Hallmark "In Factory" Solid Hardwood 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 w/peep viewer - Upgradable Door Chime Available	
AQUAPEX® Plumbing	STD	<b>Uponor AQUAPEX® - PEX-A - with 25 Year Limited Warranty</b>	
Switches & Outlets	STD	Décora Rocker Style Switches and Electrical Receipts	
Fully Cased Windows	STD	<b>Fully Wood Cased Interior Window Jambs &amp; Moldings</b>	
Window Blinds	STD	2" White Horizontal Blinds with 6" Regal Valance	

# Hallmark Southwest's "Included" Standard Home Features

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## Kitchen Features

Standard Compare

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	Natural Hardwood or Cabinet Finish White Cabinets - Upgradable
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	Recessed Energy Efficient LED Can Lighting
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

Standard Compare

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



## Bathrooms Features

Standard Compare

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



### Some Of Our MOST Popular Options!

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

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



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