





# 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>Interior Ceilings - ( 8ft. 9 ft. 10 ft. &amp; Even 12ft. 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	
Solar Ready Home	Opt	<b>Every Home Can Be Built To Accept Solar Panels - Just Ask Us!</b>	
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 & Better	STD	Near NET Zero Available - Solar Roof Shingles Available	

## 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 - <b>WUI Standard</b>	
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 - WUI</b>	
Eaves & Overhangs	STD	16" Standard Front and Rear - Large Selection of Side Eaves	
Roof Shingles	STD	<b>Owen Corning Oakridge Architectural Laminated Life Time Warranty Shingle:</b>	
Exterior Siding	STD	James Hardie® Fiber Cement Sidings - 50 Year Warranty	
Fire Code - WUI	STD	<b>WUI - Wildland Urban Interface Fire Resistant Exterior - Standard</b>	

## 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 Built "In Factory" Solid Hardwood Face Frames	
Cabinet Shelving	STD	Adjustable 3/4" Fully Edged & Adjustable 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 Orange Peel Drywall & Dunn Edwards Painted Interior Walls Throughout	
Drywall Style	STD	Rounded Drywall Edges on Vertical Corners - <i>Smooth Contemporary Drywall Available</i>	
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 Staped or Nailed</b>	
HVAC Vents	STD	Integrated Toe-Kick Registers in Base Cabinets	
Interior Walls	STD	2" x 4" Const. Grade Interior Wall Framing - ( <b>NOT 2"x3"s</b> )	
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	

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## Kitchen Features

Standard *Compare*

Kitchen Counter Tops	STD	<b>Meganite™ Solid Surface Countertops w/ Hallmark's Signature "Coved" Backsplash</b>
Kitchen Sinks	STD	<b>Fully Integrated Meganite™ Solid Surface Sinks</b>
Cabinet Shelving	STD	Adjustable Fully Edged Shelving in ALL Cabinets
Cabinets	STD	<b>Natural Hardwood or Cabinet Finish White Cabinets - Upgradable</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 - Brushed Nickel
Kitchen Lights	STD	<b>Recessed Energy Efficient LED Can Lighting</b>
Lazy Susan	STD	Standard *(based on floor plan and layout)
Sink Light	STD	<b>Recessed Energy Efficient LED Can Lighting</b>



## 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 80% Efficient Gas Furnace with Electronic Ignition - also Upgradable
Recessed W/D Boxes	STD	Recessed Washer Valves      Recessed Dryer Vent Box



## Bathrooms Features

Standard *Compare*

Bathroom Counter Tops	STD	<b>36" Tall Meganite™ Solid Surface Tops w/Hallmark's Signature "Coved" Backsplash</b>
Bathroom Sinks	STD	<b>Fully Integrated Meganite™ Solid Surface Sinks</b>
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 & Tile Ready Available
Elongated Toilets	STD	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



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