



Old Kentucky Farms Standard Features

Distinctive Exteriors

- * White, Clay or Almond double paned low E vinyl
- * Cast stone address plaque
- * Stone, Brick, Siding per plan
- * 8' Mahogany 6 panel glass front door
- * Brick on first floor side and rear
- * Carriage House style, three car garage w/ windows
- * 10' Ceiling first floor and 10' second floor
- * Most plans have 12' ceiling in living room
- * Two exterior hose bibs
- * Gutter system for wet areas
- * Front yard sodded / Hunter 6 Zone irrigation system
- * 4' three row fence on front property line
- * Large covered patios

Interior Design Features

- * Level 3 Granite or Quartz in all baths w/4-inch backsplash
- * Elongated commodes throughout
- * Floor to ceiling stone gas fireplace w/ cedar mantle
- * Brushed nickel lighting package
- * All bedrooms, living, and game room(s) Prewired for CATS 5 cable and RG6 telephone outlets
- * Prewired for surround sound in living room & patio
- * Rounded sheetrock corners, per plan
- * Zoned Air Conditioning
- * Level 3 LVP in foyer, living area, dining, kitchen
- * Level 4 plush carpet with ½ inch pad at second floor, primary, and stairs
- * Interior 8' doors on first and 6'8" on second floor
- * 2 panel interior doors
- * Moen Brantford or Gibson Plumbing Fixtures
- * Brushed nickel ceiling fans w/light kits-all Bedrooms
- * Crown Molding in Living, Dining, Kitchen, and Primary
- * 6" Base Boards
- * Brushed nickel door hardware
- * Soaker tub in master bath (Royal Bath)
- * Semi-Frameless shower glass in master Bath
- * White rectangular undermount sinks in all bathrooms

Kitchen

- * 42" Upper Cabinets, Third row w/ glass and LED puck lights: Soft close cabinets w/ dove tail drawers
- * Crown molding on the upper kitchen cabinets
- * Garbage disposal unit

- * Stainless undermount sink/Moen fixtures and sprayer
- * Level 3 Granite or Quartz with Level 3 tile backsplash
- * Whirlpool Energy Efficient Stainless-Steel appliance package-Including: Double Oven, Dishwasher, Microwave, 36" Gas cook top w/ vent hood

Energy Efficient Features

- * Radiant barrier roof decking
- * High efficiency Carrier 16 SEER HVAC
- * R-13 insulation in exterior walls
- * R-22 insulation in sloped ceiling walls
- * R-38 insulation in flat ceilings
- * Energy Saving Gas Heating system w/ Electric
- * Ridge Vent Ventilation combined w/ continuous soffit attic ventilation
- * Programmable Wi-Fi Thermostat MYQ App
- * Poly-Seal wall penetration sealant
- * Rinnai tankless water heater

Construction Details

- * Engineered, Individually Inspected, post tension slab
- * Environments for Living Designation
- * 16" on center framing
- * 30 year high definition shingles w/ standing seam metal roof accent (per plan)
- * Pex plumbing system
- * Garage door opener w/ wifi access
- * 3 Exterior GFI electrical outlets
- * Foundation, Framing, Mechanicals Inspected by 3rd Party
- * Tongue & Groove Sub-Floor
- * Kwikset deadbolts on all exterior doors
- * Exterior front and rear lighting per plan
- * Pre-Wired Alarm System
- * Gas & Electric hook up for Washer & Dryer

Warranties and Inspections

- * Hallmark Builders Step by Step Program
- * Pre-construction meeting with building supervisor
- * Pre-drywall meeting with building supervisor
- * Pre-closing meeting with building supervisor
- * Builders 1-2-10 Warranty
- * Acceptance Walk at 100% Completion

****In a continuing effort to improve the homes we build, Hallmark Builders reserves the right to change plans, pricing and specifications without notice.**

5-29-21



ENVIRONMENTS FOR

