

HECKAMAN HOMES

2023 STANDARD SPECIFICATIONS

FLOORS

24', 28', 30' widths available (see plan details)

2 x 10 floor joists- 16" o.c.

Double sidewall and mate line rim joists

3/4" tongue and groove OSB floor decking- glued and fastened

PLUMBING- HVAC

Pex water line below floor stubs only- finish plumbing by others

Ice and water refer prep

PVC below floor waste stubs- finished 2nd story plans ran to chase

Boots, registers, in-wall return air chases - cut out at bottom plate on basement and top plate on crawlspace plans and upper level of 2-storys*

WALLS AND CEILINGS

2 x 6 exterior walls- 16" o.c. - 8' walls

Double top plate, single bottom plate at supporting walls

2 x 4 interior walls 16" o.c.

2 x 3 mate line walls 16" o.c.

1/2" drywall throughout

Walls smooth finish primed white

Continuous exterior wall vapor barrier

Ceilings textured finish

ELECTRICAL

200 Amp Square D-HOM 4080 panel box located per plan (Jumbo)

Copper Romex wiring

All Kitchen and Bath receptacles GFI

2 exterior GFI receptacles (1 front, 1 rear) per plan

Door chime at front door

1 light fixture- each exterior door

Smoke- C.M. detectors per code

Light Fixture all Bedroom, Hall, Utility, LR, FR and DR areas

Gas and electric dryer receptacle

(4) 6" flush mount LED ceiling lights in Kitchen w / (1) 4" @ Kitchen sink (5 total)

Bath fans double switch (1 for light, 1 for fan)

Attic light fixture w/ pull string

110 gas range receptacle and 220 outlet range receptacle

Brushed nickel light fixtures

ROOF

5/12 Pitch Ranch, Two Story

10/12 Pitch Cape Cod Styles

Roof truss spaced 24" O.C.

7/16" osb roof sheathing- 15# Felt

CertainTeed Landmark architectural shingles, see colors

Shingle cap ridge vent ventilation system

Vented white soffit w/ 6" white aluminum fascia, white drip edge

Ranch, Two Story - 16" nominal overhang at sidewall eaves,

12" overhang at gable ends

Cape Cod - 12" nominal overhangs sidewall eaves and gable ends

Ice Dam

* HVAC PREPS INCLUDED ONLY- IF ADDITIONAL ARE NEEDED IT IS TO BE DONE

ON SITE BY OTHERS- HH WAIVES LIABILITY

IN EFFORTS TO CONTINUALLY IMPROVE OUR PRODUCT STANDARD SPECIFICATIONS

MAY CHANGE WITHOUT NOTICE

EXTERIOR/ INSULATION

R21 high density sidewall insulation

R40 blown ceiling insulation all 5/12 and optional 7/12 roof pitch

7/16" osb all exterior walls- 3/8" full wall osb at mate line

Exterior house wrap

BATHS

One piece white fiberglass tubs and showers per plan

Drop in style white vanity lavs with overflow

Single lever chrome vanity faucets

Elongated white toilets

Merillat Classic Spring Valley or Marlin cabinetry- see std. selections

Formica post form laminate vanity countertops with backsplash

Mirror with light at all vanity areas

KITCHENS

Chrome Kitchen Pullout Faucet

8" stainless steel Kitchen sink

Merillat Classic Spring Valley or Marlin cabinetry- see std. selections

Soft Close, Dovetail Constructed Drawers with full extension guides

Soft Close Cabinet Doors

Slide out middle tray in all applicable base cabinets in Kitchen

Lazy susan at all applicable base corner cabinet areas

Tip out sink trays at Kitchen sink

36" refrigerator opening

Ventless white range hood (other colors available)

Switch and wire for garbage disposal

Dishwasher wire prep - omit cabinet

Formica post form laminate countertops with backsplash

Bank of drawers- 1 per Kitchen area- standard

Staggered wall cabinets (corner and tall pantry cabinet- when applicable)

Crown molding at Kitchen wall cabinets

Drawer over door cabinet construction

EXTERIOR FINISH- WINDOWS AND EXTERIOR DOORS

.42 mil Georgia Pacific D4 vinyl siding (clapboard or dutchlap available)

Jeld-Wen Brickmould single hung windows, white, clear (grids opt.)

36" white 6-panel front door/ rear door (36" where applicable)

Raised panel vinyl shutters- front door side

Brushed nickel door hardware with deadbolt

INTERIOR FINISH- FLOOR COVERINGS- INTERIOR DOORS AND TRIM

32" and 36" interior passage doors where applicable

2-panel white roman arch hollow core interior doors

Brushed nickel hardware w/ lever handles- privacy locks MB, Baths

White base trim and casing

White wire coated shelving all closets- per plan

Congoleum vinyl flooring- all wet areas, Kitchen, DR, Foyer

25 oz Shake It Up carpet w/8# pad- Living areas, Bedrooms & Halls (per plan)

Carpet and pad ship loose- installed by others

Cape- Two Story- Stairs to second story receive 1/2 wall with cap

WARRANTY

See website (colors and options section) or local builder for more information

www.heckamanhomes.com

NAME _____

DATE _____

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