

HECKAMAN HOMES

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"SIGNATURE SERIES" STANDARD SPECIFICATIONS

FLOORS

24', 28', 30' widths available (see plan details)
2 x 10 floor joists- 16" o.c.- all 28' and 30' widths
Double sidewall and mate line joists
3/4" tongue and groove OSB floor decking- glued and fastened

PLUMBING- HVAC

Pex water lines installed through floor joist
PVC below floor waste stub preps- finished 2nd story plans ran to common chase
Boots, registers, return air chase prep- per plan
(Finish plumbing, all duct work under first floor and furnace on site by others)
2 exterior freeze proof faucets- location per plan

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 (between drywall and wall stud)
Ceilings textured finish

ELECTRICAL

200 AMP Square D -30/ 40 panel box located per plan
Copper romex wiring
2 phone jacks- cat 5 wire- per plan
2 tv jacks per plan
All Kitchen and Bath receptacles GFI
2 exterior GFI receptacles (1 front, 1 rear) per plan
Door chime at front door
1 white light fixture- each exterior door
Smoke- C.M. detectors per code
4 flush mount LED ceiling lights in Kitchen ceiling w/ 1 @ Kitchen sink (5 total)
Gas and electric dryer receptacle
Double switch reinforced ceiling box, LR- BR's w/ light
Bath fans double switch (1 for light, 1 for fan)
Attic and crawl space light fixture w/ pull string
220 outlet electric range receptacle
110 gas range receptacle
Brushed nickel light fixtures

ROOF

7/12 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 color selections
Shingle cap ridge vent ventilation system
Vented white soffit w/ 6" white, aluminum fascia, white drip edge
Ranch, Two Story 16" nominal overhang at sidewalls, 12" nominal overhang at gable ends, Cape Cod nominal 12" overhangs sidewall and gable ends

EXTERIOR/INSULATION

R21 high density EcoBatt sidewall Insulation
R40 blown ceiling insulation all 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 S.V. Maple, Oak or Marlin Hardwood Cabinetry- see std. stain selections
Post form laminate vanity countertops with backsplash
Mirror with light at all vanity areas

KITCHENS

Pull out chrome Kitchen faucet
8" stainless steel Kitchen sink
Merillat S.V. Maple, Oak or Marlin Hardwood Cabinetry- see std. stain selections
Roll out trays all applicable base cabinets
Lazy susan at all applicable base corner cabinet areas
Crown molding at Kitchen wall cabinets
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
Post form laminate countertops with backsplash
Staggered wall cabinets (corner and tall pantry cabinets - when applicable)

EXTERIOR FINISH- WINDOWS AND EXTERIOR DOORS

.42 mil Georgia Pacific D4 vinyl siding (clapboard or dutchlap profile available)
Andersen Silverline double hung windows, white, clear (grids optional)
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 solid core interior doors w/ white base trim and casing
Brushed nickel hardware w/ lever handles- privacy locks Master Bedroom, Baths
White wire coated shelving all closets- per plan
Congoleum or Nafco Vista- 16" x 16" vinyl tile w/ grout Lines- Kitchen, Dining and wet areas
25 oz New Day carpet w/8# pad- Living areas, Bedrooms and Halls (per plan)
Carpet and pad shiploose- installed by others
Cape- Two Story- open foyer railings not included- optioned or by others

WARRANTY

Limited 10 year structural warranty 1 year blanket warranty
See website and local builder for additional information
www.heckamanhomes.com

NAME _____

DATE _____