

HECKAMAN HOMES

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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 line below floor stubs only- finish plumbing by others
PVC below floor waste stub preps- finished 2nd story plans ran to common chase
Boots, registers, in wall return air chase prep, 1st floor only (where applicable)
(Duct work under first floor and furnace on site by others)
Ice and water refer prep

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
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
Ceiling light all Bedroom, Hall, Utility, Living and Family Room areas
Gas and electric dryer receptacle
4 flush mount LED ceiling lights in Kitchen w/ 1 @ Kitchen sink (5 total)
Bath fans double switch (1 for light, 1 for fan)
Attic light fixture w/ pull string
110 gas range receptacle
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 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
Ice Dam

EXTERIOR/INSULATION

R21 high density EcoBatt 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 Basics "Collins" Birch cabinetry- see std. selections
Post form laminate vanity countertops with backsplash
Mirror with light at all vanity areas

KITCHENS

Chrome Kitchen faucet with separate sprayer
8" stainless steel Kitchen sink
Merillat Basics "Collins" Birch cabinetry- see std. selections
Stationary shelves all applicable base cabinets
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
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

EXTERIOR FINISH- WINDOWS AND EXTERIOR DOORS

.42 mil Georgia Pacific D4 vinyl siding (clapboard or dutchlap profile available)
Andersen Silverline single 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 hollow core interior doors
Brushed nickel hardware w/ lever handles- privacy locks Master Bedroom, 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 New Day carpet w/8# pad- Living areas, Bedrooms & Halls (per plan)
Carpet and pad ship loose- installed by others
Cape- Two Story- open foyer railings- not included- optioned or by others

WARRANTY

See website and local builder for additional information
www.heckamanhomes.com