

# HECKAMAN HOMES

## 2023-2024 STANDARD SPECIFICATIONS

### FLOORS

24', 28', 30' widths available (see plan details)  
2 x 10 floor joists- 16" o.c.

#### Double perimeter 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  
Door chime at front door  
Smoke- C.M. detectors per code  
Brushed nickel light fixtures  
1 light fixture- each exterior door  
Reinforced fan box @ LR, FR, DR, BR'S w/STD ceiling light & single switch  
Flush Mount 6" LED - Hall, Foyer, Utility, Walk-in Closet, Stairwell  
Bath fans double switch (1 for light, 1 for fan)  
Attic light fixture w/ pull string  
(4) flush mount 6" LED ceiling lights in Kitchen w/(1) 6" LED @ Kitchen sink (5 total)  
110 gas range receptacle and 220 electric range receptacle  
110 gas dryer and 220 electric dryer receptacle  
2 exterior GFI receptacles (1 front, 1 rear) per plan  
All Kitchen and Bath receptacles GFI

### 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/ 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 and 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-Caspian Edge  
Mirror with light at all vanity areas

### KITCHENS

Chrome Kitchen Pullout Faucet  
8" stainless steel Kitchen sink  
Merillat Classic Spring Valley 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-Caspian Edge  
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 and 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](http://www.heckamanhomes.com)

NAME \_\_\_\_\_

DATE \_\_\_\_\_