

HECKAMAN HOMES

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. 16" OC for 70# snow load - standard in Northern MI
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

R50 blown ceiling insulation - standard in Northern MI

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

NAME _____

DATE _____