

HECKAMAN HOMES

2021 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-stories*

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 -30/ 60 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
Light Fixture all Bedroom, Hall, Utility, LR, FR and DR areas
Gas and electric dryer receptacle
4 flush mount LED ceiling lights in Kitchen w /1 @ Kit. 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. 16" O.C. 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/ 6" white aluminum fascia, white drip edge
Ranch, Two Story - 16" nominal overhang at sidewall eaves,
12" overhang at 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 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

R50 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 Basics "Collins" Birch 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 Basics "Collins" Birch cabinetry- see std. selections
Soft close cabinet doors - STD in Basics and Classic cabinets
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
Formica post form laminate countertops with backsplash
Bank of drawers- 1 per Kitchen area- standard
Staggered wall cabinets (corner & 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 available)
Silverline 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 Your Choice 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 _____