

Heckaman Homes

2676 E. Market St. / PO Box 229, Nappanee, IN 46550

2021 STANDARD SERIES

Model:

Southwind II

Type: Ranch
 Size: 28x54
 Sq. Ft: 1512

Builder: Next Modular Ship To: _____
 Address: 401 South 3rd Street ??? TBD ???
 City, ST, Zip: Goshen, IN 46526 County: _____
 Bldr. Phone: _____ State Seal: Michigan
 Bldr. Email: _____

Serial #: Quoted 5-5-22
 HH Sales Rep: Scott Styers
 Status: Spec Home
 Order Date: _____
 Foundation In Date: ASAP
 Approx. Delivery Date: ASAP

Home Owner: _____ SPEC _____

EXTERIOR COLOR SELECTIONS	
Exterior Siding:	Compass Premium - Brunswick (D-4) CLAP
Shingles:	5/12 Pitch Landmark - WEATHERED WOOD
Shutters:	None - Lineals to match Trim
Soffit / Fascia:	Sandtone
Windows:	Sandtone-Vinyl Single Hung-2901 STD
NOTE: 6-Lite Style Prairie Grids Both Sashes	
INTERIOR COLOR SELECTIONS	
Living Room	Shake It Up - 512 Oxford
Dining Room	Congoleum Vinyl - LX275- Vintage White
Master Bedroom	Shake It Up - 512 Oxford
Bedroom 2	Shake It Up - 512 Oxford
Bedroom 3	Shake It Up - 512 Oxford
Hall	Shake It Up - 512 Oxford
Foyer	Congoleum Vinyl - LX275- Vintage White
Utility	Congoleum Vinyl - LX275- Vintage White
Kitchen	Congoleum Vinyl - LX275- Vintage White
Master Bath	Congoleum Vinyl - LX275- Vintage White
Bath 2	Congoleum Vinyl - LX275- Vintage White
Ship Loose Shake It Up - #512 Oxford for Onsite Basement Stairs	
Kitchen Cabinets:	Collins Birch Square -Pecan
Countertops:	Caspian Café' Di Pesco 4955-22 Special Order ORB
Range Hood Color:	Omit Prep for Micro- Vented- OPT
MBTH Cabinets:	Collins Birch Square -Pecan
Countertops	Caspian Café' Di Pesco 4955-22 Special Order ORB
MBTH Fixture Color:	White
Bath 2 Cabinets:	Collins Birch Square -Pecan
Counter:	Caspian Café' Di Pesco 4955-22 Special Order ORB
Bath 2 Fixture Color:	White
Interior Door Style:	Cheyenne White Solid Filled Doors
Door Type	Solid Filled- OPT
Trim Type:	Tall Baseboard Package
Trim Color:	Tall White Baseboard Package

Mileage -From Plant to Job: 100
100 Mile Minimum

Verify Garage Location: Garage - Right Side Front

Special Notes: _____

Builder would like this plan approved for both Indiana & Michigan

Delivery		2	Modules
		2	Carriers

MISC	
10% DOWN- REMAINING BALANCE DUE DAY OF DELIVERY	
HH DISCLAIMS LIABILITY FOR WORK DONE ON-SITE BY OTHERS	
* Change Orders may Incur Additional Fees *	

Builder Sign Off _____

Date _____

Next Modular	Southwind II	Quoted 5-5-22
MISC. PLAN FEES		
1512	Material Surcharge: Price Good Through June 1st, 2021	

1	PARTIAL NEW PLAN FEE * Split costs to get this plan approved in Michigan as well as Indiana
1	HECKAMAN HOMES WAIVES LIABILITY FOR ANY LOCAL CODE REQUIREMENTS
NOTE	
NOTE	
*	
FLOORS	
1	Basement Entry Walkout Basement? If So Added Set Costs
NOTE	
NOTE	
std	2 x 10 floor joists- 16" o.c. - all 28' and 30' widths
std	Double sidewall and mate line joists
std	3/4" tongue and groove OSB floor decking - glued and fastened
*	
PLUMBING/ HVAC	
1	Recessed In-Wall Dryer Vent Box
1	Individual Room Return Air Prep 8" Down From Ceiling (sole plate cut outs)
1	Oil Rubbed Bronze Package Includes Hardware, Standard Light Fixtures and Plumbing Package
NOTE	
NOTE	
std	Pex water line below floor stubs only- finish plumbing by others
std	Icemaker prep
std	PVC below floor waste stub preps
std	Boots, registers, in-wall R/A chases - cut out at bottom plate on basement and top plate on crawlspace plans and upper level of 2-stories
std	HECKAMAN HOMES DISCLAIMS LIABILITY FOR SUPPLY AND RETURN AIR- IF NEEDED ADDITIONAL CAN BE DONE ON-SITE BY OTHERS
*	
WALLS AND CEILINGS	
1512	8'10" Walls IPO 8' Ceilings - Wall cabinets will be 30" in height with 36" high corner cabinet
NOTE	
NOTE	
std	2 x 6 exterior walls- 16" o.c.
std	Heckaman Homes STD w/Stipled Textured Ceilings
std	Double top plate, single bottom plate at supporting walls
std	2 x 4 interior walls 16" o.c.
std	2 x 3 mate line walls 16" o.c.
std	1/2" drywall throughout
std	Walls smooth finish primed white
std	Continuous exterior wall vapor barrier (between drywall and stud)
*	
ELECTRICAL	
2	Add Flush Mount LED Ceiling Light- 6" LOCATION: Above snackbar on separate switch
4	Double Switch Ceiling Box (Fan) IPO Std. LOCATION: LR & BR'S
2	Add Exterior GFI Recept LOCATION: Foyer And @ Patio Door
1	Add Switched 3- Way Wire Prep for Garage Lights at Utility Room-Coiled In Ceiling -IPO Std. Exterior Light Fixture
1	Add Additional Switched Wire Prep By Exterior Door for Garage Coach Lights -Coiled In Ceiling
NOTE	
NOTE	
std	200 amp Square D- 30/ 60 panel box located per plan
std	Copper Romex wiring
std	All Kitchen and Bath receptacles GFI
std	2 exterior GFI receptacles (1 front, 1 rear) per plan
std	Door chime at front door
std	(1) Exterior light fixture- each exterior door
std	Smoke- C.M. detectors per code
std	Ceiling light all Bedroom, Hall, Utility, Living and Family Room areas
std	Gas and electric dryer receptacle
std	(4) 6" flush mount LED ceiling lights in Kitchen with (1) 4" @ Kitchen sink (5 total)
std	Bath fans double switch (1 for light, 1 for fan)
std	Attic light fixture w/ pull string

std	110 gas range receptacle
std	220 outlet range receptacle
*	
ROOF	
NOTE	
NOTE	
std	5/12 pitch
std	Half Wall w/ Wood Cap at Stairs, Loft and Open Foyer Areas
std	Roof truss spaced 24" O.C.
std	7/16" OSB roof sheathing- 15# Felt
std	CertainTeed Landmark architectural shingles, see color selections
std	Shingle cap ridge vent ventilation system
std	Vented soffit w/ 6" aluminum fascia and drip edge
std	Ranch, Two Story 16" nominal overhang at sidewalls, 12" nominal overhang at gable ends
std	Ice Dam
*	
INSULATION	
1512	Increase Roof Insulation to R50 (Ranch and Two Story Plans Only- Not Available in Cape Plans)
NOTE	
NOTE	
std	R21 High Density EcoBatt Sidewall Insulation
std	7/16" OSB all exterior walls - 3/8" full wall OSB at mate line
std	Exterior house wrap
*	
BATH OPTIONS	
8.5	Optional Caspian edge Countertops (Measure all back edges & double 36" island/peninsula length)
2	HANDICAPPED STOOL IPO STANDARD Location: 1 @ Each Bath
1	Oil-Rubbed Bronze Plumbing Package- See all inclusive ORB Package Cost at Plumbing Section
NOTE	MBTH Includes: 60" Fiberglass Shower w/2 Seats
NOTE	Bath #2 Includes: 60" Fiberglass Tub/Shower Combo
NOTE	
std	One piece white fiberglass tubs and showers per plan
std	Elongated white toilets
std	Drop in style white vanity lavs with overflow
std	Mirror with light at all vanity areas- (1) @ each vanity sink bowl
*	
FIREPLACES	
NOTE	No Fireplace Included
NOTE	
NOTE	
*	
KITCHEN OPTIONS- CABINETS- COUNTERTOPS	
26	Optional Caspian edge Countertops (Measure all back edges & double 36" island/peninsula length)
1	New Mirabelle Drop-in Single Bowl Stainless Steel Kitchen Sink IPO Standard
1	Oil Rubbed Bronze Plumbing Package- SEE ALL INCLUSIVE ORB PACKAGE COST AT PLUMBING SECTION
std	STANDARD CABINET SELECTIONS -Collins Birch: Mirage, Pecan & Twilight (Square Profile)
1	Soft Close/ Dove Tail Drawers (All Kitchen and Bathroom) Base Cabinets -Basic Line Only -Classic Includes This Feature
NOTE	
NOTE	
std	Soft Close Hinges (All Kitchen and Bathroom) Wall and Base Cabinet Doors
std	Stationary shelves all applicable base cabinets
std	Lazy susan at all applicable base corner cabinet areas
std	Tip out sink trays at Kitchen sink
std	36" refrigerator opening
std	Switch and wire for garbage disposal
std	Dishwasher wire prep - cabinet not included
std	Bank of drawers- 1 per Kitchen area- standard
std	Staggered wall cabinets (corner and tall pantry cabinet- when applicable)
std	Crown molding at Kitchen wall cabinets

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APPLIANCES	
1	Delete Range Hood and Prep For Microwave Oven- Vented
NOTE	NO APPLIANCES INCLUDED- ON-SITE BY OTHERS
NOTE	
NOTE	
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EXTERIOR FINISH- WINDOWS AND EXTERIOR DOORS	
1	Compass Siding (Clapboard or Dutch lap Profile) IPO Standard RANCH
1	Premium Compass Upgrade Color Additional \$1000 to Compass Opt. - Per Style of Home
8	Window Lineals- Pebble- Includes Credit for Front Shutters PER WINDOW
1	Vinyl Patio Door Lineal- Pebble PER PATIO DOOR
1	Soffit, Fascia, Drip Edge - Sandstone Package (Not An Exact Match)
1	Silverline 6' Sliding Patio Door- IPO 2 LR WDWS
1	Make Silverline Patio Door Sandstone (White Standard)
1	EXTERIOR DOORS -PRIMED ONLY - ALL FINISHING PAINTING/STAINING BY OTHERS
1	Service Door To Be Fire Rated
1	GARAGE FIRE WALL ON-SITE BY OTHERS- NOT INCLUDED
1	CRAFTSMAN FRONT EXTERIOR DOOR- (BLS-217-061-2) w/No Shelf
8	Add Between Glass Grids to Silverline Window (Prairie 6-Lite Style) Both Sashes
8	Make Silverline Windows Sandstone (White Standard)
NOTE	
NOTE	
std	36" White 6-Panel Exterior Front Door/ Rear door (Rear door 36" where applicable)
std	Pine Window Jamb - To Match Trim
*	
INTERIOR FINISH-FLOOR COVERINGS-INTERIOR DOORS AND TRIM	
1	Cheyenne (Plank)- White HC Doors IPO Standard
16	Upgrade Hollow Core Interior Doors to Core Filled
1	Add Interior Door LOCATION: Pantry Closet In Utl Rm.
1512	Upgrade Standard width White Trim to Wide White Base Trim
NOTE	
NOTE	
std	32" and 36" Interior Passage Doors where Applicable
std	White wire coated shelving all closets- per plan
std	Congoleum vinyl flooring- (Per Plan)
std	25 oz Shake It Up Carpet w/8# pad- (Per Plan)
std	Carpet and pad ship loose- installed by others
std	Half Wall w/ Wood Cap at Stairs, Loft, and Open Foyer Areas
*	
EXTRA MATERIALS	
2	Exterior Light BN Per
13.25	Please ship a piece of Shake It Up - #512 Oxford (Approx 8'x15') for onsite stairs
1	Ship Loose (1) Cheyenne White Solid Filled Interior Door LH for 4" Interior Wall - Bottom Of Stairs
*	Note: SHIP LOOSE ITEMS NOT ON ORIGINAL ORDER ARE TO BE ORDERED THROUGH LIZ HITE AT lhite@heckamanhomes.com
*	SHIPLOOSE PARTS THAT ARE DELIVERED WITH HOUSE MAY BE INVOICED SEPARATELY BUT WILL BE PAID FOR AT TIME OF DELIVERY
NOTE	
NOTE	
*	
ROUGH SET- (SIDING AND INTERIOR FINISH ON-SITE BY OTHERS)	
*	CRANE COSTS NOT INCLUDED- BUILDER RESPONSIBILTY
1	2 BOX RANCH - Rough Set 5/12 Roof
1	2 BOX RANCH - Rough Set Adder
*	HECKAMAN HOMES RESERVES THE RIGHT TO CHARGE FOR SITE CONDITONS THAT ARE INCOMPLETE OR UNSAFE. THESE CHARGES ARE TO BE DETERMINED BY HECKAMAN HOMES
*	HECKAMAN HOMES RESERVES THE RIGHT TO PULL FROM ANY JOB WHERE SITE CONDITIONS ARE INCOMPLETE OR UNSAFE

1	ROUGH SET ADDER DETAILS (SEE ABOVE FOR COSTS)
1	NAIL, LAG, AND SHINGLE OVERHANGS- FINISH ROOF SHINGLES AND D-EDGE INCLUDING CAP
1	INSTALL HOUSEWRAP IN GABLES (IF JOBSITE AND WEATHER ALLOW) -SEE NOTE BELOW
NOTE	BUILDER TO PROVIDE LADDER OR LIFT FOR AREAS THAT CAN NOT BE REACHED WITH 24' EXTENSION LADDER
NOTE	
	ADDITIONAL NOTES AND MISCELLANEOUS OPTIONS
1	
1	