

Heartland Building Systems
STANDARD SPECIFICATIONS

August 1, 2006

Built to Meet or Exceed the Following Codes:
IBC 2004 / 2003 IRC, & NEC

Exterior:

2 X 10 #2 SYP Floor Joist @ 16"o.c.
Double 2 X 10 #2 SYP Perimeter Rail
3/4" T&G OSB Floor Decking
7/16" OSB Exposure 1 Wall Sheathing
5/12 Roof Pitch w/ Architectural Shingles
30 Architectural Shingles
2X4 / 2X6 Trusses @ 16"o.c.
2X4 #2 SYP Exterior Walls @16" o.c.
7/16" OSB Exposure 1 Roof Sheathing
Ridge Roof Vents and Soffit Vents
Vinyl Soffit and Fascia
36 X 80 Six Panel Fiberglass Doors w/ Deadbolt
Low-E, Thermal Pane 6/6 Single Hung Vinyl Windows
4" Raised Panel Shutters (Front Side of Home)
Lights @ Exterior Doors
(2) Exterior Frost Proof Faucets
(2) Exterior GFCI Receptes
Dutch Lap Double 4.5" Vinyl Lap Siding
Door Bell Hard Wired @ Front Door

Interior:

2 X 4 SYP or SPF Interior Walls @ 16'o.c.
2 X 4 Top Plates and 2X4 Bottom Plate
8' Ceiling Height Through Out
1/2" Tape, Mudded & Sanded Sheetrock w/ Primer Finish
1/2" Ceiling Sheetrock w/ Knockdown Finish
Armstrong Optimum Linoleum Floor Covering Kitchen, Utility & Baths
White Wire Shelving in Closets and Utility
Six Panel Interior Doors w/ Brushed Chrome Mortised Hinges
Brushed Chrome Lever Door Handles
Brushed Chrome Residential Light Fixtures
Wired and Braced for Ceiling Fan / All Bedrooms, Living Room, Family Room
3 1/2" Paint Grade Crown & 3" Baseboard Molding Through Out
12/2 ARC Fault Protectd Wiring in Bedrooms

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Kitchen:

Dual Lever Faucet w/ Sprayer
Deep Stainless Steel Sink
18 cu.ft. Frost Free Whirlpool Refrigerator
Electric Coil Eye Range w/ Clock & Timer
Ventless Range Hood
Oak Finish Liberty Square Flat Panel Cabinets (LBS NAT / LGT / MED)
Post Formed Roll Counter Tops w/ Backsplash

Baths:

White Porcelain Sink w/ Pop Up Drain
Exhaust Fan w/ Light
Fiberglass Tubs & Showers w/ Glass Doors
Dual Lever Faucets
Elongated Toilets
Post Formed Rolled Counter Tops w/ Backsplash
12:2 Wiring / GFCI Circuit Protection

Miscellaneous:

200 amp Electrical Service
Interconnected Smoke Detectors w/ Battery Backup @ Each Bedroom
50 Gallon Dual Element Electric Water Heater
Plumbed and Wired for Washer & Dryer
R-30 Ceiling Insulation
R-13 Wall Insulation
R-19 Floor Insulation
PEX Fresh Water Lines
Shut-Off Valves Through Out
PVC Drain Line Plumbing (Straight Drop)
Overhead HVAC Registers Installed ***

***Registers / Boot / Supply & 6 Wire Thermostat Wire
All Ductwork and Mixer Boxes Optioned Separately
Need Specifics on HVAC System Type