**Exterior Specifications**

**Concrete Foundation**
- 12” x 6” Footing (Single Story)
- 16” x 8” Footing (Two Story)
- Steel Reinforced 22”-24” Foundation Wall
- 4” Garage Floor Slab

**Framing**
- 92-5/8” Studs - True 8’ Ceilings
- 2” x 6” Exterior Walls @ 16” On Center
  - Including Garage Walls
- 2” x 4” Interior Stud Walls @ 16” On Center
- 7/16” Structural Exterior Grade Panel Sheathing With Butyl Flashing
- Weyerhaeuser Edge Gold (3/4”) Sub-Floor
- LP Solid Start Engineered Wood I-Joists
- LP Solid Start Engineered Wood Rim Board

**Roof System**
- Engineered Raised Heel Trusses Spaced 24” O.C.
- 6/12 Roof Pitch (roof pitch may not be available on select plans)
- Limited Lifetime Laminated Architectural Roof Shingles
- Engineered Raised Heel Trusses Spaced 24” O.C.
- Jeld - Wen Low-E Film
- LP SmartSide Engineered Wood Rim Board
- Seamless Aluminum Rain Gutters
- Fascia Board Installed At Eaves

**Plumbing**
- 2 Frost-Free Hose Bibs

**Windows**
- Jeld - Wen Energy Saver Windows
- Low-E Film And Argon Gas Filled
- Bay Windows Included On Most Floor Plans
- Fresh Air Ventilator In All Bathrooms

**Exterior Siding**
- 50yr LP SmartSide Full Lap Siding
- LP SmartSide Cedar Simulated Shake On All Front Gables
- LP Lap On All Side And Rear Gables
- Enclosed Vented Soffits
- Fascia Board At Eaves
- Tyvek Drain Wrap And Butyl Flashing

**Exterior Trim**
- 1 ¼” x 4” Window, Door And Corner Trim
- 1 ¼” Barge Rafter
- Seamless Aluminum Rain Gutters With Downspouts In Select Colors
- LP Engineered Trim (non white wood)

**Exterior Doors**
- Fiberglass Insulated 4 Panel Entry Door
  With Window Options
- Raised Panel Non-Insulated Metal Garage Door(s) With Windows In Select Colors

**Interior Specifications**

**Heating**
- Single Head Ductless Heat Pump With Zone Heating

**Plumbing**
- 6” Deep Stainless Kitchen Sink With 3 Moen Faucets to choose from
- Fiberglass Tub/Shower Combos And Showers
- White China Bathroom Sinks
- 50 Gallon Heat Pump Water Heater (Unless No Garage)
- 60 Gallon Electric Water Tank On Homes Without A Garage
- PvcP Or Equal Water Lines • Low Flow Fixtures • ADA Toilet In One Bathroom
- Inside Main Water Shut Off • Ice Maker Rough-In

**Electrical**
- 200-Amp Service • 2 Cable TV Outlets, 2 Telephone Outlets And 3 Garage Outlets
- Decorator Light Fixture Package Options • Rocker Switches Throughout
- 6 LED Low Profile White Flush Mount Lights In Kitchen • Digital Code Front Door Lock
- GFI’s In Kitchen, Baths, Garage And 2 Exterior Outlets • Microwave Hood Circuit/Outlet
- Electric Garage Door Opener On All Garage Doors
- Single USB Outlet In Kitchen And Each Bedroom
- Solar Ready (ask your sales professional for more information)

**Ventilation**
- Range, Utility And Bathroom Fans Vented To Exterior
- Attic Venting Bird Blocks Installed Between Each Truss Bay
- Gable Vents And Ridge Vents • Motion Exhaust Fan In The Garage
- Tyvek Air Barrier On Garage Warm Walls

**Woodwork**
- 3 1/4” White Primed Base
- 2 1/4” White Primed Case
- White Primed 2/4/6 Panel Interior Doors
- White Primed Window Sills
- ADA Ready

**Insulation**
- R-49 Ceiling
- Blow-In Blanket (BIBS) Insulation In Exterior Walls
- R-38 Floor
- R-21 Exterior Garage Wall Insulation (Ceiling Excluded)
- Air Tight Drywall Application
- Caulk And Seal Around Doors, Windows And Exterior Wall Penetrations
- Insulated Headers At Exterior Door And Windows (where possible)

**Drywall**
- 1/2” Drywall With Orange Peel Finish
- PVA Primer At Exterior Walls For Vapor Barrier
- Garage Firewalls Hung And Fire-Taped To Code

**Cabinets**
- Aristokraft • Cabinets, 2 Styles Available In Multiple Colors (Many Additional Options Available)
- Soft Close Drawers And Doors

**Floor Coverings & Countertops**
- EVP (Engineered Vinyl Planking) In Entry And Wet Areas
- Carpet In Living Rooms, Family Room, Dining Room, Bedrooms And Halls
- Formica Laminate On Kitchen And Bathroom Counters With Tile Backsplash

**Finishing Hardware**
- Interior Lever Style Handles • Schlage Door Hardware • Mirrors per Plan
- Towel Bars, Toilet Paper Holder • White Wire Shelving Per Plan

Reality Homes, Inc. reserves the right to change specifications and/or home plans at any time without notice or obligation.