



Standard Features

Standard Features, Outstanding Value

All Reality Homes custom built homes include our impressive list of standard features, giving you an outstanding value on your investment!

Exterior Options

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" Hem Fir Exterior Stud Walls @ 16" On Center – Including Garage Walls
- 2" x 4" Hem Fir Interior Stud Walls @ 16" On Center
- 7/16" Structural Exterior Grade Panel Sheathing
- Dupont Tyvek Drain Wrap on Exterior Walls
- LP TopNotch 23/32" (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.
- 5/12 Roof Pitch (*6/12 and 8/12 on select plans*)
- Limited Lifetime Laminated Architectural Roof Shingles
- 2"x 4" Outriggers on Gable Ends
- 7/16" OSB Roof Sheathing
- Ridge Vent System
- Fascia Board Installed At Eaves

Plumbing

- 2 Frost-Free Hose Bibs

Windows

- 30/30 Jeld-Wen Windows
- Low-E Film and Argon Gas Filled
- Bay Windows Included on Most Floor Plans

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 1/4" x 4" Window, Door and Corner Trim
- 1 1/4" Barge Rafter
- White Seamless Aluminum Rain Gutters w/Downspouts

Exterior Doors

- Fiberglass Insulated 4 Panel Entry Door w/Window Options
- Raised Panel Non-Insulated Metal Garage Door(s) w/Windows



Standard Features

Standard Features, Outstanding Value

All Reality Homes custom built homes include our impressive list of standard features, giving you an outstanding value on your investment!

Interior Options

Heating

- Single Head ductless heat pump with zonal heating (*Washington Only*)
- Zonal Heating (Oregon and Idaho)

Plumbing

- 6" Deep Stainless Kitchen Sink w/Two Handle Gooseneck Moen Chrome Kitchen Faucet
- Fiberglass Simulated Tile Tub/Shower Combos & Showers
- White China Bathroom Sinks w/Two Handle Moen Chrome Faucet
- 50 Gallon Heat Pump Water Heater (*Unless No Garage*)
- Pvcp or Equal Water Lines
- Inside Main Water Shut Off
- Ice Maker Rough-In
- Low Flow fixtures

Electrical

- 200-Amp Service
- 2 Cable TV Outlets, 2 Telephone Outlets
- 5 Decorator Light Fixture Package Options
- 3 Garage Outlets
- Electric Garage Door Opener On All 2 Car Garages
- 6 Recessed Sealed Can Lights in Kitchen
- GFI's in Kitchen, Baths, Garage & 2 Exterior Outlets
- Dedicated Circuits Pre-Wired for Well & Septic
- Digital Code Front Door Lock
- Microwave Hood Circuit/Outlet

Ventilation

- Range, Utility, and Bathroom Fans Vented to Exterior
- Attic Venting Bird Blocks Installed between Every Truss Bay
- Gable Vents & Ridge Vents
- Motion Exhaust Fan In The Garage
- Tyvek Air Barrier On Garage Warm Walls

Woodwork

- 3 1/4" White Primed Trim
- White Primed 2/4/6 Panel Interior Doors

Insulation

- R-49 Ceiling
- R-21 Exterior Walls
- R-38 Floor
- Caulk and Seal Around Doors, Windows and Exterior Wall Penetrations
- Insulated Headers at Exterior Door and Windows
- Air Tight Drywall Application

Drywall

- 1/2" Drywall with Orange Peel Finish
- PVA Primer at Exterior Walls for Vapor Barrier
- Garage Firewalls Hung & Fire-Taped to Code

Cabinets

- Aristokraft Kitchen and Bath Cabinets (*Many Finish Options Available*)

Floor Coverings & Countertops

- Vinyl in Kitchen, Baths and Utility Room
- Mohawk Carpet in Living Rooms, Family Room, Dining Room, Bedrooms and Halls
- Premium Laminate Flooring in Entry (*Many Options Available*)
- Formica Laminate on Kitchen & Bathroom Counters with tile backsplash

Finishing Hardware

- Mirrors per Plan
- Round Doorknobs (*Many Finish Options Available*)
- Round Doorknobs (*Many Finish Options Available*)
- Towel Bars, Toilet Paper Holder
- Schlage Door Hardware