



Standard Features - Reality Series -

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 Stud Walls @ 16" On Center - Including Garage Walls
- 2" x 4" Interior Stud Walls @ 16" On Center
- 7/16" Structural Exterior Grade Panel Sheathing
- 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)
- 2"x 4" Outriggers on Gable Ends
- 7/16" OSB Roof Sheathing • High Wind Roof Nailing
- Ridge Vent System • Fascia Board Installed At Eaves
- Premium-Quality Laminated Performance Shingles

Plumbing

- 2 Frost-Free Hose Bibs
- Radon Vent Pipe*
- * (Additional measures may be required per Jurisdiction)

Windows

- Premium Windows - Available in 3 Select Colors
- Low-E Film and Argon Gas Filled
- Bay Windows Included on Most Floor Plans
- Fresh Air Ventilator in all Bedrooms
- 8' sliding glass door (when possible on select 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
- Seamless Aluminum Rain Gutters w/Downspouts in select colors
- LP Engineered Trim (non white wood)

Exterior Doors

- Fiberglass Insulated 4 Panel Entry Door w/Window Options
- 8' Sliding Glass Doors (Where Possible)
- 8' Tall Insulated Garage Door(s)
- Garage Access Door

Interior Specifications

Heating

- 9.5 HSPF Electric Heat Pump and Electric Furnace (WA Only)
- 8.5 HSPF Electric Heat Pump and Electric Furnace (OR/ ID Only)

Plumbing

- 6" Deep Stainless Kitchen Sink • 3 Moen Faucets to choose from
- Fiberglass Tub/Shower Combos & Showers • Moen Flo Leak Detection System
- 50 Gallon Heat Pump Water Heater (Unless No Garage)
- 60 Gallon Electric Water Tank on homes without a garage (OR/ID Only)
- White China Bathroom Sinks • ADA Toilet in all Bathroom
- Garbage Disposal Rough - in • Ice Maker Rough-In
- Pvcp or Equal Water Lines • Inside Main Water Shut Off • Low Flow Fixtures

Electrical

- 200-Amp Service • 2 Cable TV Outlets, 2 Telephone Outlets & 3 Garage Outlets
- 5 Decorator Light Fixture Package Options • Rocker Switches throughout
- 6 LED Puck Lights in Kitchen • Single USB Outlet in Kitchen and each Bathroom
- GFI's in Kitchen, Baths, Garage & 2 Exterior Outlets
- Electric Garage Door Opener on All Garage Doors
- Digital Code Front Door Lock • Microwave Hood Circuit/Outlet
- Larger Electrical Panel in Garage for Future Expansion

Ventilation

- Range, Utility and Bathroom Fans Vented to Exterior
- Attic Venting Bird Blocks Installed between Every Truss Bay
- Gable Vents & Ridge Vents • Whisper Quite Whole House Fans in All 3 Piece + Bath
- Tyvek Air Barrier On Garage Warm Walls • Motion Exhaust Fan In The Garage

Woodwork

- 3 1/4" White Primed Base • White Primed 2/ 4 / 6 Panel Interior Doors
- 2 1/4" White Primed Case • White Primed Window Sills
- ADA Interior Doors (Where Possible)

Insulation

- R-49 Ceiling
- R-38 Floor (WA Only) • Blow in Blanket (BIBS) Insulation in Exterior Walls
- R- 30 Floor (OR/ID Only) • R-19 Exterior Garage Walls Insulation (Ceiling Excluded)
- 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 • Air Tight Drywall Application
- PVA Primer at Exterior Walls for Vapor Barrier
- Garage Firewalls Hung & Fire-Taped to Code

Cabinets

- Kemper Cabinets, (Many Finish Options Available)

Floor Coverings & Countertops

- EVP (Engineered Vinyl Planking) in Entry, Nook, Dining Room and Wet Areas
- Carpet in Living Rooms, Family Room, Dining Room, Bedrooms & Halls
- Level 1 Solid Surface on Kitchen & Bathroom Counters with Tile Backsplash

Finishing Hardware

- Interior Lever Style Handles • White Wire Shelving per Plan • Mirrors per Plan
- Schlage Door Hardware • Towel Bars, Toilet Paper Holder
- Match Finish Package including: Faucets, Lighting, Levers, Bath Hardware and Shower Doors