



## True Built Home

www.TrueBuiltHome.com

Phone: (855) WHY-TRUE | Fax: (253) 683-2982

### HAND BUILT IN THE PACIFIC NORTHWEST

- Locally Owned And Operated Since 2008
- Building In Western Washington & Western Oregon
- Quality, Energy-Efficient, Affordable Homes Built On Your Land
- All Of Our Home Plans Are Customizable
- *Easily Make A True Built Home Your Dream Home*
- Curated Luxury Standard Home Features Included
- *Our Included Features Are What Other Home Builders Call Upgrades!*
- Award-Winning Online Platform For Documentation & Communication
- *Make Selections, See Progress, Photos, Review Decisions, Send Messages, And More.*

*No Other On-Your-Lot Home Builder In The Area Offers That!*

### STANDARD FEATURES INCLUDED IN OUR PRICE

- Full House Foundation With Capillary Break
- Triple Pane **Windows**
- 5/12 Roof Pitch (On Applicable Plans)
- Architectural Roof Shingles With Ridge Vent
- Enclosed And Vented Soffits
- Raised Heel (Energy) Trusses
- **HardiePlank® Cement Lap Siding** And Hardie Simulated Cedar Shake On Front Gables (On Applicable Plans)
- **AeroBarrier Sealing** On All Homes
- **Mini Ductless** Split-Systems Included In Homes Under 1,500 sq. ft.
- High-Efficiency **Furnace And Heat Pump** Package In Homes Over 1,500+ sq. ft.
- Vaulted Ceilings On All Single-Story Homes
- "Front And Formal" Area Interior Window Sills
- **Garage Door** Opener And Man Door Included
- Insulate And Drywall Standard Attached Garages
- **Deako Switches**, Outlets And Smart Package
- High-Quality 3 cm Quartz Countertops With Matching 4" Quartz Backsplash
- Soft-Close **Doors And Drawers**
- **Aristokraft Cabinets** In Birch (Multiple Stain Options) – 36" Base Cabinets With European Sunken Hinges
- High-Quality Pull-Out **Moen** Kitchen Faucet And Stainless Steel Moen Sink
- Elongated 2-piece **toilets**
- *And More!*



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## INCLUDED EXTERIOR FEATURES

### Concrete Foundation

- 6" X 12" Footing On Single Story, Or 8" X 16" On 2-Story Homes
- 20-22" Steel Reinforced Foundation Stem Wall
- 4" Garage Floor Slab
- Sill Seal Foam Gaskets
- 26" Crawl Space With Rim Joist

### Siding

- Whole-House HardiePlank® Cement Lap Siding (*Resistant To Termite Damage, Non-Combustible, Moisture-Resistant, And Durable*) – 30 Year Ltd. Warranty
- Hardie Simulated Cedar Shake On Front Gables (*Most Homes*)
- Closed Soffits On Eaves And Porch Covers (*Eaves Will Be Hardie Vented Soffit, Porch Covers Will Be LP Smart Panel*)
- House Wrap And Flashing

### Windows

- Exterior Window Sills – *Main Floor And Front Of House*
- Triple Pane Windows – *Energy Efficient 0.25 U-value Windows In White Vinyl* – With Lifetime Ltd. Warranty

### Framing

- 92-5/8" Studs For True 8' Ceilings
- 2" X 6" Upgraded Douglas Fir Exterior Stud Walls At 16" On Center – *Including Garage Walls*
- 7/16" OSB (Orientated Strand Board) Structure Exterior Grade Panel Sheathing
- Continuous Insulation System
- 2" X 4" Upgraded Douglas Fir Interior Stud Walls At 16" On Center
- P23/32" OSB Tongue And Groove Edge Gold Floor Decking – *200 Day No-Sand Warranty*
- Engineered Wood I-Joists At 16" On Center
- Raised Heel Energy Trusses

### Roofing

- Engineered Roof Trusses 24" On Center With 5/12 Pitch On Most Plans – *Other Roof Pitches Available*
- Architectural Roof Shingles With Ridge Vent – *Lifetime Ltd. Warranty*
- Gable Ends Overhang 12", Tail Ends Overhang 16"
- 2" X 4" Outlookers At Gable Ends For Strength

### Rain Gutters

- White 5" Seamless Aluminum Gutters With Downspouts

### Plumbing

- 1 Frost-Free Hose Bib Included On Homes Under 1,500 sq. ft. Or 2 Hose Bibs Included On Homes Over 1,500 sq. ft.

### Exterior Trim

- 1-1/4" X 4" Window, Door, And Corner Trim
- 1-1/4" Barge Rafter

### Doors

- Codel 3-Panel, Smooth Fiberglass, Insulated Entry Door With Glass – *With Lifetime Ltd. Warranty*
- Insulated, Smooth Fiberglass Half-Lite Rear Entry Door
- Smooth Fiberglass Man Doors

### Garage

- Raised Panel Insulated Metal Garage Door – *Choose From 3 Standard Door Styles*
- Insulate And Drywall Entire Garage (*Standard Attached Garages*)
- Garage Door Opener Included
- 4 Garage Outlets – *Includes 2 Standard, 1 Freezer, And 1 Garage Door Outlet*
- Man Door With Exterior Light

## INCLUDED INTERIOR FEATURES

### Heating

- Single-Head Ductless Split-System On Homes Under 1,500 sq. ft.
- High-Efficiency Furnace And Heat Pump Package On Homes Over 1,500 sq. ft.

### Plumbing

- Electric 0.95 Efficient Water Heater On All Homes (*NEEA Tier 3 Hybrid In WA On Homes Over 1,500 sq. ft.*)
- All PEX Water Lines
- ABS Plastic Waste And Vents
- Vanity Faucet: Moen 4" Centerset (*4 Standard Style Choices – Upgrades Available*) Chrome Finish – *With Lifetime Ltd. Warranty*
- High-Quality Moen Faucets & Showerheads w/ Ceramic Inserts
- High-Quality Pull-Out Moen Kitchen Faucet (*2 Standard Style Choices*) In Chrome Finish (*Other Finishes And Upgrades Available*) – *With Lifetime Ltd. Warranty*
- Stainless Steel Moen Sink
- Tub And Shower: 1-Piece Smooth Fiberglass
- Inside Main Water Shut-Off
- Elongated 2-Piece Toilets

### Electrical

- Deako Simple Rocker Switches & Outlets throughout
- Deako Smart Package including: 2 Smart Switches; 2 Single Pole Smart Dimmers; & 1 Simple Motion Switch
- 6 Recessed Lights In Kitchen
- 200-amp Underground Service With Main Disconnect
- Decorative Light Fixture Packages
- 4 Wall Jacks (*Cable, Phone, Or Ethernet*)
- Microwave, Garbage Disposal Outlets
- GFI Outlets In Kitchen, Bathrooms, Garage, And 2 Exterior

### Ventilation

- Kitchen, Utility, And Bathroom Fans Vented To Exterior
- Ridge And Enclosed Soffit Venting

### Windows & Trim

- Interior "Front And Formal" Window Sills – *Other Options Available*
- Box Drywall Wrapped 4" x 4" Windows In Other Areas
- Window Screens Included – *To Be Installed By Homeowner*
- 2-1/4" Colonial Or Flat Style Trim – *Primed MDF Trim*
- Hollow Panel Masonite MDF Doors – *7 Door Styles Available*

### Insulation

- Insulation: R-49 Attics, R20+5 Exterior Walls In WA (*Per 2021 Energy Code*) And R-21 In OR, R-38 Underfloor (*Non-Formaldehyde Products*)
- Caulk And Poly Seal Doors, Windows, And Ext. Wall Penetrations
- Insulated Headers At Exterior Doors And Windows
- AeroBarrier Air Sealing

### Drywall

- 1/2" Drywall With Light Orange Peel Texture
- PVA Primer At Walls For Vapor Barrier
- Insulate And Drywall Standard Attached Garages – *Level 2 Finish*

### Countertops

- High-Quality 3 cm Quartz Countertops and Island w/ Matching 4" Backsplash

### Cabinets

- Aristokraft Cabinets In Hardwood (*8 Different Options*) – *Upgrades Available*
- 36" Base Cabinets With European Sunken Hinges
- Upper Cabinets 30" – *Upgrades Available*
- Soft-Close Doors And Drawers Throughout Home

### Finishing Hardware

- Mirrors Included
- Round Kwikset Satin Or Bronze Finish Doorknobs
- Schulte/Rubbermaid Powder Coated Steel Shelving
- Moen Bathroom Hardware To Match Plumbing Fixtures