

# STANDARD FEATURES

## EXTERIOR FEATURES

### Concrete Foundation

- 6" x 12" Footing on Single Story, or 8" x 16" Footing on 2-Story Homes
- 22-24" Steel Reinforced Foundation Wall
- 4" Garage Floor Slab
- Sill Seal Foam Gaskets
- 30" Crawl Space with Rim Joist

### Siding

- Whole-house Hardie Cemplank Cement Lap Siding – Resistant to Termite Damage, Durable, Non-Combustible, Moisture-Resistant
- Hardie Simulated Cedar Shake on Front Gables
- Closed Soffits on Eaves and Porch Covers
- Drain Wrap and Flashing

### Windows

- Exterior Window Sills – Main Floor and Front of House Only
- Energy Efficient, Double-Paned, Argon Gas Filled, 0.28 U-value Windows in White – *Or U-value 0.30 Outside of Washington*

### 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 Structure Exterior Grade Panel Sheathing
- 2" x 4" Upgraded Douglas Fir Interior Stud Walls at 16" on Center
- P23/32" OSB (Orientated Strand Board) Tongue & Groove Edge Gold Floor Decking – 200 Day No-sand Warranty
- Engineered Wood I-Joists at 19.2" on Center
- Raised Heel Energy Trusses

### Roofing

- Engineered Roof Trusses 24" on Center with 5/12 pitch – 6/12 Pitch Available
- Architectural Roof Shingles with Ridge Vent – Brand Offers 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 – *Gutters are Offered as an Option In Eastern Washington, Idaho, and Eastern Oregon*

### Plumbing

- 2 Frost-free Hose Bibs Included on 2-Story or Homes Over 1,400 sq. ft.
- 1 Frost-free Hose Bib Included on Single Story or Homes Under 1,400 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 and Craftsman Shelf
- Insulated, Smooth Fiberglass Half-lite Rear Entry Door
- Man Doors and other Exterior Doors (Other Than Rear-Entry) are Flush or 6-Panel Metal

### Garage

- Raised Panel Non-Insulated Metal Garage Door(s)
- Garage to code – Garage Door Opener Included
- 4 Garage Outlets – Includes 2 Standard, 1 Freezer, and 1 Garage Door Outlet
- Man Door with Exterior Light

## INTERIOR FEATURES

### Heating

- Homes Under 1,500 sq. ft. – Single-Head Ductless Split-System w/ Cadet Heaters (*Outside of Washington Includes Cadet Heaters Only*)
- Homes Over 1,500 sq. ft. – Electric Furnace (*Heat Pump Included for Homes in Washington & Eastern Oregon*)

### Plumbing

- Electric Heat Pump (Hybrid) Water Heater – *Or 50 Gal High Efficiency Water Heater Outside of Washington*
- All Pex Water Lines
- ABS Plastic Waste and Vents
- Vanity Faucet: Moen Eva/Brantford 4" Centerset Chrome Finished
- Lo-Flo Moen Faucets and Showerheads with True Ceramic Inserts
- Kitchen Sink: Moen 8" Deep Stainless-Steel Sink
- Kitchen Faucet: Moen Brantford Chrome Finished w/ Sprayer
- Tub and Shower: Smooth Fiberglass or Simulated Tile
- Inside Main Water Shut-off

### Electrical

- 6 Recessed Can Lights in Kitchen
- 200-Amp Underground Service with Main Disconnect
- Decorator Light Fixture Package
- 4 Wall Jacks – Cable, Phone, or Ethernet
- Microwave, Garbage Disposal Outlets – GFI's in Kitchen, Baths, Garage, and 2 Exterior Outlets

### Ventilation

- Kitchen, Utility, and Bathroom Fans Vented to Exterior
- Ridge and Enclosed Soffit Venting

### Windows & Trim

- "Front and Formal" Area Window Sills – Other Options Available
- Box Wrapped 4x4 Windows Everywhere Else
- Window Screens Included – To Be Installed By Homeowner
- 2-1/4" Colonial or Flat Style Trim – Choose Primed MDF Trim w/ Primed MDF Doors or Hemlock Wood Trim Stained to Match Cabinets w/ Pre-Painted MDF Doors in 1 of 5 Whites
- Hollow Panel Masonite MDF Doors – 10 Different Standard Door Styles Available

### Insulation

- Insulation: R-49 Ceiling (15 1/2"), R-21 Exterior Walls (5 1/2"), R-38 Underfloor (12-15 1/2") – *Or R-30 Underfloor Outside of Washington*
- Voids around Windows Filled with Foam Insulation
- Caulk & Seal Around Doors, Windows, & Ext. Wall Penetrations
- Insulated Headers at Exterior Doors and Windows
- All Insulation is Non-Formaldehyde Products

### Drywall

- 1/2" Drywall and Texture Complete with Orange Peel Finish
- PVA Primer at Walls for Vapor Barrier
- Garage Firewalls Hung and Taped to Code

### Cabinets

- Aristokraft Cabinets in Birch or Oak
- All Base Cabinets are 36"

### Floor Coverings

- Mohawk Portico is our Featured Flooring Product
- Vinyl in Kitchen, Baths, Entry, and Utility Room
- Carpet in Living Rooms, Family Room, Dining Room, Bedrooms, Hallways, and Stairwells (if applicable) – 8lb Carpet Pad

### Countertops & Tile

- Rich High Definition Formica w/ Self-Edge – Options Available
- Ceramic Subway Tile 6" Backsplash in Kitchens and Bath – 9" Around Alcove Tub – 12" x 24" Tiles around Corner Tub

### Finishing Hardware

- Mirrors Per Plan
- Round Kwikset Satin or Bronze Finish Doorknobs
- Schulte or Rubber Maid Powder Coated Steel Shelving with Lifetime Warranty – Per Plan, all Shelves are Open Slide
- Moen Bathroom Hardware to Match Plumbing Finish



## True Built Home

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

## OUR STANDARD FEATURES

- HD Laminate Counters
- 36" Cabinets With European Sunken Hinges
- Double-Row Subway Tile in 9 Different Color Options
- Deep 8" Stainless Steel Moen Sink with Elegant and Sturdy Moen Pull-out Faucet
- Cutting-Edge Durable Flooring by Mohawk
- 5/12 Roof Pitch
- Enclosed Soffits
- Front-and-Formal Window Sills
- Garage Door Opener Included
- Man Door Included on All Garages
- Hardie Simulated Cedar Shake on Front Gables
- Hardie Cemplank Cement Lap Siding
- Vaulted Ceilings on All Single-Story Homes
- Single-Head Ductless Split-System On All Homes Under 1,500 sq. ft.
- High-Efficiency Furnace Package On All Homes Over 1,500 sq. ft.  
*(Heat Pump Included for Washington & Eastern Oregon)*
- Electric Heat Pump (Hybrid) Water Heater On All Homes Over 1,500 sq. ft.

## WHY CHOOSE TRUE BUILT HOME?

- Locally Owned and Operated
- Servicing Washington, Oregon, and Idaho
- Energy-Efficient, Quality, Affordable Homes
- With Over 50 Fully Customizable Home Plans, You Can Easily Make a True Built Home Into *Your Dream Home*
- Easy, Step-by-Step Building Process — *Make Selections, See Progress, Photos, Review Decisions, Send Messages, and More!*
- Many of Our Standard Features Are What Other Builders Charge As Upgrades
- **Get The Best Home at The Lowest Price With The Best Features!**

*Don't Settle For Less...*

**WHY NOT SETTLE FOR MORE?**

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