



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 Washington, Oregon, And Idaho
- Energy-Efficient, Quality, Affordable Homes Built On Your Land
- All Of Our Home Plans Are Customizable
Easily Make A True Built Home Into Your Dream Home
- Superior Standard Home Features
Our Standard 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 Pacific Northwest Offers That!

STANDARD FEATURES INCLUDED IN PRICE

- High-Quality 3 cm Granite Countertops
- 36" Base Cabinets w/ European Sunken Hinges
- Soft-Close Doors And Drawers In Kitchen
- 3x6" Backsplash Tile In Different Color Options
- Deep 8" Stainless Steel Moen Sink With Elegant And Sturdy Moen Pull-Out Faucet
- Mohawk High-Quality Luxury Vinyl Flooring In Kitchen, Bathrooms, Entry, Main Floor Hallways And Utility Room
- 8 lb Carpet Pad
- Enclosed And Vented Soffits
- "Front And Formal" Area Interior Window Sills
- Triple Pane Windows
- 5/12 Roof Pitch (On Most Plans)
- 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 And Heat Pump Package On Homes Over 1,500 sq. ft. (Upgraded Heat Pump W/ 11 HSPF In WA)
- Electric 0.95 Efficient Water Heater On Homes (Upgraded NEEA Tier 1 & 3 Hybrid WH In WA)
- Garage Door Opener And Man Door Included
- Insulate And Drywall Entire Garage (Standard Attached Garages)
- And More! (See Page 2)



www.TrueBuiltHome.com

INCLUDED EXTERIOR FEATURES

Concrete Foundation

- 6" X 12" Footing On Single Story, Or 8" X 16" 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, Non-Combustible, Moisture-Resistant, And Durable*) – 25 Year Ltd. Warranty
- Hardie Simulated Cedar Shake On Front Gables
- 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 Only*
- Triple Pane Windows – *Energy Efficient 0.25 U-value Windows In White Vinyl*

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
- 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 – *Gutters Are Offered As An Option In Eastern Washington, Idaho, And Eastern Oregon*

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 And Craftsman Shelf
- Insulated, Smooth Fiberglass Half-Lite Rear Entry Door
- Man Doors Are Flush Or 6-Panel Metal

Garage

- Raised Panel Non-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. (*Upgraded Heat Pump w/ 11 HSPF In WA*)

Plumbing

- Electric 0.95 Efficient Water Heater On All Homes (*Upgraded NEEA Tier 1 & 3 Hybrid WH In WA*)
- All PEX Water Lines
- ABS Plastic Waste And Vents
- Vanity Faucet: Moen 4" Centerset (*4 Standard Style Choices*) Chrome Finish – *Lifetime Ltd. Warranty*
- Low Flow Moen Faucets And Showerheads With True Ceramic Inserts
- Moen 8" Deep Stainless-Steel Kitchen Sink - *3 Style Choices*
- Moen Brantford Kitchen Faucet Chrome Finish w/ Pullout Sprayer
- Tub And Shower: 1-Piece Smooth Fiberglass Or Simulated Tile
- Inside Main Water Shut-Off

Electrical

- 4-6 Recessed Can Lights In Kitchen (*Depending On Home Plan*)
- 200-amp Underground Service With Main Disconnect
- Decorative Light Fixture Packages
- 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

- Interior "Front And Formal" Window Sills – *Other Options Available*
- Box 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 Different Standard Door Styles Available*

Insulation

- Insulation: R-49 Ceiling, R-21 Exterior Walls Or R-23 In Oregon Per Energy Code, R-38 Underfloor
- Caulk And Poly Seal Around Doors, Windows, And Exterior Wall Penetrations
- Insulated Headers At Exterior Doors And Windows
- All Insulation Is Non-Formaldehyde Products

Drywall

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

Cabinets

- Aristokraft Cabinets In Birch (8 Options) Or Oak (5 Options)
- 36" Base Cabinets With European Sunken Hinges
- Upper Cabinets 30" (Upgrades Available)
- Soft-Close Doors And Drawers In Kitchen

Floor Coverings

- Mohawk High-Quality Luxury Vinyl Flooring In Kitchen, Bathrooms, Entry, Main Floor Hallways And Utility Room
- Mohawk Carpet In Living Rooms, Family Room, Dining Room, Bedrooms, Hallways, And Stairwells (*If Applicable*) – *8 lb Carpet Pad Included*

Countertops & Tile

- High-Quality 3 cm Granite Countertops – *Options Available*
- Ceramic Subway Tile 6" Backsplash In Kitchens And Bath – *9" Around Alcove Tub – 12" X 12" Tiles Around Corner Tub*

Finishing Hardware

- Mirrors included for home plans over 1,000 sq. ft.
- Round Kwikset Satin Or Bronze Finish Doorknobs
- Schulte/Rubbermaid Powder Coated Steel Shelving w/ Lifetime Warranty – Home Plans over 1,000 sq. ft. , All Shelves Open Slide
- Wooden shelf w/ rod for closets – Home Plans 1,000 sq. ft. or less
- Moen Bathroom Hardware To Match Plumbing Finish