

*Custom Homes*

***Empire Built, inc.***

*From Concept To Completion*



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# OUR TEAM



## **BRUCE MEYER**

In 1988, Bruce Meyer started working for a National Home Builder. His interest was in learning the Land Development business from the ground up. Bruce started as an Assistant Superintendent and was promoted 6 weeks later to Superintendent, and 12 weeks later, Bruce was promoted to General Superintendent. Bruce was once again promoted to Production Manager, in charge of all field operations for his division. Bruce then became Area Manager. His duties included overseeing complete operation of a production home building company. These duties included pre-planning, land acquisition, entitlements, development, purchasing, construction, sales, and customer service.

Here at Empire Built, Inc., Bruce's expertise includes, but are not limited to creating value engineering on each project. He also is the designer of our custom homes. His vision for our clients is unmatched and he has the ability to understand each of our client's needs and desires, then create the beautiful custom home of their dreams. Bruce believes when a client gives us their vote of confidence, we must exceed their expectations. Bruce is very hands on and visits each of our projects daily to be sure that the subcontractors are performing with the highest level of quality. Bruce Meyer has specialized in building homes for over 45 years and continues to enjoy watching his designs manifest from concept to completion.



## **CHUCK TRUITT**

Chuck has been a real estate broker for 30 plus years. Over the years he has acted as an agent representing individuals, corporations, banks and partnerships in the acquisition and sale of land, homes, and apartment buildings. He has experience entitling and developing land from the raw stage to fully finished lots with the infrastructure necessary to build new homes. Chuck has extensive experience in new home marketing and sales which helps clients in the design of a home that fits the budget and neighborhood.

Chuck graduated from Long Beach State College and served in the US Navy as a naval aviator. Golf is his hobby. He is married to Nancy Truitt and has two daughters, Sara, and Leann.

## **JENNIE FRANCIS**

Jennie has worked with land developers and contractors since 1987. Jennie brings to the table an extensive knowledge of all building aspects, along with her knowledge as a property/project controller in the accounting field. She has worked directly with certified public accountants to ensure that all accounting functions were processed correctly. She has served as a liaison between owners, investors, and clients. Her administrative functions included creating and implementing policies and procedures as well as supervision of various staff members, conducting performance evaluations, and payroll processing.

Some of her current duties here at Empire Built, Inc., include but are not limited to the preparation and input of all journal entries, cash receipts, purchase orders, billings, and monthly financial statements. Coding and input of all invoices and check runs. Completing all bank and loan reconciliations, creating and implementation of company policies and procedures. She maintains all the subcontractor files to be sure that each trade is licensed with the state of California and carries both workman's compensation and general liability insurance. She processes all loan draws and works directly with the fund control companies. In addition, she processes our payroll, taxes and all payroll reports. She also works directly with our clients to keep them informed as to the process of their custom homes and once completed acts as their go to liaison for warranty related issues.

Jennie has been married to her husband Don for 35 years and has two grown sons, Jonathon, and Eric. In her free time, Jennie enjoys gardening, reading, and cooking.



## LORI COOK

Lori has 15 years of accounting experience, as well as some background in real estate, life insurance and light carpentry for good measure. Her father's carpentry career sparked her interest in the construction industry, and she has learned that when she puts her mind to something and isn't afraid to get her hands dirty, success soon follows. Lori currently serves as the Project Coordinator at Empire Built, Inc. and thoroughly enjoys her work. She is in charge of completing contracts and having them executed. She coordinates with civil engineers, architects, utility companies and fire departments to ensure Empire Built is always ready to get its projects running smoothly and moving forward in a timely manner as they provide their clients with only the highest quality home builds. Lori is quickly moving into completing estimates, project bids, and will soon be assisting the clients with their color selections. Her favorite part of the job is learning all she can from Empire Built's longtime industry pros Bruce Meyer and Chuck Truitt and doing site walks and inspections with them to see each client's dream home come to life. Off duty, she enjoys spending time with her 11-year-old daughter, family, and friends.

## MIYADA SIRILERDTEERAKUL

Miyada or May (as she is known) is our CAD technician. May graduated from San Diego Mesa College and earned her degree in the Architectural Technician program. She is passionate about drafting, especially residential projects. Since becoming a part of Empire Built's team, her skills have dramatically developed. She enjoys the task of creating a rendering and enhancing the vision by turning it into a 3D work of art. May strives to be the best at all she does and continues to enhance her education. She has received a CAD/BIM Specialized Certificate from University of California and is currently enrolled at Mount San Antonio taking her general education and design classes, preparing to transfer to Cal Poly San Luis Obispo as she hopes to become an architect someday.

**CALIFORNIA LICENSE # 948750**





# WHAT WE DO

## CUSTOM HOME SELECTION

The beauty of working with Empire Built is all plans are completely customizable, with any plan tailored to fit your specific needs.

Our experienced team uses the latest features in design technology. We can work with you to develop a CAD based plan, rendering or drawing to help you see in 3D what your home will look like.



## SITE VISIT

An Empire Built representative will accompany you to visit and inspect the land, lot or property you have already purchased or have in mind. We perform due diligence to determine what needs to be considered in order to build your new home. Electing a site visit is one of the most beneficial services we provide, which can save our customers a lot of time, headache and money in both the short and long term. A site visit and assessment is highly recommended.



## CUSTOM BUILDING

We build custom on many types of lots and properties and they are all unique to your specifications. There's no job too big or small for our team. With an expert construction management group, we move quickly with uncompromising quality and precision. Get the highest quality construction materials and features when building your dream home with us.



## CUSTOM HOME FINANCING

At Empire Built, it's our initiative to provide you with quick and easy financing options. We have an extensive network of lenders on standby to assist you with the right options. We have several types of financing as well as discount options such as veteran financing, constructions loans and more.



# PREFERRED INCLUSIONS

## GENERAL INCLUSIONS & FEATURES

- Exclusive Empire Built, Inc. 5 phase Inspection program
- 2/10 warranty from final building inspection
- All contractor construction and liability insurance included
- All drafting, structural engineering, precise grading plan, Title 24 reports, and printing can be included for construction of home on certified pad

## CONSTRUCTION & SAFETY FEATURES

- R-21 insulated exterior walls, R-13 at roof sheathing and R38 ceilings per Title 24
- Douglas fir 2" x 6" exterior framing
- Douglas fir 2" x 4" interior framing
- Slab foundation on grade (assumes level site and sandy loam soil)
- Tankless water heater
- 200 amp electrical panel
- 92% High efficiency, electric heat pump -forced air heating system with programmable thermostat
- Two hours of interior/exterior color consultation
- Smoke detectors throughout home as per code
- Pex Water pipe to all hot and cold water locations
- All construction to meet national, state, and municipal building codes
- Construction debris removed and house cleaned



## EXTERIOR

- Boral concrete tile roof, with limited lifetime warranty or comparable
- 3-coat Omega stucco in lace finish (one color)
- Dual-glazed, low-E windows and sliding glass door in white
- Sectional Roll Up garage doors 18' x 8' with automatic opener and two (2) remote controls
- Barrington 8' entry door with weather seal
- Kwikset satin nickel Shelburne hand set entry lock with dead bolt
- Two (2) external weatherproof power outlets
- Two (2) exterior hose bibs
- Two (2) coach lights on garage, address light, entry flush light, and exterior wall mount light fixtures at other exterior doors
- 5" rain gutter, and downspout system (as per plan)
- Sprinkler tap and backflow preventer





## INTERIOR

- Hand-textured finish 5/8" drywall with bull nose wall and window corners 5/8" on ceilings
- 10' ceilings throughout
- Vista – Sherwin Williams (2) paint color palette (one color for walls and ceiling, second color for doors and trim)
- Interior trim includes enameled 5 1/4" baseboards and 2 1/2 " door casings
- Many tile flooring options for entry, kitchen, baths and laundry (all wet area)
- Various carpeting options for areas such as hallways, living area, and bedrooms
- Satin nickel or oil rubbed bronze lighting includes: (6 max) wall mounts per hall, one (1) per vanity sink, pre-wire for ceiling fans in all bedrooms, den, family rooms, bonus rooms, six (6) recessed can lights in the kitchen, fluorescent in the garage
- Decora rocker electrical switches with motion sensors and dimmers as required by state
- Raised six panel 8' HC doors throughout
- Kwikset Tustin door levers with locks at master bedroom, bathrooms, and powder rooms
- Laundry room as per plan. Granite countertop with 4" backsplash, Kohler Park Falls top mount utility sink, and Kohler Coralais brushed nickel single lever faucet
- We offer several beautifully designed cabinet options with your choice of 8+ color / stain options. Raised panel doors with hidden hinges and cabinet door pulls and 36" upper cabinets
- Exhaust fans in bathrooms and laundry per mechanical plan
- Sizeable linen closets with 5-shelf storage
- Six (6) conveniently located TV (RG6) jacks and six (6) phone jacks
- Drywall and paint for garage interior
- Fire sprinklers throughout



## KITCHEN

- Granite countertops with 6" backsplash (production granite)
- Recessed can lighting in kitchen (6 max)
- Pantry including 5 shelves for storage (per plan)
- Kohler double basin Brookfield cast iron under-mount sink in white, with ISE 5/8 horsepower garbage disposal
- Kohler Forte brushed nickel single lever kitchen faucet with sprayer
- Kitchen Aid Appliance Package:
  - 36" 5 burner gas cook top
  - 36" hood vent
- Integrated, Energy Star qualified dishwasher
- 30" oven/microwave combo



## MASTER SUITE

- Granite countertops with 4" backsplash (production granite)
- Kohler Caxton under mount vanity basin with Kohler Forte brushed nickel faucets
- Mirror to full length of vanity, 42" high
- Emser "Toledo" 13" x 13" walk-in tile shower and surrounds with glass door and satin nickel trim (as per plan)
- Kohler Forte brushed nickel shower faucet
- Designer-selected satin nickel towel bars and toilet tissue roll holder
- Kohler Wellworth elongated vitreous china toilet with single lever
- Kohler Sunward 72"L x 42"W oval tub with Emser "Toledo" 13"x 13" backsplash
- Kohler Forte tub faucet in brushed nickel
- Walk-in closet with shelf and pole (as per plan)





## BATHROOMS

- Granite countertop with 4" backsplash
- Kohler Caxton under mount vanity basin with Kohler Forte brushed nickel faucet
- Mirror to full length of vanity, 36" high
- Kohler Villager porcelain cast iron tub with tile walls with Kohler Forte brushed nickel tub/shower faucet and glass shower door with brushed nickel frame
- 24" towel bar and toilet tissue roll holder in satin nickel
- Kohler Wellworth elongated vitreous china toilet with single lever

# TIME FRAME FROM LOT SELECTION

|   | FROM<br>(Work Days) | TO<br>(Work Days) |
|---|---------------------|-------------------|
| Pre Qualify                                       | 0                   | 21                |
| Preliminary Design Phase<br>& Preliminary Pricing | 1                   | 14                |
| Preliminary CAD Drawing                           | 7                   | 14                |
| Bank Package                                      | 5                   | 10                |
| Bank Appraisal                                    | 20                  | 30                |
| Full Loan Approval                                | 30                  | 60                |
| Submittal Plans                                   | 30                  | 45                |
| First Plan Check                                  | 30                  | 60                |
| As Per County<br>Requirements                     | 30                  | 30                |
| Second Plan Check                                 | 20                  | 35                |
| Site Work   | 0                   | 60                |
| Slab  | 15                  | 20                |
| Home  | 105                 | 130               |
| Days  | 293                 | 529               |
| Months  | 10                  | 18                |



# HOME WISH LIST

## DETAILS

|                      |       |
|----------------------|-------|
| NUMBER OF ROOMS      | _____ |
| NUMBERS OF BEDROOMS  | _____ |
| HOUSE SQUARE FOOTAGE | _____ |
| NUMBER OF GARAGES    | _____ |
| SINGLE STORY         | _____ |
| TWO STORY            | _____ |
| SWIMMING POOL        | _____ |
| RV PARKING           | _____ |

## FINANCES

|                             |       |
|-----------------------------|-------|
| LAND PRICE                  | _____ |
| HOUSE PRICE                 | _____ |
| CASH                        | _____ |
| LOAN                        | _____ |
| ALREADY PRE-APPROVED        | _____ |
| IF PRE-APPROVED - BANK NAME | _____ |

# REFERENCES

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# LENDERS

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**TIM JARVIS**

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**TOM MARTINSON****NEWAMERICAN FUNDING**

26 Corporate Plaza, Suite 180,  
Newport Beach, Ca. 92660  
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[Newamericanagent.com/TomMartinson](http://Newamericanagent.com/TomMartinson)

# APARTMENTS ONLY

**DALE REED****STERLING BANK & TRUST | COMMERCIAL REAL ESTATE**

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909-662-3300 – Extension 29209  
Cell 858-735-4089  
[Dreed@sterlingbank.com](mailto:Dreed@sterlingbank.com)



**smile** knowing your home is protected  
for a full ten years.

## coverage that gives confidence.

Defining the 2-10 Home Buyers Warranty® Structural Home Warranty.

### 1 YEAR WORKMANSHIP WARRANTY

The 1 year workmanship warranty provides surety coverage from the day of closing. It provides clearly defined construction standards for defects in materials and workmanship for the first year. If the builder defaults on their obligation, the warranty insurer fixes the defect.

What is covered:\*

- 1 Roof Covering
- 2 Cabinets
- 3 Countertops
- 4 Door Panels
- 5 Exterior Siding
- 6 Hardwood Floor
- 7 Ceramic Tile
- 8 Drywall
- 9 Interior Trim
- 10 Carpet
- 11 Paint
- 12 Fireplace

### 2 YEAR SYSTEMS WARRANTY

The 2 year systems warranty provides surety coverage from the day of closing. It provides clearly defined construction standards for defects in the distribution of electrical, plumbing and mechanical systems for a full two years. If the builder defaults on their obligation, the warranty insurer fixes the defect.

What is covered:\*

- 13 Supply Piping
- 14 Waste Piping
- 15 Ductwork
- 16 Electrical Wiring

### 10 YEAR STRUCTURAL WARRANTY

The 10 year insurance-backed structural warranty provides 10 full years of coverage for qualified structural defects from the day of closing. It protects designated load-bearing elements of the home caused by failure that affects their load-bearing function to the extent that the home becomes unsafe, unsanitary or otherwise unlivable.

What is covered:\*

- 17 Roof Framing
- 18 Load-Bearing Walls
- 19 Beams
- 20 Columns
- 21 Foundation
- 22 Floor Framing



LONG LIVE HAPPY HOMES®

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