

# STANDARD SPECIFICATIONS



The following items are included in the Home Base Price for Track A, B and C Projects

## PRE-CONSTRUCTION

- ✓ Preliminary Project Overview Inc. Utility and Site Analysis
- ✓ Site Development and Excavation Consultation
- ✓ Contractor Referrals for Homeowner Responsibility Items
- ✓ Onsite Pre-Construction Meetings
- ✓ Online Access to Builder Cost Invoices / Full Transparency
- ✓ Online Access to Budget for Auditing / Full Transparency
- ✓ Online and Mobile App Portal Access to Construction Schedule, Billing, Imagery, Videos, Documents, To-Do's, Plans, Messaging, Invoices, Bids, Contact info and much more.

## CONCRETE AND DECKS

- ✓ 24" Foundation including Steel Hardware
- ✓ 4" Concrete Garage Floor Slab (If Home has Garage)
- ✓ 6 Mil Protective Crawl Space Vapor Barrier
- ✓ Exterior Wood Decks under Covered Areas

## ROOFING

- ✓ IKO Limited Lifetime Architectural Comp Roof (3 Colors)
- ✓ Engineered Roof Truss System 24" OC
- ✓ 7/16th Sheeting, 15lb Synth Paper, and Metal Drip Edge

## FRAMING & SHELL

- ✓ 2" X 6" exterior stud walls (Kiln Dried)
- ✓ 2" X 4" interior stud walls (Kiln Dried)
- ✓ Thick Insulation: Ceiling R-49, Walls R-21, R-23, Floor R-30
- ✓ Protective Tyvek House Wrap on Exterior Walls
- ✓ ¾" Tongue and Groove Sub Flooring both Glued & Ring Shank Nailed
- ✓ Included Upgrade: Silent Engineered Floor Joist System (except if noted differently on plans)

## EXTERIOR SIDING & TRIM

- ✓ Front of Home Elevation only, Combination of Durable Hardi Cement Fiberboard Lap Siding, Flat Panel, and Shake (see Floor Plan Rendering for Specific Look and Details) remaining Sides Wrapped in 7" Hardi Cement Fiberboard Lap Siding.
- ✓ Front Elevation Windows are trim wrapped per Elevation
- ✓ Gutters, Downspouts

## EXTERIOR DOORS AND WINDOWS

- ✓ Vinyl High-Efficiency Argon Gas Insulated Dual Pane Windows with Screens Included
- ✓ Fire Rated Durable Fiberglass Front Entry Door with Upper Light - Patio Doors with 1/2 Lite (Per plan)
- ✓ Raised Panel Aluminum Metal Garage Door(s) with Upper Lights

## PLUMBING

- ✓ Plumbing Rough-in & Trim - Finished Per Plan
- ✓ Kitchen Sink: Stainless Steel Deep Single Drop In Bowl

- ✓ Moen Château Chrome or Satin Nickel Kitchen Faucet with pullout
- ✓ Ice maker box for future hook-up
- ✓ Bathroom Sinks: China Round
- ✓ Moen Château Chrome or Satin Nickel single lever faucets
- ✓ Tubs/Showers: White Fiberglass with Tile Look
- ✓ Toilets: Crane with Bemis seats (white)
- ✓ Laundry: Washer box with Hammer Arrests
- ✓ Exterior: Frost Free Hose Bibs (Both Front & Rear of Home)
- ✓ Electric Hybrid Heat Pump hot water heater Tank. (Tankless on ADU's per plan & based on energy code & credits)

## ELECTRICAL

- ✓ Electrical Rough-In and Trim-out to code, with 200-Amp Service, Phone, and TV Jacks
- ✓ Decorative Lighting Fixture Package, with choice of styles
- ✓ Timed Fresh Air Ventilation System to code for entire house

## HEATING & AIR-CONDITIONING

- ✓ Choice of Electric\* or Natural/LP Gas Forced Air Furnace on all plans except (Small Diggs) Cottage Series Plans Heating System which Includes Surface Mounted In-wall Zonal Wall Heaters with Thermostats (\*Heat-Pump or Hybrid Hot Water Tank May be Required to meet Energy Codes)

## DRYWALL

- ✓ Drywall and Texture Complete with Orange Peel Finish on Walls and Ceilings.
- ✓ Drywall in Attached Garages, Insulated warm wall, Fire Taped to code (Detached Garages are Excluded but Optional)

## INTERIOR DOORS & MILLWORK

- ✓ Attractive Multi-Panel Styled Hollow Core Doors Pre-painted White
- ✓ Thick 3.5" Flat Stock Style Base, with All Doors Wrapped with Flat 2 1/4" x 3/4" Stock, and 3.5" x 5/4" Header Providing Interest with Depth and Dimension
- ✓ Main Level Windows Include Craftsman style sill and apron
- ✓ Chrome or Satin Nickel Round Door Knobs and Hardware

## CABINETRY

- ✓ Merillat Basics Series, Choice of 3 Stained Wood Colors and Different Door Styles (Optional colors available)
- ✓ Beautiful White Sink Pedestals in All 1/2 Baths

## FLOORING & COUNTER TOPS

- ✓ Vinyl Areas: Kitchen, Bath, Entry, and Utility
- ✓ Carpet Areas: Living Room, Family Room, Dining Room, Bedrooms, and Halls, with 6# pad.
- ✓ Counter Tops: Durable Laminated Surfaces at All Counters with Ceramic Tile-Backsplash of Choice
- ✓ Bathroom Wall Mounted Mirrors, Framed Glass Shower Doors on Shower Only Stalls, and White Wire Closet Shelving Per Plan

## WARRANTY

- ✓ 2 Year Mechanical Plus a 10 Year Structural (2-10.com)

## HOMEOWNER RESPONSIBILITY ITEMS

### AKA: "SWEAT EQUITY"

This is How You Save Thousands of Dollars in Reducing Your Overall Project Costs. Save Money by Getting the Work Bid and Scheduled With a Contractor or DIY.

#### Site Preparation

- ✓ All site development, lot clearing, and/or excavation
- ✓ Water/Sewer/Septic/Design, Construction, Installation
- ✓ Foundation Dig Out and Backfill. All trenching
- ✓ Site, House and Crawlspace Water Drainage
- ✓ Construction Entrance, Roads, Ret. Walls, Erosion Control

#### Site planning, Permitting, Engineering

- ✓ Planing with the building jurisdiction or a Civil Engineer Inc. Critical areas, Wetlands, Geo-Technical & Survey Services, Soil testing, Slope analysis, and Compaction as needed
- ✓ Permit Application Submissions & Fees
- ✓ Storm Water, Well/Septic Design
- ✓ Site development plan

#### Miscellaneous Items

- ✓ Interior/Exterior Painting
- ✓ Exterior concrete, porch, deck, patio, sidewalk, driveway
- ✓ Construction Site Temporary Toilet, Water, Power Pole
- ✓ Home Heating and Dry-out/Ventilation, House Sprinklers
- ✓ Exterior Grading, Final Grading or Landscaping
- ✓ All Appliances (Heating & Hot Water System is included)
- ✓ Construction Site debris removal and Final home cleaning
- ✓ Course of Construction Insurance and other site related items

**NOTE:** These items below may be "added" as an allowance to the contract price to be financed within your loan as needed. Assistance with information & referrals is available on all items above.

## PRIMARY SERVICE AREA

- Pierce, Thurston, Mason, E. Grays, N. Lewis County

## EXTENDED SERVICE AREA SERVICE CHARGE

- King County (Est. 10-12% Price Increase due to labor costs)
- Kitsap County (Est. 3-5% Price Increase due to labor costs)

## COST PLUS BUILDER PROFIT MARGIN (INCLUDED IN THE ADVERTISED PRICE)

- Small Diggs - Cost Plus a 25% Total Builder Profit
- Smart Diggs - Cost Plus a 15% Total Builder Profit Margin
- Designer Diggs - Cost Plus a 17% Total Builder Profit Margin
- Full Custom - Cost Plus a 17%-19% Total Builder Profit  
(Case by Case, Based on Location and Complexity)

## HUNDREDS OF PREMIUM UPGRADES AVAILABLE TO BUILD IT EXACTLY YOUR WAY & ON BUDGET!

- ✓ Heat pumps and Ductless mini-split with A/C
- ✓ Electrical and Plumbing upgrades
- ✓ Slab Granite and Quartz countertops
- ✓ Luxury Tile Backsplash (Glass/metal accents)
- ✓ Metal Roofs, Doors, and Windows
- ✓ Exterior Stonework and Insulation
- ✓ Vaulted, Tray or Coffered ceilings
- ✓ Detached garages or Shops
- ✓ Decks, Concrete, and Covered Porches
- ✓ High-Performance Energy Efficiency Components



## CHOOSE BUILDING TRACK A, B, or C

All of our stock floor plans can be built on one of 2 Construction Tracks we call "Track A" and "Track B". You make the choice as to how you would like to have your home designed and Built. Track "C" is a full Custom Build.

### Track A - No Changes, No Extra Charge

- ✓ With Track A, there are no changes to the floor plan

### Track B - Plan Changes Adds Cost Per Change

- ✓ Make interior or exterior changes to any of our floor plans. This track adds approximately 30-60 days to the building process and fee includes design changes. Additional construction resulting from plan changes shall be billed to customer as a change order. All costs are transparent on a cost-plus basis. This is a plan modification and not a full plan redesign.

### Track C - Full Custom - Architectural & Engineering Price Based on Size, Complexity, and Design

- ✓ We start with our Standard Specification to achieve a fixed price base line. We give you an estimate upfront and then re-bid the plan after its designed. All homes are built on a "Cost-Plus" basis for full transparency, and budget control.
- ✓ Add Approximately 30-60 days to the building time

## IMPORTANT NOTICE

These specifications are not part of any Construction Agreement and are for marketing purposes only. Every home building project is different which requires detailed specifications for each project. Engineering, Fire flow, and Energy credits are site-specific. Your actual project will include the Options, Materials, and Selections form (OMS) and a complete list of Homeowner Responsibility Items as part of your complete Cost Plus Construction Agreement. Those signed specifications are part of your agreement and supersede the specifications contained on this form.

Our 3D floor plan renderings may show added or upgraded options that are not included in the base price. Some options are plan specific. Excluded items are subject to change depending upon home and customer requirements due to circumstances beyond our control.

Upgrades can be included in the total purchase price for loan purposes or paid for in cash by the customer at the time of selection.

Prices, Standard Specifications, and Options are subject to change and/or deletion at the sole discretion of Diggs Custom Homes without notice. Included components manufacturer brands may be substituted with products from a different manufacturer of equal value at the sole discretion of Diggs Custom Homes.

We do not build in all areas of Washington and we reserve the right to refuse service.

## COST-PLUS SAVES YOU MONEY PLUS GET FULL TRANSPARENCY

- Don't Get Sucked in with an Low "Internet Price" Only to Get Stuck Later Overpaying for Upgrades and Other Components, Driving Your Final Home Price Up
- We Don't Accept Kickbacks on Referrals (Hidden Profit Centers) We Only Earn our Fixed Builder Profit Margin
- Cost Plus Transparency - You see every invoice with 24/7 Online access for Budget Auditing
- All Upgrades Available At Lower Costs