



STANDARD SPECIFICATIONS

DISCLOSURE

These Standard Specifications are a part of the Cost-Plus Construction Agreement. Your signature on this document approves the Standard Specifications as stated herein to be incorporated into your home. Your project will include the Options, Materials, and Selections form (OMS) and a complete financial breakdown along with a list of Homeowner Responsibility Items as part of your complete Cost Plus Construction Agreement.

Our 3D floor plan renderings may show added or upgraded options that are not included in the base price, see page 3 for excluded items.

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, Exclusions, and Options are subject to change and/or deletion at the sole discretion of Diggs Custom Homes without notice. Included components and 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. We are a limited production home builder. Once you sign a contract to hire Diggs, you are guaranteed placement into our construction schedule.

STANDARD SPECIFICATIONS

The following items are included in the Home Base Price. These are for homes only and do not include detached Garage Standard Specifications.

CHOOSE BUILDING TRACK A, B, or C

Track A - No Changes, No Extra Charge

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

Track B - Plan Changes Adds Time and Cost Per Change

- ✓ Make interior or exterior changes to any of our floor plans. This track adds approximately 30 days to the building process. We can give you an estimate based on the changes.

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

- ✓ We start with our Standard Specifications to achieve a fixed price baseline. We give you an estimate upfront and if acceptable then bid the plan after its fully 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

14 ITEMS INCLUDED IN EACH HOME ORDER

1) 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 for Budget Auditing
- ✓ 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

2) CONCRETE AND DECKS

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

3) ROOFING

- ✓ Limited Lifetime Architectural Comp Roof (Multiple Colors)
- ✓ Engineered Roof Truss System 24" OC (Unless Otherwise Noted On Plan)
- ✓ 7/16th Sheeting, Synth Underlayment, and Metal Drip Edge

4) FRAMING & SHELL

- ✓ 2" X 6" exterior stud walls (Kiln Dried)
- ✓ 2" X 4" interior stud walls and Garages (Kiln Dried)
- ✓ Insulation: Ceiling R-49, Walls R-21, Floor R-30
- ✓ Protective Tyvek House Wrap on Exterior Walls
- ✓ ¾" Tongue and Groove Sub Flooring both Glued & Ring

Shank Nailed

- ✓ Silent Engineered Floor Joist System (Unless Otherwise Noted On Plan)
- ✓ Optimized Framing Package (Greater Efficiency & Less waste)

5) 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. Exterior Stone Veneer is not included.
- ✓ Front Elevation Windows are trim wrapped per Elevation
- ✓ Gutters, Downspouts

6) EXTERIOR DOORS AND WINDOWS

- ✓ Vinyl High-Efficiency Argon Gas Insulated Dual Pane Windows with Screens Included
- ✓ Durable Fiberglass Paneled Front Entry Door with Upper 1/4 Light - Patio Doors with 1/2 Lite (Per plan)
- ✓ Raised Panel Aluminum Metal Garage Door(s) with Upper Lights

7) PLUMBING

- ✓ Plumbing Rough-in & Trim - Finished Per Plan
- ✓ Kitchen Sink: Stainless Steel Deep Single Drop In Basin. If Slab is Optioned Sink is Undermounted.
- ✓ Limited Lifetime Moen Chrome Single High Arch Kitchen Faucet with Spray pullout. (Different Finishes Available)
- ✓ Ice maker box Rough-in and Trim
- ✓ Bathroom Sinks: Round Drop In Basin. If Slab is Optioned Sink is Undermounted
- ✓ Limited Lifetime Moen Chrome lavatory faucets
- ✓ Tubs/Shower: White Fiberglass with Smoother or Tile Look
- ✓ Toilets: White 2 piece with Seats (Low flow efficient)
- ✓ Laundry: Washer box with Hammer Arrests
- ✓ Exterior: Frost Free Hose Bibs (Both Front & Rear of Home)
- ✓ Electric or Gas High Efficiency Heat Pump hot water heater Tank. (Hybrid and or Tankless where required to meet energy code & credits)

8) ELECTRICAL

- ✓ Electrical Rough-In and Trim-out to code, with 200-Amp Service, 1 Phone, and 1 TV Jack (Additional Upon Request)
- ✓ Decorative Lighting Fixture Package, with choice of styles. (Can Lights are upgraded items)
- ✓ Timed Fresh Air Ventilation System to code for entire house

9) HEATING & AIR-CONDITIONING

- ✓ Homes Over 1500sf: Includes Choice of Electric*, Natural or LP Gas Forced Air Furnace
- ✓ Homes Below 1500sf: Includes heating and air conditioning by way of thermostatically remote controlled Mini-Split Ductless system in Main Living Room with Zonal Heaters in Bedrooms (*Heat-Pump or Hybrid Hot Water Tank May be Required to meet Energy Codes)

10) DRYWALL

- ✓ Drywall and Texture Complete with Orange Peel Finish on Walls and Ceilings.
- ✓ Drywall in Attached Garages, Insulated Warm Wall Only, Fire Taped to code (No Drywall or Insulation in Detached Garages. See Garage Digs Specs for Detached Garages.

11) INTERIOR DOORS & MILLWORK

- ✓ Attractive White Two-Panel Styled Hollow Core Doors Pre-painted
- ✓ 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
- ✓ All Windows Include White Sill and Apron
- ✓ Chrome Schlage Round Door Knobs and Hardware

12) CABINETRY

- ✓ Merillat Basics Collection Level 1 - Colony Birch with Choice of 3 Wood Stain Colors. (Optional upgraded colors, Door Styles, Soft Close, Dove Tail, Full Extension Drawers available)
- ✓ White Pedestal Sink in All 1/2 Baths (Per Plan)

13) 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 Laminate Surfaces at All Counters with 4" Ceramic Tile-Backsplash
- ✓ Bathroom Wall Mounted Mirrors, Chrome Framed Rain Glass Shower Doors on Shower Only Stalls (Door types vary based on shower size), and White Wire Closet Shelving (Per Plan)

14) WARRANTY

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

HOMEOWNER RESPONSIBILITY ITEMS

THIS IS WHERE YOU EARN 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, Power, Design and Installation
- ✓ Foundation Dig Out and Backfill. All trenching
- ✓ Site Drainage, House and Crawlspace Drainage
- ✓ Construction Entrance, Roads, Ret. Walls, Erosion Control

Site planning, Permitting, Engineering

- ✓ Site and Development Planning with the building jurisdiction or a Civil Engineer Inc. Critical areas, Wetlands, Geo-Technical & Survey Services, Soil testing, Slope analysis, and Compaction as needed
- ✓ Application Submissions & Permit Fees

Miscellaneous Items

- ✓ Interior/Exterior Painting
- ✓ Exterior concrete, porch, deck, patio, sidewalk, driveway
- ✓ Temporary Toilets, Temporary and Permanent Water and Power
- ✓ Home Heating and Dry-out/Ventilation, Sprinkler systems
- ✓ Exterior Grading, Final Grading or Landscaping
- ✓ All Appliances, Site debris removal and Final Home cleaning
- ✓ Course of Construction Insurance and other items

NOTE: These items above 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.

EXCLUDED FLOOR PLAN FEATURES WHICH ARE NOT INCLUDED IN THE BASE PRICE OF THE HOME

Interior: All "Options" as illustrated on plans, Built-ins, Shelves, Bookcases, Window Seats, Coffered Ceilings, Open Wall Railing, Fireplaces, Appliances, Curved Walls, Archways or Curved/Flaired Staircases, Cabinet Knobs and Pulls or Recessed Lighting.

Exterior: Concrete, Patios or Decks not Under a Roofline, Garage Man Doors, Curved or Arched Windows and Doors, Window Shutters, Enclosed Soffits, Stone Veneer, 3 or more color Body Paint, Gridded Windows (Except on Front Elevation) Landscaping, Fencing, Chimneys, Door on Rendering may not match Standard Specification.

PRIMARY SERVICE AREA

- Pierce, Thurston, Mason Counties

ADDITIONAL LABOR SERVICE CHARGE AREA

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

COST PLUS BUILDER PROFIT MARGIN IS ALREADY INCLUDED IN THE ADVERTISED PRICE

- Small Digs - Cost Plus a 25% Total Builder Profit Margin
- Smart Digs - Cost Plus a 15% Total Builder Profit Margin
- Designer Digs - Cost Plus a 17% Total Builder Profit Margin
- Full Custom - Cost Plus a 17%-19% Total Builder Profit Margin (Customs are 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

