



STANDARD SPECIFICATIONS

HOW IT WORKS

These Standard Specifications, including the Homeowner responsibility items herein, 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 the construction of your home. Any Homeowner approved materials, components, items or other upgrades will supersede and replace the Standard Specification materials, components or items in this document. Your project will include the Options, Materials, and Selections form (OMS) and a final cost breakdown along with a list of Homeowner Responsibility Items as part of your complete Cost Plus Construction Agreement. Optional 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.

Our floor plan renderings and layouts may show upgraded options that are not included in the base price, see page 3 for a partial list of excluded items.

Prices, Standard Specifications, Exclusions, Builder margins, Build locations and information herein are subject to change and/or deletion at the sole discretion of Diggs Custom Homes without notice until the agreement below is signed locking in the terms. 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. There are certain locations in which we do not build in and we are only building using conventional framing methods. Speciality construction methods using I-beams, post tension and using other exotic means, methods and materials will not be used. We are a limited production home builder with a finite building schedule. We do not take on every job and when our production schedule is full for the year, we stop taking jobs until the next construction cycle or opening.

Once you sign a contract to hire Diggs, you are guaranteed placement into our construction schedule.

I/We agree to the Standard Specifications and Homeowner Responsibility Itmes herein

Signature X _____ Date: _____

Signature X _____ Date: _____

STANDARD SPECIFICATIONS

The following items in **BLUE** are "Included" in the Homes Base Price. Items in **GREEN** are the Homeowners Responsibility items and are "not included" in the price.

SELECT WHICH TRACK (A-B-C) TO BUILD WITH DIGGS

Track A - Stock Plan

- ✓ There are no changes to the floor plan. Built as-designed.

Track B - Semi-Custom (Modified Stock Plan)

- ✓ Make interior or exterior changes to any of our stock floor plans. Minor wall changes to major redesigns. This track adds approximately 2-4 weeks to the building process.

Track C - 100% Full Custom

- ✓ We start from a white sheet of drafting paper and rulers and design your dream home or bring us your plans. We start with our Standard Specifications to achieve a low cost baseline. Then you make personal selections at our 4 showrooms (lighting, plumbing, flooring & countertops and cabinets). We start with a rough ball park cost estimate and if acceptable we then start with home design, structural engineering, quantitative take-offs, selections and then prepare the final budget.
- ✓ Add Approximately 30-60 days to the building time

14 PHASES INCLUDED WITH EACH HOME

1) PLANNING

- ✓ Home Design and Land Development Analysis Inc. Utility, Excavation, Grading, Drainage and Overall Project Planning
- ✓ Contractor Referrals & Cost Estimate Comparisons
- ✓ Homeowner Responsibility Action Plan
- ✓ Onsite Pre-Construction Meetings with Development Teams
- ✓ Activate Online and Mobile App for Buildertrend Training for 24/7 access of Cost Invoices, Budget Auditing, Construction Schedule, Billing, Imagery, Videos, Documents, To-Do's, Messaging, Bids, Contact info and more.

2) CONCRETE AND DECKS

- ✓ 24" Foundation including Steel, Rebar and Hardware. .
- ✓ 4" Concrete Garage Floor Slab (If Home has Attached Garage).
- ✓ 6 Mil Protective Crawl Space Vapor Barrier.
- ✓ Choice of Exterior Concrete with Broom Finish or Cedar/Wood Decks under ALL Covered Porches.

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 (Or as required by WA State energy Code. See Energy Worksheet)

- ✓ Protective Vapor Barrier House Wrap on Exterior Walls
- ✓ ¾" Tongue and Groove Sub Flooring both Glued & Ring Shank Nailed
- ✓ Main floor dimensional lumber 16" O/C, 2nd floor Silent Engineered Floor Joist System (Unless Otherwise Noted On Plan)

5) EXTERIOR SIDING & TRIM

- ✓ Front of Home Constructed per Designed Elevation Rendering (Real Photos may show upgrades) with a Combination of Durable Hardie Cement Fiberboard Lap Siding, Flat Panel, and/or Shake siding. Remaining Sides of Home Wrapped in Horizontal Hardi Cement Fiberboard Lap Siding. Exterior Stone Veneer or Brick is not included.
- ✓ Front Elevation Windows are trim wrapped per Elevation
- ✓ 5" K - Style White Gutters, 2"x3" Downspouts.
- ✓ Porch soffits covered with simulated grain flatboard

6) EXTERIOR DOORS AND WINDOWS

- ✓ Vinyl High-Efficiency Argon Gas Insulated Dual Pane Windows with Screens Included. Grids per rendering image.
- ✓ Durable Fiberglass Paneled Primed Front Entry Door with Upper 1/4 Light - Patio Doors with 1/2 Lite (Per plan)
- ✓ Raised Panel White non-insulated Steel Garage Door(s) with Upper Lights and garage door openers installed

7) PLUMBING

- ✓ Plumbing Rough-in & Finish Trim
- ✓ Kitchen Sink: Stainless Steel Single Drop In Basin. If Slab is Optioned Sink is Undermounted (Single or Double Basin)
- ✓ Limited Lifetime Moen Chrome Lavatory Faucets and High Arch Kitchen Faucet with Spray pullout. (Different Finishes upgradable)
- ✓ Ice maker box Rough-in and Trim
- ✓ Bathroom Sinks: Round Drop In Basin. If Slab is Optioned Sink is Undermounted
- ✓ White Pedestal Sink in All 1/2 Baths (Per Plan)
- ✓ Tubs/Showers: White Fiberglass with Smooth or Tile Look
- ✓ Toilets: White 2 piece with Soft Close Seats
- ✓ Laundry: Washer box with Hammer Arrests
- ✓ Exterior: 2 Frost-free Hose Bibs (Both Front & Rear of Home)
- ✓ Choice of: 1) High Efficiency Hybrid Electric (Heatpump) or 2) Gas hot water Tank or 3) Gas Tankless (Subject to WA Energy Code and Required 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. (Recessed can-lights are upgraded items)

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)
- ✓ Panasonic Whisper Quiet Air Ventilation System

10) DRYWALL

- ✓ Drywall and Texture Complete with Lite 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 Diggs Specs for Detached Garages.

11) INTERIOR DOORS & CRAFTSMAN STYLE MILLWORK

- ✓ Two-Panel Styled Hollow Core Doors Pre-painted White
- ✓ Pre-Painted White 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" Stock Header Providing A Visual Interest with Depth and Dimension
- ✓ All Windows Include White Sill and Apron
- ✓ Chrome Schlage Round Door Knobs and Hardware

12) CABINETS

- ✓ Choice of Aristokraft or Merillat with multiple real wood faces and Stain or Paint Colors. (Optional upgraded styles, colors, Soft Close, Dove Tail, Full Extension Drawers available)

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 Rectangular Wall Mounted Mirrors, Chrome Metal Framed Glass Shower Doors on Shower Only Stalls, & Curved Shower Rod on Tub/Shower Combo (Glass Door types vary based on shower size), and White Wire Closet Shelving (Per Plan)

14) WARRANTY

- ✓ 1 Year Builder (with 11 month Walkthrough), 2 Year Mechanical Plus a 10 Year Structural (2-10.com)

PRIMARY SERVICE AREA

- Pierce, Thurston, Mason, South King, South Kitsap Counties

ADDITIONAL OUT OF AREA SERVICE CHARGE

- Grays, Lewis, Parts of King and Kitsap County there will be a (TBD) to be determined Price Increase due to labor costs and drive times.

BUILDER PROFIT MARGIN ON TRACK A-B-C

- Track A Small & Garage Diggs - 25% Builder Profit Margin
- Track A Smart Diggs - 17% Builder Profit Margin
- Track A Designer Diggs - 17% Builder Profit Margin
- Track A Multi Diggs - 19% Builder Profit Margin
- Track B Semi-Custom - 19% Builder Profit Margin
- Track C 100% Full Custom - 19%-21% Total Builder Profit Margin (Customs are Case by Case, Based on Location and Complexity).

HUNDREDS OF CUSTOM UPGRADES AVAILABLE TO BUILD IT YOUR WAY!

- ✓ Heat pumps and Ductless mini-split with A/C
- ✓ Electrical and Plumbing upgrades
- ✓ Slab Granite and Quartz countertops
- ✓ Luxury Tile Showers, Freestanding tubs
- ✓ Metal Roofs, Upgraded Doors, and Colorized Windows
- ✓ Exterior Stonework
- ✓ Vaulted, Tray or Coffered ceilings
- ✓ Detached garages or Shops
- ✓ Extended Decks, Concrete, and Covered Porches

HOMEOWNER RESPONSIBILITY ITEMS

Save Thousands and earn "SWEAT EQUITY" by Bidding, Scheduling and Managing your own Homeowner Responsibility Items and thereby Reducing Your Overall Project Costs. Hire and manage these items alternatively you can (DIY) Do It Yourself and save even more.

Site Development Planning-Permitting-Engineering

- ✓ Feasibility Study "Verification" with the Building Jurisdiction
- ✓ Site and Land Development Planning with the building jurisdiction or a Civil Engineer Inc. (CADS) Critical area designations, Wetlands, Geo-Technical & Survey Services, Soil testing, Slope analysis, and Compaction as needed
- ✓ Application Submissions & Payment of Permit Fees, and addressing Agency plan Redline Corrections as needed.

Land Development & Site Preparation

- ✓ Construction Entrance, Roads, Ret. Walls, Erosion Control
- ✓ All site Development, Land Grubbing/Clearing, Foundation Excavation, Backfill, Utility trenching, Grading, Landscaping
- ✓ Site Drainage, House and Crawlspace Drainage
- ✓ Water, Sewer, Power, Design, permits/fees and Installation

Miscellaneous Items

- ✓ Land acquisition (Diggs is a custom builder, land is not included)
- ✓ Interior/Exterior House Painting
- ✓ All Appliances (purchase, delivery, and installation)
- ✓ Construction site clean-up from Scraps/Waste and Debris Removal, and Final Home Cleaning
- ✓ Exterior asphalt/concrete that is not included in the Standard Specifications i.e. sidewalks and driveway
- ✓ Temporary Toilets, Temporary and Permanent Water and Power connections
- ✓ Humidity & Moisture Control (Dry-out/Ventilation), Fire Sprinkler Suppression systems, Water filtration
- ✓ Course of Construction Insurance and other items

NOTE: Want a TURN-KEY Project? These items above may be "added" as an allowance to the contract price to be financed within your loan as needed along with a management fee. Diggs requires a foundation ready site to start construction.

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, Desks, Coffered Ceilings, Wood or faux beams, barn doors, 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 Porch or Roofline, Garage Man Doors, Curved or Arched Windows and Doors, Window Shutters, Metal roofs, Enclosed Soffits at eaves, Stone Veneer, 3 or more color Body Paint, Gridded Windows (Except on Front Elevation) Landscaping, Fencing, Chimneys, Faux beams, Timberframes, House and Garage Doors on Rendering may not match Standard Specification.

