

# Signature

SPECIFICATIONS™

## - LEVEL 8 FINISH -

**This is not a Contractor Grade Base Finish.** Diggs Level 8 Signature Specifications is measured on a scale of 1-10. Level 8 represents a high level of finish. You can increase or decrease the finish based on your personal style and budget. Our Signature Specifications show what is possible and the cost associated with a level 8 finish. You can save money by making alternate selections or completing some of the items on your own.





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

## 16 PHASES INCLUDED WITH EACH HOME

### 1) PLANNING, MANAGEMENT, & SUB-BASE

- ✓ Total Project Consultation and Analysis, including; Land Pre-Feasibility\*, Home Design and Modifications, Engineering, Site Development, Project Budget Analysis, Utility Connections, Excavation and Grading, Drainage, Critical Areas, and Permitting. (Diggs provides consultation only on these items, unless contracted to do the work.)
- ✓ Higher Quality Professional Tradesmen, Vetted, Licensed, Bonded, and Insured for a Better Built Home, Built on Time.
- ✓ Contractor Referrals and Cost Estimate Budgeting
- ✓ Homeowner Responsibility Action Plan and Schedule.
- ✓ On-Site Pre-Construction Meetings (COMS) with Development Teams.
- ✓ Free Access to Buildertrend Professional Construction Management Software with 24/7 access for Project Management Communications, Status, Budget Auditing, Scheduling, Progress Imagery, Videos, Documents, To-Do's, Messaging, RFI Tracking, and more. (Includes Free Mobile App).

### 2) FOUNDATION, FLATWORK, AND DECKS

- ✓ 24" Foundation including Steel, Rebar, Straps, and Hardware.
- ✓ 4" Concrete Garage Floor Slab (If Home has Attached Garage).
- ✓ 20' Long Parking Pads at Width of Attached Garage
- ✓ 6 Mil Protective Crawl Space Vapor Barrier.
- ✓ 4" Thick Exterior Concrete with Broom Finish under ALL Covered Porches and Parking Pad
- ✓ Second Story Cedar Wood Deck (If Applicable) which includes minimum 2x10 Pressure Treated Framing, Including Ledger, Built per Engineering, 5/4" x 4" Round Cedar Decking, Cedar Non Structural Railing Posts, with Cedar Split Rail, Cedar 2"x2" Square Pickets, and Cedar Cap.

### 3) FRAMING

- ✓ 2" X 6" Exterior Stud Walls (Kiln Dried). Framed 16" O/C Per Engineering
- ✓ 2" X 4" Interior Stud walls (Kiln Dried).
- ✓ 7/16th OSB Sheathing
- ✓ Protective House Wrap on Exterior Walls
- ✓ ¾" Tongue and Groove Premium Edge Gold OSB Sub Flooring both Glued & Ring Shank Nailed
- ✓ Main floor 2"x12" dimensional lumber Framed 16" O/C, 2nd floor Silent Engineered Floor Truss System (Kiln Dried) (Unless Otherwise Noted On Plan)

### 4) ROOFING

- ✓ IKO Dynasty Premium Limited Lifetime Architectural Comp Roof (Multiple Colors)
- ✓ Ice / Water Shield in Valleys and Eaves
- ✓ Engineered Roof Truss System 24" OC (Unless Otherwise Noted On Plan)
- ✓ 7/16"th OSB Sheathing, Synthetic Underlayment, and Metal Drip Edge

### 5) EXTERIOR SIDING & TRIM

- ✓ Front of Home Constructed per Architectural Design with a Combination of Primed Durable Cement Fiberboard Lap Siding, Flat Panel, Board and Batton, and/or Shake siding. Remaining Sides of Home Wrapped in Horizontal Cement Fiberboard Lap Siding.
- ✓ Front Windows are 4-Way Trim Wrapped per Elevation
- ✓ 5" K - Style White Gutters and 2"x3" Downspouts.
- ✓ Porch Soffits Covered with Clear Coated Pine Tongue and Groove
- ✓ Stone Veneer up to 100sf Installed in Desired Locations.

### 6) EXTERIOR DOORS AND WINDOWS

- ✓ Vinyl High-Efficiency Argon Gas Insulated Dual Pane Windows with Screens Included. Grids on Front Elevation Only.
- ✓ Durable Fiberglass Paneled Primed Front Entry Door with Upper 1/4 Light, Fiberglass Patio Doors Per plan.
- ✓ Raised Panel White Non-Insulated Steel Garage Door(s) with Upper Lights and Belt Driven Garage Door Openers Installed and Two Remotes.

### 7) PLUMBING

- ✓ Plumbing Rough-in & Finish Trim
- ✓ Kitchen Sink: Kohler White Cast Iron Enamel Double Basin Undermount.
- ✓ Limited Lifetime Moen "Genta" Satin Nickel Lavatory Faucets and Moen Stainless High Arch Kitchen Faucet with Spray pullout. (Different Finishes upgradable).
- ✓ Ice maker box Rough-in and Trim.
- ✓ Bathroom Sinks: Kohler White Ceramic Round Undermount.
- ✓ Kohler White Pedestal Sink in ALL 1/2 Baths (Per Plan) - No Cabinetry.
- ✓ Tub/Shower Combos: One Piece White Fiberglass with Smooth or Tile Look and Moen "Genta" Satin Nickel Fixtures.
- ✓ Master Shower: White Fiberglass Floor Pan with Tile Walls, Tile Soap Niche, and Moen "Genta" Satin Nickel Fixtures.
- ✓ Master Tub: Drop-In, Per Plan with Moen "Genta" Satin Nickel Fixtures.
- ✓ Moen "Genta" Satin Nickel Towel Bars and Toilet Paper Bar.
- ✓ Toilets: White 1 piece Comfort Height with Soft Close Seats .
- ✓ Laundry: Washer box with Hammer Arrests.
- ✓ Exterior: 2 Frost-free Hose Bibs (Front & Rear of Home).
- ✓ High Efficiency Electric Hot Water Tank (Per WSEC Energy Code)

### 8) ELECTRICAL

- ✓ Electrical Rough-In and Trim-out to code, with 200-Amp Service, 2 Phone, and 2 TV Coax with 110V Outlets (Additional Upon Request).
- ✓ 3 Combo USB Outlets (Location per Customer)
- ✓ Freezer Plug with 20A Dedicated Circuit in Attached Garage
- ✓ Smart Thermostat for Medium to Large Homes (1,500+ sf)
- ✓ Exterior Light Fixtures at Front & Rear of Home, and 2 Garage Light Fixtures.
- ✓ 2 Exterior GFCI Outlets in Weatherproof Boxes.
- ✓ Decorative LED Lighting Fixture Package in Brushed Nickel.
- ✓ 8 Recessed Lights Total for Kitchen and Living/Family Room.
- ✓ Hardwired with Battery Backup Smoke and CO Detectors per Code

### 9) HEATING, AIR-CONDITIONING, & FIREPLACE

- ✓ High Performance Energy Packages for Every Size Home per WSEC Energy Code (see specification breakdown sheet for more information)
- ✓ Professional 3rd Party Duct Leakage and Air Seal Test Verification.

- ✓ Small Homes (500-1,499 sf) Receive High Efficiency Ductless Mini Split Heat Pump, Efficient Building Envelope, Air Leakage Control & Efficient Ventilation, and Electric Tanked Water Heater.
- ✓ Medium - Large Homes (1,500+ sf) Receive High Efficiency Heat Pump, Efficient Building Envelope, Air Leakage Control & Efficient Ventilation, Energy Star Rated High Efficiency HVAC System, and Electric Heat Pump Tanked Water Heater.
- ✓ Electric Fireplace Standard, (Gas optional upgrade)

#### 10) DRYWALL

- ✓ 1/2" Drywall with square corners on all Walls Prepped with PVA Primer and Texture Complete with Medium Lite Orange Peel Finish.
- ✓ 5/8" Type X Sag Resistant Fire Rated Drywall on all Ceilings Prepped with PVA Primer and Texture Complete with Medium Lite Orange Peel Finish
- ✓ 1/2" Drywall in Attached Garages, Including Walls and Ceiling, (Insulated Warm Walls Only), Fire Taped to code, Untextured and Unpainted. See Garage Diggs Specs for Detached Garages.

#### 11) INTERIOR DOORS & MILLWORK

- ✓ Two-Panel Hollow Core Doors for all Interior Doors, Painted in Place
- ✓ Paint-In-Place Craftsman Style Millwork, Including 1/2" x 4" Flat Stock Base Moulding, with All Doors Wrapped with 1" x 4" Flat Stock Casings, and 5/4" x 4" Flat Stock Header, and Floating Fireplace Mantle.
- ✓ All Windows Include Sill and Apron.
- ✓ Brushed Nickel Door Levers and Hardware.

#### 12) CABINETRY

- ✓ Aristokraft Painted Real Wood "Select" Construction Full Overlay Cabinets, with Crown Moulding, Dove Tail Joints, Soft Close Full Extension Drawers and Doors. (Optional upgraded styles, colors, and features available)
- ✓ Modulated Cabinet Elevations with Crown Moulding.
- ✓ Brushed Nickel Knobs & Pulls Installed.
- ✓ Cabinet Design Per Plan.

#### 13) FLOORING, COUNTER TOPS, & HARD SURFACES

- ✓ Main Floor - Laminate in All Areas except Bedrooms, Full and 1/2 Baths, and Utility Room/Mud Room.
- ✓ 2nd Floor - Carpet in All Areas including Stairs and Hallway, except Bathrooms and Utility Room,
- ✓ All Bedrooms Upgraded Carpet with 8# Pad
- ✓ Tile in Master Bathroom Only, Floor and Full Height Shower Walls (Tub Deck per Plan)
- ✓ All Full and 1/2 Baths and Utility/Mud Room(s) are Vinyl
- ✓ Fireplace Stacked Stone Masonry, Front Only (no corners), up to 16 sf
- ✓ Counter Tops: Solid Surface 3cm Quartz Countertop Flat Polished with Eased Edge, with 4" Quartz Backsplash (Optional Granite Slab and Backsplashes Available as Upgrade)

#### 14) MIRRORS, SHELVING, & SHOWER DOORS

- ✓ Large Rectangular 36" tall Single Full Size Wall Mounted Mirror in Master Bathroom, 36"x24" Wall Mounted Mirrors Per Sink in 2nd and Powder Bathrooms.
- ✓ Brushed Nickel Framed Glass Shower Door on Shower Only Stalls, and Curved Shower Rod on Tub/Shower Combo (Glass Door types vary Per Plan)
- ✓ White Powder Coated Ventilated Wire Closet and Pantry Shelving, Single Wire Rack above Washer/Dryer (Per Plan)

#### 15) INTERIOR & EXTERIOR PAINT

- ✓ Exterior: 2 Coats Professional Grade Satin Finish Paint on Pre-Primed Siding, 3 Colors Including Trim. (Soffit and Deck Stain Not Included.)
- ✓ Interior: Primed and 1 Coat Professional Grade Eggshell Finish Paint. 2 Colors: 1 Color Walls, Ceiling Painted White, Clear Coated Soffits and Decks..

#### 16) WARRANTY

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



#### HOMEOWNER RESPONSIBILITY ITEMS

Save Thousands and earn "SWEAT EQUITY" by Managing your own Homeowner Responsibility Items and thereby Reducing Your Overall Project Costs, OR hire Diggs at an additional cost for a Turn-Key Build.

#### Planning-Engineering-Permitting-Site Development

- ✓ Planning and Coordination Including, but not Limited to: Building Jurisdiction, Civil Engineer, Biologist, Geologist, Surveyor, Fire Marshall, Septic Designer/Installer, Well Installer, Permit Technician, Excavation Contractor, and Utility Purveyors and Connection, and others to obtain permits.
- ✓ Payment and Coordination of Fees, including Building, Site Development, School/Traffic/Park Impact, Water, Sewer, Power, and other Fees,
- ✓ Payment, Coordination, and Management of Site Specific Structural and Civil Engineering, including Addressing Agency Plan Redline Correctons as needed. Diggs can coordinate and manage under initial proposal scope of work for preliminaries.
- ✓ Land Development, Including but not limited to, Clearing, Tree and Stump Removal, Access Road Construction, Erosion Control, Construction Entrance, Foundation Excavation, Drainage/Dispersion or Infiltration Pits, Foundation Backfill, Utility Trenching, Final Grading, Landscaping, Crawlspace Drainage System and Pumping, and total Site Drainage, Demolition, Abatement, other Land Development required or needed to obtain building permits.
- ✓ Coordination with Utility Purveyors, Including Design, Install, Permits, Fees, and "As-Builts."
- ✓ Site Development Inspections and Final Permits

#### Miscellaneous Items

- ✓ Feasibility and Land acquisition (land is not included in base price)
- ✓ Wood Staining on all Decking & Railing
- ✓ All Kitchen Appliances (purchase, delivery, and installation)
- ✓ Construction site Container Delivery, Clean-up, Scraps/Waste and Debris Removal, and Final Home Cleaning
- ✓ Exterior asphalt/concrete. (Except under Covered Areas and 20' Long Parking Pad, included from Diggs)
- ✓ Temporary Toilets, Sanitation, Temporary and Permanent Water, and Power connections
- ✓ Pre-Insulation Humidity & Moisture Control (Dry-out/Ventilation/Crawlspace Pumping if required)
- ✓ Fire Sprinkler Suppression systems, and Water filtration
- ✓ Course of Construction Insurance





### PRIMARY SERVICE AREA

- Pierce, Thurston, Mason, South King, South Kitsap Counties
- North up to Bremerton and I-90 at Issaquah, South to Grandground and Mineral, East to Enumclaw and Ravensdale
- Within 60 Miles / Minutes of Puyallup, Extended on a case by case basis based on Production Schedule and Sub Base.

### OUT OF AREA SERVICE CHARGE

- Parts of South King County, Kitsap County, and Mason County may be subject to an Additional Service Charge due to Labor Costs, Sub Base Selection, and Transportation.

### BUILDER MARGIN

- All Track A & B Homes are 19% Builder Margin, except Small and Garage Diggs which are 25% Builder Margin.
- Track C Full Custom - Medium-Large size Homes (1,501+sf) 19%-21% Builder Margin, Small Homes (under 1500sf) 25%+ Builder Margin (Customs are Case by Case, Based on Location, Size, and Complexity).
- Shells are 28% Margin, Super Shells are 25% Margin.
- Note: Builder Margin is a percentage of the home's sales price and is included in our home pricing. (Example, at a 19% Builder Margin we would receive \$19 for every \$100)

## DESIGN IT YOUR WAY - CHOOSE FROM TRACK A-B-C

### Track A - Stock Plan (Lowest Cost / Fastest Build)

- ✓ 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 or redesigns. (No Roof or Foundation Alterations) This track adds approximately 2-3 weeks to the building process plus design cost on time and materials basis.

### Track C - 100% Full Custom

- ✓ We start from a white sheet of drafting paper and design your dream home or bring us your plans. We start with our Diggs Signature Specifications to achieve a low cost baseline for construction, including plumbing, flooring, countertops, and cabinets. We start with a rough ball park cost estimate and then start with home design, construction selections, finish choices, structural engineering, quantitative take-offs, and then prepare the final budget based on time and materials basis. Plans found online used on a case by case basis.
- ✓ Add Approximately 30-60 days to the building time

## HUNDREDS OF CUSTOM UPGRADES AVAILABLE TO BUILD IT YOUR WAY!

- ✓ Electrical and Plumbing upgrades
- ✓ Flooring, Countertop, and Cabinet upgrades
- ✓ Metal Roofs, Upgraded Doors, and Colorized Windows
- ✓ Exterior Stonework
- ✓ Vaulted, Tray, or Coffered ceilings
- ✓ Detached garages or Shops
- ✓ Extended Decks, Concrete, and Covered Porches
- ✓ Turn-Key Site Development Work (case by case basis)

## BUILD IT YOUR WAY \*\*

### Fully Constructed Home

- ✓ Diggs will build your home from foundation to completion, including all 16 phases of our home building process.

### Diggs Shell (Lowest Cost)

- ✓ Includes Phase 1 through Phase 6. \*

### Diggs Super-Shell

- ✓ Everything Included in Diggs Shell PLUS: Plumbing Rough-Ins, Electrical Rough-Ins, Heating & Air Conditioning, Insulation Only (All Other Energy Requirements are Homeowner Responsibility), and Phase 10. Drywall taped, textured, and paint ready. \*

### Super-Shell PLUS+

- ✓ Interested in earning sweat equity without doing all of the heavy lifting as a Shell or Super-Shell? We can release the home partially completed at a pre-determined point for you or your tradesman friends to complete the home. \*



## EXCLUDED FLOOR PLAN AND RENDERING FEATURES WHICH MAY BE ILLUSTRATED BUT ARE NOT INCLUDED IN THE BASE PRICE OF THE HOME

**Interior:** All "Options" as illustrated on plans and renderings Plus Built-ins, Shelves, Bookcases, Window Seats, Desks, Coffered Ceilings, Wood or faux beams, barn doors, Open Wall Railing, Appliances, Curved Walls, Archways and Curved/Flaired Staircases, Bonus Rooms and Basements. \*All Ceilings are Nine Feet unless otherwise noted per plan.

**Exterior:** Additional Concrete, Patios, or Decks "not" Already Included, (ie. Under a Porch or Roofline, or 20' Parking Pad), Garage Man Doors, Curved, Arched, or Specialty Windows and Doors, Window Shutters, Black Window Frames, Metal roofs, Enclosed Soffits at eaves, Stone Veneer in excess of 100sf, 4 or more color Body Paint, Gridded and Wrapped Windows (Except on Front Elevation, Per Plan), Landscaping, Fencing, Chimneys, Outdoor Kitchen Appliances or Fireplaces, Screened Porches or Enclosed Outside Areas, Faux beams, and Timberframes. House and Garage Doors on Rendering may not match Signature Specification.

\*Shell, Super-Shell, and Super-Shell PLUS+ Subject to Lender Approval.

\*\*Not Available on Homes under 1500SF or Garage Diggs.

**NOTE:** Diggs only warranties the work that we perform. All systems and components

## HOW IT WORKS

The Diggs Level 8 Signature Specifications (All 5 Pages), including the Homeowner responsibility items, and Exclusions, herein, are a part of the Final Construction Agreement.

Your signature on this document approves the Diggs Level 8 Signature Specifications, as stated herein, to be incorporated into the construction Estimated Cost to Build of your home. Any future Homeowner approved selections, including materials, components, items, or other upgrades or finish choices, will supersede and replace the Diggs Level 8 Signature Specification materials, components, or items in this document and will modify the Estimated Cost to Build. Optional upgrades and finish choices will also be included in the total Estimated Cost to Build.

Materials, Suppliers, and Sub Contractors are in a state of fluxuation. All information herein is subject to change, substitution, or deletion at Diggs Custom Homes' sole discretion without notice until the Final Construction Agreement is signed by you, locking in the terms. Materials, components, and manufacturer brands may be substituted with different components, materials, and or brands of equal value at Diggs Custom Homes' sole discretion.

We do not build in all areas of Washington, and we reserve the right to refuse service based on our schedule or availability. We are only building using conventional construction methods. Specialty 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 limited building schedule. We do not take on every job, and when our production schedule is complete for the year, we stop taking jobs until the next construction cycle or opening.

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

### ***\*Pre-Feasibility Disclosure***

Diggs Custom Homes offers a free "pre-feasibility," which is not a "feasibility" study. A pre-feasibility study consists of an online evaluation of your property conducting research of the public records to try to understand your lands zoning, setbacks, potential critical areas of concern (i.e., Wetlands, topographical challenges, Slopes, Endangered wildlife, and other environmental issues) access limitations, Title issues, Seller disclosure review. We then typically conduct physical site inspections to determine issues that would/may prohibit obtaining a building/site development permit or make the project not financially viable. We then work with you to help estimate an overall construction budget and pair you with the right preferred lender. Diggs does not warrant a building permit with this research. The information researched and provided is to help you better understand the project only and should not be relied upon to guarantee permits. The homeowner should take all research information discovered and conduct an independent investigation (feasibility) and verification directly with the building jurisdiction governing the land. Alternatively, you can hire a Civil engineer to do this for you, but they typically also do not guarantee permits even then. Building jurisdictions can change zoning or building codes through the year, and there may be competing jurisdictional bodies that govern the land or building with different interpretations of the code. Only once an application is "accepted" by the building jurisdictions do you typically get "Vested" under the current codes. By signing the Diggs Signature Specifications, you hold Diggs and its contractors and employees harmless of any liability or responsibility for the information obtained with a free pre-feasibility study.

**I/We agree to use these the Diggs Signature Specifications in our home unless other components and materials are chosen as construction selections or finish choices.**

**I/We agree to manage all Homeowner Responsibility Items.**

**Signature X** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Signature X** \_\_\_\_\_ **Date:** \_\_\_\_\_





# ENERGY SUPPLEMENT

## Small Homes High Performance Package (500-1499 sf)

### Heating Option

- 4. DHP (Ductless Heat Pump) with Zonal Electric Heating

### Energy Options

- 1.3 Efficient Building Envelope
    - U=0.28, Floor=R-38, Walls=R-21, Ceiling=R-60 (1 Story Only) R-49 (2 Story Only).
  - 2.1 Air Leakage Control & Efficient Ventilation
    - Reduced Tested Air Leakage to 3.0 ACH
  - 3.4 High Efficiency HVAC- Energy Start Rated
    - Ductless Mini Split Heat Pump with minimum HSPF of 10.0
    - Electric Tanked Water Heater.
- \*Total of 3 Energy Credits.*

## Medium Homes High Performance Package (1500-5,000 sf)

### Heating Option

- 2. High Efficiency Heat Pump

### Energy Options

- 1.3 Efficient Building Envelope
    - U=0.28, Floor=R-38, Walls=R-21, Ceiling=R-60 (1 Story Only) R-49 (2 Story Only).
  - 2.1 Air Leakage Control & Efficient Ventilation
    - Reduced Tested Air Leakage to 3.0 ACH
  - 3.2 High Efficiency HVAC- Energy Start Rated
    - HVAC Equipment & Duct System Deeply Buried in Insulation
  - 5.5 Efficient Water Heating
    - Tier III NEEA Advanced Water Heating Specification (Electric Heat Pump Tanked Water Heater).
- \*Total of 6 Energy Credits.*

## Large Homes High Performance Package (5,001+ sf)

### Heating Option

- 2. High Efficiency Heat Pump

### Energy Options

- 1.4 Efficient Building Envelope
    - U=0.25, Floor=R-38, Walls=R-21, Ceiling=R-60 (1 Story Only) R-49 (2 Story Only).
  - 2.2 Air Leakage Control & Efficient Ventilation
    - Reduced Tested Air Leakage to 2.0 ACH
  - 3.2 High Efficiency HVAC- Energy Start Rated
    - HVAC Equipment & Duct System Deeply Buried in Insulation
  - 5.5 Efficient Water Heating
    - Tier III NEEA Advanced Water Heating Specification (Electric Heat Pump Tanked Water Heater).
- \*Total of 7 Energy Credits.*