

2023 *Signature* Specifications



Premium Luxury Building

Our Exclusive Premium Luxury Building Specifications are refined and designed for an uncompromising fit and finish. We build with a critical eye and pay close attention to fine details. This is luxury at its finest from the construction material selections to the high-end finishes and the highly skilled tradesmen that carefully install them. This premium finish represents the best of the best with the top of the line materials and components, and this is the standard to which all of our homes are built to. If you are looking for a home that is stylish with an amazing finish that is sure to impress and excite. Diggs Signature Specifications is the industry leader and second to none.

18 Divisions Included With Each Home

1. Planning, Management, & Sub-Base

We utilize careful planning and strategic development to ensure a high quality build.

- a. Total Project Consultation and Analysis, including; Land PreFeasibility*, 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.)
- b. Experienced Quality Professional Tradesmen, Fully Vetted, Licensed, Bonded, and Insured for a Better Built Home, Meticulous Fit and Finish, Built on Time.
- c. 3rd Party Professional Referrals for all Homeowner Responsibility Items (HRI).
- d. Homeowner responsibility list, Construction Guidelines, and Action Plan Check List
- e. On-Site Pre-Construction Meetings (COMS) with Development Teams.
- f. 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 Mobile App).
- g. Job Site Clean Up, Scraps/Waste and Debris Removal, and Professional Final Home Cleaning
- h. Pre-Insulation Humidity & Moisture Control (Dry-Out/Ventilation/ Crawlspace Pumping if Required).
- i. Experienced, Highly Skilled Professional Project Management and Communication.

2. Foundation, Flatwork, & Decks

Highly Experienced Tradesmen with Quality Build and Finish Standards.

- a. 24" Foundation including Steel, Rebar, Galvanized Straps, and Galvanized Hardware.
- b. 4" Concrete Garage Floor Slab (If Home has Attached Garage).
- c. 20' Long Exposed Aggregate Parking Pads at Width of Attached Garage.
- d. Includes under slab R-10 rigid foam insulation
- e. 6 Mil Protective Crawl Space Vapor Barrier.
- f. Covered Patio and Porches with Exposed Aggregate Concrete Per Plan.
- g. Second Story Cedar Wood Deck (If Applicable) Which Includes Minimum 2x10 Pressure Treated Framing, Including Ledger, 5/4" x 4" Round Cedar Decking, Cedar Railing Posts, with Cedar Split Rail, Cedar 2"x2" Square Pickets, and Cedar Cap.
- h. Other options available

3. Framing

Top Quality and Experienced Framers for even the Most Complex Builds.

- a. 2" X 6" Exterior Stud Walls (Kiln Dried). Framed 16" O/C Per Engineering Framed With 2" X 4" Interior Stud walls (Kiln Dried) or Better Douglas Fir Materials.
- b. 7/16th OSB Sheathing.
- c. 3/4" Tongue and Groove Premium Edge Gold OSB Sub Flooring both Glued & Screwed.
- d. Main floor 2"x12" dimensional lumber Framed 16" O/C, for a Stronger Main Level Floor, 2nd floor Silent Engineered Floor Truss System (Kiln Dried) (Unless Otherwise Noted On Plan)
- e. Ceiling heights 9' or 10' for Flat, or 12'-14'+ for Vaulted plan specific.
- f. Other options available

4. Roofing

Highly Qualified and Experienced Roofers.

- a. Premium Limited Lifetime Architectural Comp Roof (Multiple Colors)
- b. Ice / Water Shield
- c. Engineered Roof Truss System (Unless Otherwise Noted On Plan)
- d. 7/16th" starter board, and OSB Sheathing, Synthetic Underlayment, and Metal Drip Edge.
- e. Other options available

5. Exterior Siding & Trim

Exceptional Carpenters with High Building Standards and Stunning Fit and Finish.

- a. Home Elevation Constructed all 4 sides with a Combination of Primed Durable Horizontal Cement Fiberboard Lap Siding, Flat Panel, Vertical Board and Batton, and/or Shake Siding (Per Architectural Elevation).
- b. Tyvek synthetic house wrap vapor barrier membrane
- c. 5" K - Style White Gutters and 2"x3" Downspouts (Other Colors Available).
- d. Porch Soffits Covered with Clear Coated Pine Tongue and Groove.
- e. Stone Veneer Constructed per Architectural Elevation (Chimneys are included per rendering).
- f. Other options available

6. Exterior Doors & Windows

Highly Experienced Carpenters with Precision Installation Standards.

- a. High-Efficiency Gas Insulated Dual Pane Windows with Screens Included. White Vinyl Frame, Unless Otherwise Noted in Plan. Grids Per Architectural Plan (If Desired).
- b. Front Entry Door and Patio Doors per Architectural Elevation (styles May Vary Slightly Depending on Availability)
- c. Raised Panel Insulated White Steel Garage Door(s) with Upper Lights and Belt Driven Garage Door Openers Installed and Two Remotes Per Door (Garage Door Painted to Match Body Color at No Additional Cost).
- d. Other options available

7. Plumbing

Knowledgeable and Experienced Plumbers for Perfect Operation and Exceptional Quality.

- a. Plumbing Rough-in & Finish Trim.
- b. Kitchen Sink: Kohler White Cast Iron Enamel Double Basin Undermount (Extra deep).
- c. Limited Lifetime Moen "Genta" Matte Black Lavatory Faucets and Moen Matte Black High Arch Kitchen Faucet with Spray pullout. (Different Finishes Available)
- d. Refrigerator Ice Maker Box Rough-in and Trim.
- e. Bathroom Sinks: Kohler White Ceramic Round Undermount.
- f. Master Shower: Tile Floor with Tile Walls, Tile Soap Niche, Matte Black Fixtures, and (3/8") Thick Frameless Glass Door with Matte Black Hardware (Per Plan)
- g. Master Tub: Drop-In or Free Standing Tub, (Per Plan) with Moen "Genta" Matte Black Fixtures.
- h. Tub/Shower Combos: One Piece White Fiberglass with Smooth or Embossed Tile Design and Moen "Genta" Matte Black Fixtures.
- i. Moen "Genta" Matte Black Towel Bars and Accessory Bars/holders..
- j. Toilets: White 1 piece Comfort Height with Large Oval Bowl, and Soft Close Seats.
- k. Laundry: Washer Box with Hammer Arrests.
- l. Exterior: Front and Rear Frost-free Hose Bibs (Front & Rear of Home)
- m. High Efficiency Energy Star Electric Hot Water Tank With Heat Pump. (Per WSEC Energy Code)
- n. All High-Quality Freeze Resistant Durable PEX Plumbing (Whole House) with Copper Stub Outs.
- o. Other options available

8. Electrical

Industry Experienced Electricians with Quality Components and Installation.

- a. Electrical Rough-In and Trim-out That Meets or Exceeds Code, with 200-Amp Service, 2 Phone, and 2 TV Coax with Ample 110V Outlets. (Additional Upon Request)
- b. 3 Combo USB Outlets Plus 2 TV Smurf Cable Tubes.

- c. Freezer Plug with 20A Dedicated Circuit in Attached Garage.
- d. Smart Thermostat for Medium to Large Homes (1,500+ sf).
- e. Exterior Light Fixtures at Front & Rear of Home, and 2 Garage Light Fixtures.
- f. 2 Exterior GFCI Outlets in Weatherproof Boxes.
- g. Decorative LED Lighting Fixture Package in Matte Black.
- h. 20 Recessed LED Lights Total (Location per Customer).
- i. Hardwired with Battery Backup Smoke and CO Detectors
- j. 2 Ceiling Fans (Location per Customer).
- k. Pre-wired for Solar
- l. Electric car plug-in as required by building jurisdiction
- m. Other options available

9. Heating, Cooling, & Energy

Top Rated Installers and HVAC Components.

- a. High Performance Energy Packages for Every Size Home per WSEC Energy Code (See Specification Breakdown Sheet for More Information).
- b. Professional 3rd Party Duct Leakage and Air Seal Test Verification to Increase Heating Efficiency. (H.E.R.S. Certified)
- c. Small Homes (500-1,499 sf) Receive High Efficiency Ductless Mini Split Heat Pump, Efficient Highly Insulated Building Envelope, Air Leakage Heat Loss Control & Efficient Ventilation, and Electric Tanked Water Heater with Energy Efficient Heat Pump. (For Energy Conservation and Healthy Air Quality)
- d. Medium - Large Homes (1,500+ sf) Receive High Efficiency Heat Pump, Efficient Highly Insulated Building Envelope, Air Leakage Heat Loss Control & Efficient Ventilation, Energy Star Rated High Efficiency HVAC System, and Electric Heat Pump Tanked Water Heater.
- e. Electric Fireplace (with fan), (Gas optional upgrade)
- f. Enclosed Conditioned Mechanical Closet. (Heated, Insulated, Powered)
- g. Insulation Varies Per Home and Homeowner Selections Based on Required Energy Credits. Typical Insulation Include R38 Floor, R-23 Walls, and R60 Ceiling
- h. Other options available

10. Drywall

High-Quality Drywall Installers with Supreme Attention To Detail.

- a. 1/2" Drywall with Square Corners on All Walls Prepped with PVA (Sealer/Primer) and Texture Complete with Beautiful Medium Light
- b. 5/8" Type X Sag Resistant Fire Rated Drywall on All Ceilings Prepped with PVA Primer and Texture Complete with Beautiful medium light orange peel finish.
- c. 1/2" Drywall in Attached Garages, Including Walls and Ceiling, Fully Insulated untextured, PVA sealed, primed and painted. See Garage Diggs Specs for Detached Garages.
- d. Other options available

11. Interior Doors & Millwork

Highly Experienced Installers Offer Cleaner and Tighter Lines for a Showroom Look.

- a. Two-Panel Solid Core Doors for all Bedroom and Bathroom Doors, and two-panel Hollow Core Doors for All Other Interior Doors. All Doors Painted in Place for a Finer Finish.
- b. Paint-In-Place Craftsman Style Millwork, Including 5" Flat Stock Base Moulding, with All Doors (Including Cased Opening Doors) Wrapped with 4" Flat Stock Casings, and 5" Flat Stock Header, and Floating Fireplace Mantle.
- c. All Windows/All Levels 4-Way Wrapped (Except Transoms)
- d. Matte Black Door Levers and Hardware.
- e. Other options available

12. Cabinetry

High-Quality Installers Ensure a Great Fit, Function, and Finish.

- a. Full custom built cabinets (Whole house) designed and built by local craftsman.
- b. 2 Color Painted "Shaker" Real Wood (select) doors with durable ¾" plywood Construction,
- c. Full "European" Overlay Cabinets, with Crown Moulding, Modulated heights, Dove Tail Joints, Heavy Duty Soft Close
- d. Full Extension Drawer Glides. Concealed hinges.
- e. Inserts: (1) Spice Rack Pullout, (1) Trash / Recycle Pullout (as layout allows)
- f. All lower (base) cabinets are furnished with (1) adjustable shelf and (4) rollout drawers in the Island- (or preferred location).
- g. All cabinetry is delivered with a Limited Lifetime Warranty (Non-transferable) for peace of mind.
- h. Optional Upgraded Styles, Colors, Stains, Accessories, Lifts, and Features Available
- i. Cabinet Layout and Lineal Feet Per Plan (Fully Customizable)
- j. Other options available

13. Flooring, Counter Tops, & Hard Surfaces

Skilled Installers Ensure Tighter Joints, Precision Cuts / Polishes, and Better Durability.

- a. Main Floor - Engineered Wide Plank (Variable Length) Hardwood in all Areas Including Stairs, Except Bedrooms, Full Baths, and Utility Room
- b. 2nd Floor - Carpet in All Areas Including Hallway, Except Bathrooms and Utility Room
- c. All Bedrooms Upgraded Smart Strand Carpet with 8# Pad
- d. Tile Floor in All Bathrooms and Utility Room
- e. Master Bathroom-Full Height Tiled Shower Walls, Tile (mud floor) Shower Floor, and Tile Tub Deck (Or Tile Floor and 36" Tile Wainscoting with Freestanding Tub) Per Plan
- f. Full Height Fireplace Stacked Stone Masonry Fireplace Face to bottom of Mantel

- g. Countertops - Solid Surface Flat 3cm Quartz, Polished with Eased Edge and Full-Height Herringbone Subway Backsplash in Kitchen, and 3cm 4" Quartz Backsplash in All Other Areas (Optional Backsplash Designs)
- h. Other options available

14. Appliances

Professionally Installed Appliance Package for Hassle Free Peace of Mind.

- a. High Performance Energy Star Stainless Steel 5pc Appliance Package Including a SS 36" Counter-Depth Refrigerator, SS 30" Electric Range with Hood, SS 24" Dishwasher, and SS Built-In Microwave.
- b. Other options available

15. Mirrors, Shelving, & Shower Doors

Qualified Installers Ensure Great Fit and Function.

- a. Large Rectangular wall mounted 36" tall single full-size mirror (vanity width up to 72") in master bathroom, 24"x36" Wall Mounted Mirrors Per Sink in 2nd And Powder Bathrooms (Per Plan)
- b. Thick European 3/8" Frameless Glass Shower Door on Shower Only Stalls, and Matte Black Curved Shower Rod on Tub/Shower Combo (Glass Door Types vary Per Plan)
- c. White Melamine Closet Shelves (With Wooden Dowel Hanging Rod) and Pantry Shelving, Single Melamine Shelf above Washer/Dryer (Per Plan)
- d. Other options available

16. Interior & Exterior Paint

Striking Appeal with Professional Painting, Inside and Out.

- a. **Exterior:** 2 Coats Professional Grade Satin Finish Paint on Pre-Primed Siding, 3 Colors Including Garage Door, Trim, and Clear Coated Soffits. (Deck Stain Not Included)
- b. **Interior:** Primed and 1 Coat Professional Grade Durable Satin Finish Paint. 2 Colors: 1 Color Walls, Ceiling Painted White flat finish (Other Finishes Available)
- c. Attached Garage interior primed, and painted white, with satin finish
- d. Other options available

17. Decorative Accents

- a. Window Seats
 - b. Open Wall Railings
 - c. Archways
 - d. Tray Ceilings
 - e. Accent Walls
 - f. Built-Ins
 - g. Wood or Faux Beams
 - h. Curved Walls
 - i. Exterior Timberframes
- All Decorative Accents are Included Per Architectural Plan

18. Warranty

- a. 1 year Builder Warranty (With 11 Month Walkthrough, and Touch Ups) and 2 year Mechanical Plus 10 Year Structural (2-10) Warranty.

Homeowner Responsibility Items (HRI)

Save Thousands and earn "SWEAT EQUITY" by Managing Your own Homeowner Responsibility Items and Thereby Reducing Your Overall Project Costs, OR hire Diggs for a Turn-Key Build. *

*Turn-Key Builds Available on Request for an Additional Cost. (We can handle all or some of your Homeowner Responsibility Items (HRI) for you Under a Separate Agreement for Preliminaries)

Site Planning-Engineering-Permitting-Land Development

1. Planning and Permit Coordination Including, but not Limited to: Building Jurisdiction, Biologist, Geologist, Surveyor, Fire Department Septic & Well Designer/ Installer, Permit Technician, Excavation Contractor, and Utility Purveyors and Connection, and Others to obtain permits.
2. Payment and Coordination of Fees, including Building, Site Development, School/Traffic, Fire,/Park Impact, Water, Sewer, Power, and Other 3rd Party Fees.
3. Payment, Coordination, and Management of Architectural Site Specific Structural And Civil Engineering, including Addressing Agency Plan Redline Corrections as needed.
4. Land Development, Including but not limited to: Clearing, Tree & Stump Removal, Road Access, 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 Import/Export of Fill Material, Other Land Development required or needed to obtain building permits.
5. Coordination with Utility Purveyors, Including Design, Install, Permits, Fees, and "As-Builts."
6. Site Development Inspections and Final Permits.
7. Feasibility and Land acquisition (land is not included in base price)
8. Wood Staining on all Decking & Railing (wood soffits are clear coated)
9. Exterior asphalt/concrete. (Except under Covered Areas and 20' Long Parking Pad, included from Diggs)
10. Temporary/Permanent Water, and Power Connections
11. Fire Sprinkler Suppression systems, and Water filtration
12. Course of Construction Insurance
13. Cameras, Site Security, and Fencing.

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 Interior wall changes or redesigns. (No Roof or Foundation Alterations) This track adds approximately 3-6 weeks to the Building Process plus Design cost on time and materials basis.

Track C - 100% Full Custom

- a. We start from a white sheet of drafting paper and design your Dream Home or bring us your online plans.

We start with our Diggs Signature Specifications to achieve a baseline cost for Construction, Including all 18 Divisions in this Signature Specifications form. We Start with a Preliminary Cost Estimate and then Start with Home Design, Structural Engineering, Construction Selections, Showroom Selections, Quantitative Take-offs, and then Prepare the Final "Cost to Build" Estimate for your lender. Plans Found Online Used On a Case by Case basis, and likely needs to be Redesigned or engineered for Washington State Building and new energy codes.

- b. Add Approximately 60-90 days to the building time

Build It Your Way **

Fully Constructed Home

- a. Diggs will build your home from foundation to completion, including all 18 phases of our home building process.

Diggs Shell (Lowest Cost)

- a. Includes Division 1 through Division 6.*

Diggs Super-Shell

- a. 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 Division 10. Drywall taped, textured, PVA primed/sealed and paint ready.*

Super-Shell PLUS+

- a. 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 to complete the home.*

*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 manage.

Primary Service Area

- a. South King, Pierce, Thurston, Mason, Kitsap, East Jefferson, and East Clallam Counties
- b. Northwest to Sequim, West to Shelton, South to Grandmound and Mineral, East to Enumclaw and Ravensdale, North to I-90 and Issaquah
- c. Within 60 Miles / Minutes of Puyallup. Additional areas, including Grays Harbor, Ocean Shores, North Bend/ Snoqualmie, considered on a case by case basis based on Production Schedule and Sub Base Availability.
- d. Remote service locations may apply.

Builder Margin

- a. All Track A and B Homes are priced with a 19% Builder Margin, except Small Diggs Which are 25%+ Builder Margin.
- b. 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).
- c. Shells are 28% Margin, Super Shells are 25% Margin.
- d. Note: Builder Margin is a percentage of the home's actual cost to build price and is included in our home's pricing. (Example, at a 19% Builder Margin We would receive \$19 of every \$100 charged)

Hundreds of Custom Upgrades Available to Build It Your Way!

- ✓ Indoor gymnasiums, Basketball Courts
- ✓ Elevators
- ✓ Dumb-waiters
- ✓ Non-standard Low voltage electrical (Smart home hub, Speakers, Locks, Lighting etc.)
- ✓ Home Sound System
- ✓ Appliance/TV Lifts
- ✓ Car lifts
- ✓ Automation
- ✓ Home Theater
- ✓ Indoor/Outdoor Pool/Sauna
- ✓ Outdoor Sports Court
- ✓ Studio/Music room (Show pics)
- ✓ Exterior Landscaping/Irrigation
- ✓ Exterior Water/Rock Fountain features
- ✓ Electric metal entry gates
- ✓ Safe/Security Room-Vault
- ✓ Wine Cellar
- ✓ Wet bars
- ✓ Outdoor kitchen
- ✓ Outdoor electric automated screens and rolldown doors
- ✓ Spiraled staircases
- ✓ Custom fabricated staircases and handrailing
- ✓ Epoxy finished garage floors and Built-in Cabinets
- ✓ Custom doors and multi-panel glass walls
- ✓ Custom Blinds
- ✓ Flooring, Countertop, and Cabinet upgrades
- ✓ Metal Roofs, Upgraded Doors, and Colorized Windows (If not already Included)
- ✓ Additional Exterior/interior Stonework
- ✓ Detached garage, shop or barn
- ✓ Custom Closet Systems
- ✓ Extended Decks, Additional Concrete, and Extended Covered Porches
- ✓ ADA features
- ✓ Rare wood accents and decking
- ✓ Underfloor boiler heating system
- ✓ Turn-Key Site Development Work (case by case basis)
- ✓ Other specialty items upon request

Excluded Rendering Features and Photography which may be Illustrated but are not included in the Base Price of The Home

Interior: All items that are reflected on the preliminary renderings, and layout.

Exterior: Additional Concrete, Patios, or Decks, Curved, Arched, or Specialty Windows and Doors, Metal roofs, Enclosed eaves, Landscaping, Fencing, Screened Porches.

Preliminary pricing is based on renderings and images as shown online. Renderings will be converted into a buildable plan set. The final cost-to-build estimate and contract price is based on everything as shown on "building plans" including your construction and showroom selections. If an item or feature is shown on the rendering, or photography, but is not reflected on the plan set, that item or feature will be EXCLUDED, and will not be reflected in the final price and you will not receive it (Please ensure all desired items and features are reflected on your final approved building plans).

How It Works

The Diggs Signature Specifications, including The Homeowner Responsibility items (HRI), and Exclusions, herein, are a Part of the Final Construction Agreement.

Your signature on this document approves the Diggs 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 showroom selections, will supersede and

replace the Diggs Signature Specification materials, components, or items in this document and will modify the "Estimated Cost to Build". Optional upgrades and showroom selections 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 (Retainer fees are credited towards your Actual Cost to Build at the end of your job).

*Land 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 conduct physical site inspections to determine issues that would/ may prohibit building 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" (locked in) 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. Some building codes do not vest. Talk with your building department to confirm vesting. Diggs does not guarantee building code vesting.

I/we agree to use these the Diggs Signature Specifications to build our home unless we choose to pay for other items, features, components and materials, which are chosen as construction selections or showroom selections and added into our final cost to build estimate.

Signature X _____ Date: _____

Signature X _____ Date: _____



ENERGY SUPPLEMENT

Chapter 19.27A RCW

Represents current energy code as of 2018 update.

(Subject to change without notice by Washington State)

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 min. 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 Equip. & 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 Equip. & 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.

Our Trade Partners

MANNINGTON®
Begin to imagine



THE BOLD LOOK
OF KOHLER.



THERMA TRU®
DOORS

