

## Information about our materials list

### INCLUDED IN THE MATERIALS LIST:

#### 1. FRAMING OF THE STRUCTURE

∅ Materials required for building the exterior walls and floors: studs, sill plates, beams, joists, lintels, posts, sheets of plywood, wood furring.

#### 2. ROOF

∅ Materials used for the roof: sheets of plywood, valleys, vents, soffits, fascia, finishing materials such as asphalt shingles or pre-painted metal sheet for example.

#### 3. INTERIOR DIVISIONS

∅ Materials required for building the interior walls and bearing walls: studs, sill plates, lintels, posts, drywall and acoustic insulation if needed.

#### 4. OPENINGS

∅ The sizes of all openings are specified in the materials list as well as on the construction plans.

- WINDOWS : the type is specified (casement, double-hung...), but the level of quality is not mentioned.
- DOORS : the size and type (standard, sliding, folding...) are specified for all interior and exterior doors, but the level of quality is not mentioned.

#### 5. PORCH

∅ Materials for building all porches, decks, or terraces: Posts, beams, floor joists, sheets of plywood or wood planks, water-proofing membrane, and railings.

#### 6. INSULATION

∅ These materials are suggested for good energy efficiency. This refers to materials used to insulate the foundations, the exterior walls, ceilings & floors.

#### 7. WEATHER-PROOFING

∅ Materials required to make the house water- proof and air-tight: air-barrier, vapour-barrier and sealant.

#### 8. FINISHES

∅ Door and window frames, mouldings for bottom of walls, length of railings, number of stair treads and risers, exterior siding such as brick, horizontal siding, or acrylic for example.

#### 9. PLUMBING

∅ A list of all plumbing accessories such as sinks, toilets, tubs, baths and showers, etc...

#### 10. FASTENERS

∅ The quantity and size of nails and screws required to hold in place all framing, interior & exterior walls, floors, drywall, etc...

## **EXCLUDED FROM THE MATERIALS LIST:**

### **1. FOUNDATION**

- Ø Since fast drying concrete requires precise calculations with regards to the quantity needed and because “on-site” adjustments can also influence the total quantity of the concrete to be ordered, Drummond Designs suggest that you contact a foundation specialist to get a quote for the excavation, the pouring of concrete, the tarring, the placement of steel reinforcements and the back-filling. The quantity of concrete is not specified in the material list, therefore, Drummond Designs is not responsible in this regard.

### **2. ROOF TRUSSES**

- Ø Due to the complexity of some roofs which does not allow for the exact location of each truss, Drummond Designs suggest that you contact a truss manufacturer or a roof specialist, thus removing itself of all responsibility in this regard.

### **3. ELECTRICITY**

- Ø Due to the multitude of possibilities when it comes to the installation, according to the location of the electrical panel, the size of wiring, the choice of heating (& cooling) system, the choice of lighting, etc..., Drummond Designs suggest that you contact an electrician, thus removing itself of all responsibility in this regard.

### **4. PLUMBING**

- Ø The quantity of plumbing accessories such as sinks, tubs, toilets... is indicated since it is rather easy to order; however, the number of pipes, elbows, traps, valves, and other plumbing requirements are not indicated as they will vary according to the technician, the landscaping and the location of the water supply.

### **5. CABINetry**

- Ø Kitchen and bathroom layouts will vary according to each customer’s taste, budget, and personal needs (ex: size and design of the counter-tops, upper cabinets, lower cabinets, corner modules, pantry, drawer modules, island, vanity...). Drummond Designs suggest that you contact a kitchen & bath specialist for the cabinetry’s design and manufacturing.

### **6. FLOOR COVERING**

- Ø It is difficult to determine the exact square footage of flooring and the construction plans do not specify the type of floor covering especially in the open spaces. Some flooring materials may require special preparation (glue, vapour-barrier, additional plywood, grout & mortar...), may or may not be installed at an angle, or may or may not be installed underneath the cabinetry for example. For these reasons, it is recommended that you consult a flooring specialist to discuss different options that meet your needs and budget constraints.

### **7. JOINTS**

- Ø The quantity of joint compound required will vary according to the number of joints, the number of corners, and also the technique used.

### **8. HARDWARE**

- Ø All hardware such as door handles, knobs, hinges, brackets, door stops, etc... will be determined on site according to the customer’s preferences.

**9. QUALITY**

- ∅ There is no mention of the quality of materials on this list as this will vary from one customer to another according to the style desired, the budget, and the availability of the products. Furthermore, there are no decorative elements included in the materials list, such as crown mouldings, corbels & cornices, etc....

**10. METHOD OF CONSTRUCTION**

- ∅ All the items specified in the material list are determined according to the construction plan of Drummond Designs. Please take note that the wind bracing products for the exterior walls and the wind bracing products for the roof are not included. The majority of the products listed on the material list may be replaced by an equivalent product and may require adjustments to the plan.