



Get ready to move with...

McDiarmid Homes

CUSTOM BUILT ENERGY STAR READY TO MOVE HOMES

Floor System

- 2 x 10 joist system at 16" o/c
- Double perimeter rim joists with required bridging & blocking
- 3/4" T & G OSB sub-floor, glued and screwed
- 3/8" plywood underlay in all vinyl areas

Wall System

- 8' side walls with 2 x 6 studs at 16" o/c and double top plates
- 2 x 10 lintels extended to next stud
- 7/16" OSB wall sheathing
- 8' interior walls with 2 x 4 studs at 16" o/c

Roof System

- Energy saver 14" raised heel engineered trusses 24" o/c secured with hurricane ties
- 7/16" OSB sheathing with "H" clips and 2 x 6 sub-fascia
- 30-year architectural shingles with asphalt paper underlay
- Eave and Valley ice and snow protection
- Attic access hatch, roof venting and or ridge venting as per plan

Weather Shield Windows

- Visions 3000 PVC picture and casement units as per plan
- Energy Star qualified tri-pane Low-E Zo-e-shield 7 with argon gas
- PVC interior jambs and PVC white exterior frames with nailing fin

Peachtree Exterior Doors

- Steel insulated doors comes with metal clad exterior frames as per plan
- PVC patio door or garden door as per plan
- Weiser locksets & deadbolt locks at entry doors

Exterior Finish

- Premium fiber cement cedar grain lap siding available in six designer colors and a 30-year warranty
- Pre-finished aluminum soffit, fascia and drip edge
- Pre-finished white continuous aluminum eaves trough and down pipes

Insulation/Vapor/Air Barriers

- R-50 attic insulation
- R-30 exterior wall insulation system
- R-25 rim joist insulation
- Sill gasket supplied for seal at rim joist to foundation
- Draft-proofing to achieve air tightness of 1.5 ACH/HR
- CGSB 6 mil air/vapor barrier sealed all around interior
- House wrap exterior water and wind barrier sealed to windows & doors
- Butyl flashing tape also applied at window and door frames

Drywall

- 1/2" standard at walls and 1/2" CDX high strength on ceilings
- 1/2" aqua board in all bathrooms
- Round corners with smooth finish walls and ceilings

Painting

- Quality prime coat on all walls and ceiling
- Textured white ceilings throughout
- Two coats of quality latex paint on all walls (two colors)
- All woodwork stained & lacquered to match cabinetry or painted

Interior Woodwork

- Oak or painted slab & bi-fold doors smooth or raised panel with full jambs throughout
- Oak or painted 2-1/4" baseboards and casing throughout
- White wire closet and linen shelving

Hardware

- Weiser door hardware throughout
- Chrome paper holders and towel bars in bathrooms
- Large mirrors at bathroom vanities

Medallion Silverline Cabinetry

- Maple, Cherry, Hickory, Alder shaker door style
- Oak or white Thermofoil raised panel or shaker door style
- Choose from numerous designer door finish colors
- Light maple cabinet interiors with 3/4" adjustable shelving
- Dovetail 3/4" hardwood drawers with under mount guides
- Laminate counter tops comes with 180 under wrap or square wrap throughout
- Kitchen cabinetry comes with crown molding and valance molding

Floor Coverings

- High quality vinyl flooring in kitchen, entries, laundry and bathrooms
- High quality carpeting with high density under pad in all other rooms

Plumbing

- One-piece white Acrylic bathtub and or shower units as per plans
- Tempered glass shower doors on shower units only
- Stainless steel double bowl kitchen sinks with single lever faucet
- Porcelain bathroom sinks, pop-up drains and single lever faucet
- Single lever tub and shower controls with low flow shower heads
- Low consumption dual flush white toilets comes with insulated tank
- Shut-off valves at all sink and toilets
- All ABS drains and PEX water lines stubbed through-floor

Electrical

- 200 amp panel complete with breakers
- Energy efficient CFL light bulbs at interior light fixtures
- Two phone and two TV outlets as per customer locations
- Designer lighting package throughout with rocker switches
- GFI, arc fault and tamper-proof outlets as required by code
- Dryer outlet in utility area and one exterior GFI outlet
- HRV timer wall control switch (kitchen, bath, laundry)
- Smoke/carbon monoxide hard wired detectors as per codes

Mechanical

- HVAC supply and return air holes cut with white registers & grills installed
- Central exhaust piping roughed in for HRV
- Dryer venting roughed-in
- Range hood (white) 200 CFM with venting to exterior

Warranty and Codes

- Energy Star .80 and Power Smart Gold Standards for Energy Efficiency
- CSA A277 Construction and Safety Standards Compliance (site specific)
- Provincial and Canadian National Building Code Compliance
- Blanket Home Warranty Program
- 1-year McDiarmid plus manufacturer's warranties on qualifying building materials

Available Options

- Numerous décor and options available to customize your home



www.mcdiarmid.com



CUSTOM BUILT

The New Home Standard in **Energy Efficiency**