



FIT&FINISH™ 2021

JAYMAN BUILT SPECIFICATIONS



Jayman
BUILT
Performance lives here.



The perfect fit & finish™ for every lifestyle.

The Jayman BUILT Fit & Finish™ booklet will help you choose the home of your dreams. We offer four finish levels tailored to give you what you want at a price you need. As Alberta's largest home builder, we use our buying power to negotiate with our suppliers to get the lowest price for the best quality materials, passing the savings on to you. Use this booklet to select the finishes that matter most to you.





CORE PERFORMANCE

Our homes are built to perform—now, and well into the future. Our Core Performance features come standard in every home and meet the highest standards, inside and out. From structure and exterior, to energy efficiency, water saving and indoor air quality; your home's performance is our first priority.

We encourage you to review these pages while you're shopping for a new home. Check & Compare what Jayman includes in our base price versus other builders:

other
builder

Jayman
BUILT

STRUCTURE & EXTERIOR

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Foundation wrapped with air gap membrane to help channel ground water into the drainage system. Plus, with a 30-year warranty you'll have peace of mind too.

Poured concrete front sidewalk included with all homes.

Engineered floor joist and roof truss system for strength and performance.

Vinyl siding and engineered exterior trim for low maintenance and durability.

35 year laminated asphalt shingles.

Maintenance-free aluminum soffit, fascia and eavestrough; 8" high fascia for a bolder look.

other
builder

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SMART HOME TECHNOLOGY SOLUTIONS

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Schlage Encode smart lock.

Ring video/motion doorbell.

Five TP-Link Kasa smart switches.

Alexa Show 5 hub with touch screen.

Ecobee 5 Smart Thermostat(s) with voice control.

Garage Door Opener

Calgary: Linear Garage Door Opener

Edmonton: Legacy 850 Garage Door Opener

other
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INDOOR AIR QUALITY

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Merv 13 furnace 98% efficient filter for increased air quality in each home (one extra filter included for future use). Better for newborns or anyone suffering from asthma and allergies.

All furnace ducting is power vacuumed before occupancy.

Lifebreath Heat Recovery Ventilator (HRV) saves energy and provides fresh air.

UVC ultraviolet air purification system installed in furnace to reduce airborne pathogens.

other
builder

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ENERGY EFFICIENCY

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|-----------------------|-------------------------------------|---|
| <input type="radio"/> | <input checked="" type="checkbox"/> | 6 Solar panel system included with every home to reduce electricity costs and greenhouse gas emissions. |
| <input type="radio"/> | <input checked="" type="checkbox"/> | Navien tankless water heater provides energy efficiency, saving space and water. It also provides faster hot water to your taps. |
| <input type="radio"/> | <input checked="" type="checkbox"/> | Triple Pane windows with Low E glass and argon fill for superior efficiency and comfort. |
| <input type="radio"/> | <input checked="" type="checkbox"/> | Goodman 96% high efficiency furnace with two stages and multi-speed fan; provides energy savings and greater comfort. |
| <input type="radio"/> | <input checked="" type="checkbox"/> | Ecobee 5 Smart Thermostat(s) with voice control. |
| <input type="radio"/> | <input checked="" type="checkbox"/> | Electric vehicle charging outlet plug in garage. |
| <input type="radio"/> | <input checked="" type="checkbox"/> | Light fixture package with LED bulbs for electricity savings and less maintenance. |
| <input type="radio"/> | <input checked="" type="checkbox"/> | Fiberglass wall insulation package with spray foam at rim-joists and cantilevers. |
| <input type="radio"/> | <input checked="" type="checkbox"/> | Fiberglass front and rear doors are durable, thermally efficient, and easy to paint. |
| <input type="radio"/> | <input checked="" type="checkbox"/> | All homes are built to BuiltGreen Canada standards and include an EnerGuide rating. |
| <input type="radio"/> | <input checked="" type="checkbox"/> | All homes are third party blower door tested to verify actual air tightness. |
| <input type="radio"/> | <input checked="" type="checkbox"/> | R-50 fiberglass attic insulation and R-12 basement wall insulation increases your homes comfort while lowering your utility bill. |

other
builder

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WATER SAVING FEATURES

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| <input type="radio"/> | <input checked="" type="checkbox"/> | Plumbing faucets and fixtures meet WaterSense guidelines to save water without sacrificing performance. |
| <input type="radio"/> | <input checked="" type="checkbox"/> | Water saving toilets in all homes save water and reduce utility costs. |

other
builder

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CONVENIENCE

| | | |
|-----------------------|-------------------------------------|--|
| <input type="radio"/> | <input checked="" type="checkbox"/> | Emergency waterline shut-offs at all toilets and sinks. |
| <input type="radio"/> | <input checked="" type="checkbox"/> | Recessed dryer vent box included with all finished laundry rooms for easy vent installation. |
| <input type="radio"/> | <input checked="" type="checkbox"/> | Waterline to fridge to ensure you always have enough ice. |
| <input type="radio"/> | <input checked="" type="checkbox"/> | All the support you could ever need when buying a home: Jayman Financial, Jayman Realty, free Moving Van, and each home is professionally designed through the Jayman Design Centre. |

SELECT

PLUMBING

- Blanco 8" deep double bowl stainless steel kitchen sink.
- Moen Nori chrome pull-out kitchen faucet.
- Moen Tarvo single lever chrome basin taps with Rizon tub/shower controls in all bathrooms.
- Contrac Catalina bathroom sinks with Contrac Caprice pedestal sink in half bath.
- Contrac Carlin toilets with soft close seats.
- Hytec tub surrounds, showers and soaker tubs, as per plan.
- Shower doors, if applicable, with clear glass and chrome trim.

ELECTRICAL

- Decora light switches and plugs throughout home.
- Smart Garage door opener included for homes with a garage.
- Three CAT6 telephone and two RG6 cable outlets with all homes.
- Contemporary lighting package with choices of dining room lights, as applicable.
- Lighting package includes 4" LED Disk recessed downlights in kitchen and LED bulbs in all other fixtures.

INTERIOR FINISH

- Ceiling finish is standard spray texture in white.
- Thermofoil or textured laminate cabinets with choice of various door styles and colours. Cabinet ends are melamine. Soft close doors throughout. Drawers have standard slides with various handle selections. Layout as per plan.
- Countertops are flat lay laminate in kitchen, main bath and ensuite, as per plan.
- Pantry shelving, if applicable, is 16" deep tight mesh, powder coated wire shelving.
- Closet shelves are freeslide powder coated wire, master bedroom walk-in comes with extra hanging row (if applicable, as per plan).
- Door and window casing is 2-1/4" or 2-1/2" wide MDF available in contemporary or traditional style.
- Baseboards are 3-1/4" or 2-1/2" high MDF available in contemporary or traditional style.
- Interior passage doors are smooth finished and available in three styles (Carrera, Cheyanne or Riverside).
- Bifold closet doors in bedrooms and foyers or swing type in walk-ins, as per plan.

**Jayman ensures everything you need
comes standard in our homes.**

SELECT



SELECT

INTERIOR FINISH CONT'D

- Schlage lever style door handle sets for all interior passage doors (Torino, Seville, or Solstice styles).
- Exterior doors come with Schlage Grade 1 security deadbolt and separate lever handle in satin nickel finish.
- Chrome bathroom hardware with a straight shower rod for all 5' tub surrounds.
- Main bathroom and ensuite mirrors are 40" high to match countertop width. Choice of plain or 1" bevel edge.
- Half bath pedestal sink mirror is 24" x 36" rectangular. Choice of plain or 1" bevel edge.

KITCHEN APPLIANCES

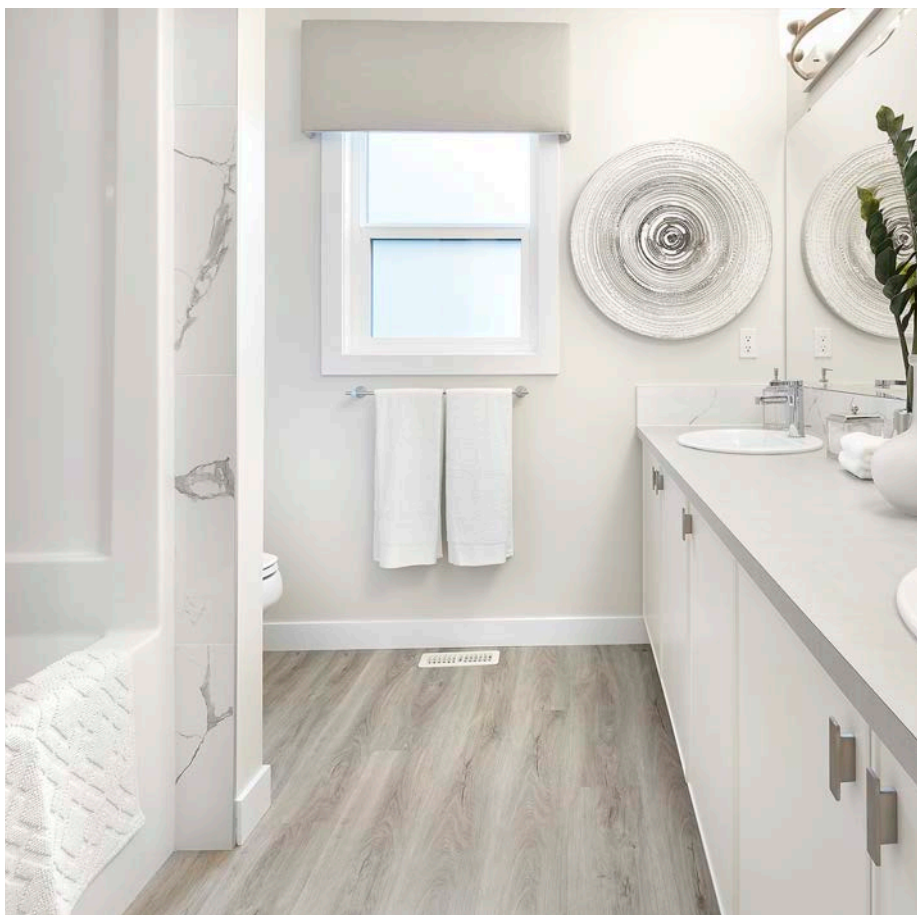
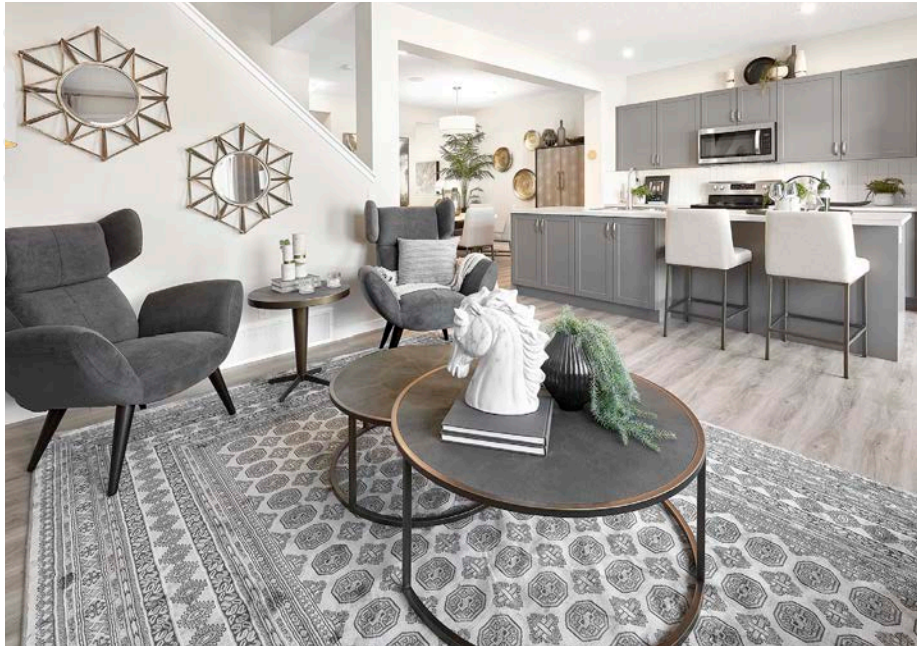
- All appliances are stainless steel finish and Energy Star rated.
- Whirlpool 25 cu. ft. standard depth French Door fridge with bottom freezer and built-in ice maker.
- Whirlpool stainless steel over the range (OTR) microwave oven/hoodfan combination.
- Whirlpool smoothtop, self-cleaning, convection electric range.
- Whirlpool dishwasher with stainless steel interior.

FLOOR COVERINGS & WALL TILE

- Luxury Vinyl Plank (LVP) throughout main floor and upper floor bathrooms.
- 100% polyester carpet with 8lb underpad throughout.
- Full height ceramic wall tile backsplash in kitchen. One row for vanities and showers (if applicable). Soaker tubs 18" high wall tile above tub, if applicable.

PAINT

- Interior paint is acrylic latex in eggshell for walls and sprayed finish for all interior woodwork.
- Exterior paint is acrylic latex satin finish on wood surfaces excluding optional deck surfaces. Deck, as applicable, surfaces are not painted but are low maintenance all weather wood.
- Painted basement stairs are included in light grey.



EXTRA

Enjoy these upgrades and everything in Select.

PLUMBING

- Blanco Silgranit 9-1/2" deep undermount sink in double bowl or large single bowl with various colour choices. Optional stainless steel undermount double bowl sink also available.
- Moen Nori or Align Hi-Arc single lever pull-out faucet in chrome.
- Kohler Caxton undermount ensuite bathroom sink. Kohler Bryant bathroom sinks with Kohler Cimarron pedestal sink in half bath.
- 3-Piece plumbing rough-in (as per plan).
- Kohler-Sterling Windham elongated comfort height toilets with soft close seats.
- upper and lower cabinet mouldings. Drawers have standard slides with various handle selections. Layout as per plan.
- Knock down ceiling texture throughout, white on white.
- Kitchen and ensuite countertops are 1-1/4" thick granite or quartz with a selection of colors and modern edge style. All other countertops are flat lay laminate.
- Upgraded pantry door to French door with decorative glass.
- Upgraded door and window casing is 2-1/2" wide MDF available in various styles.

ELECTRICAL

- Contemporary lighting package with choice of dining room lights, as applicable.
- 12" LED low profile flushmont fixture in great room.
- 4" recessed LED down lights included at main and upper floor hallways, as per plan.
- Upgraded baseboards to 3-7/8" or 4" high MDF available in two styles.
- All closet doors upgraded to swing type passage doors.
- Bathroom hardware in various styles with curved chrome shower rod for 5' tub surrounds.
- Half bath pedestal sink mirror 24" x 36" rectangular or oval with 1" bevel or plain edge.

INTERIOR FINISH

- Maple cabinets in various door styles and stain colors. Cabinet ends are melamine; soft close doors throughout. Includes

SAVINGS: \$ _____

KITCHEN APPLIANCES

- Upgraded smoothtop free standing range with digital front controls and self-cleaning oven.
- Panasonic 1.6 cu. ft. built-in microwave with trim kit.
- Venmar 30" wall mount stainless steel chimney hood fan.

FLOOR COVERINGS & WALL TILE

- Luxury Vinyl Plank (LVP) or Luxury Vinyl Tile (LVT) in upper floor main bath, ensuite and laundry (if applicable).



PLUS

Enjoy these additional upgrades and everything in Select and Extra.

PLUMBING

- Moen Sleek or Arbor single handle faucet in chrome.
- Separate ensuite shower, if applicable, with Moen Rizon, Voss, or Wynford controls with 8" rain showerhead and separate handheld showerhead on slide bar.
- Two built-in slide-out recycle bins in kitchen.
- Wider selection of 1-1/4" thick granite or quartz with modern edge style for all countertops.
- Upgraded bathroom and laundry countertops to quartz or granite.

ELECTRICAL

- Contemporary lighting package with choice of dining room lights, as applicable.
- Undermount LED lighting under upper kitchen cabinets.
- Upgraded interior passage door style selection (Winslow, Carrera, Cheyenne, Melrose or Berkley).
- Upgraded interior passage door lever set selection. (Schlage Merano, Manhattan, or Latitude).
- Exterior door Century handle set.

INTERIOR FINISH

- Cabinets are upgraded to select wood species in various door styles and stain colours. Wood veneer ends, pots and pans drawer unit, soft close doors and drawers included. Upgraded upper and lower cabinet mouldings. All kitchens are designed with Home Gourmet cabinets for built-in appliances.*
- Half bath includes full height rectangular mirror and pendant light.
- Master bedroom walk-in closet has custom wood melamine closet organizers and sweater tower with drawers.
- Handrail brackets upgraded from metal to wood at stair locations, where applicable.
- Stairwell stubwalls upgraded to railing, as per plan, and standard configurations for main floor to upper floor only. Wood rail and shoe in white with iron spindles. Selections as per styleMagic™ display.
- Upgraded full height ensuite and main bath mirrors.
- Master bedroom tray ceiling detail with recessed white LED strip lighting.

* Built-in kitchens are applicable only for standard plans that have a built-in kitchen drawing option and do not include plan expansion or modifications.

KITCHEN APPLIANCES

- KitchenAid 22 cu. ft. counter depth French Door fridge with internal water dispenser and ice maker.
- KitchenAid built-in gas cooktop.
- KitchenAid built-in wall oven and microwave/convection oven combination.
- KitchenAid dishwasher with stainless steel interior.
- Venmar 36" stainless steel wall mount chimney hood fan.

FLOOR COVERINGS

- Ceramic tile at main floor foyer, half bath, upper floor bathrooms, and laundry, in a selection of colours, sizes, and styles; if applicable.
- 5" wide plank engineered hardwood flooring in kitchen, nook, great room, and main floor hallway; as per plan.

PAINT

- Basement floor painted light grey in unfinished areas.

SAVINGS: \$ _____



+ SELECT

+ EXTRA

PLUS

ULTRA

Enjoy everything you could want in your home with these upgrades & the finishings from Select, Extra, & Plus.

PLUMBING

- Shower door and glass (if applicable) 10 mil clear or grey glass and door; as per plan. Top frame handle and hinges in chrome.
- Separate ensuite showers come with 10" rain shower head.
- Ensuite comes with electric heated tile floors.
- Shower walls are tile with built-in niche. Shower floor is tile with linear drain.
- 4 piece ensuite with free-standing tub (as applicable).
- Ensuite comes with Toto integrated toilet/bidet for one toilet only (as applicable and as per plan).
- Other toilets are Kohler Corbelle, skirted, elongated, comfort height with soft close seats.
- Grohe Spring Faucet with pull-out at kitchen sink in chrome finish or Moen Align (various finishes). Mix and match designer packages.

ELECTRICAL

- Upgraded contemporary lighting package with choice of dining room lights, as applicable. Mix and match designer packages.

- 4 LED down lights added to great room (if applicable, as per plan).
- 18" x 40" heated towel rack in ensuite.

INTERIOR FINISH

- Cabinets with upgraded door styles and painted finish in various colors includes soft close doors and drawers. All kitchens are designed for Home Gourmet built-in appliances and include full height upper cabinets with crown and lower valence moulding.
- Additional special selection of granite or quartz with five edge styles. Upper floor bathroom countertops are also matching upgraded granite or quartz.
- Kitchen comes with built-in utensil tray, spice tray, and recycling bins.
- Walk-in pantry comes with white melamine, adjustable wood shelving (if applicable).
- Floating vanities with quartz or granite counters in half bath and ensuite with under cabinet lighting. Half bath features full height rectangular mirror and pendant light.
- 8' height interior doors on main and upper floor where ceiling height allows.

* Built-in kitchens are applicable only for standard plans that have a built-in kitchen drawing option and do not include plan expansion or modifications.



+ SELECT

+ EXTRA



+ PLUS

ULTRA

ULTRA

INTERIOR FINISH CONT'D

- Master bedroom walk-in closet comes with custom wood melamine closet organizers and sweater tower with drawers, glass shelves and mirror. Homes with two closets will have mirror and glass shelves at one tower only.
- Secondary bedroom closets come with melamine wood shelves.
- 9' ceiling height on upper floor.
- Stairwell railing from main to upper floor upgraded to 6 mil glass drop-in style with modern wood railing or two additional choices of upgraded spindles.
- Includes choice of 3 additional custom designer plumbing and bath hardware packages in black, chrome, or gold.
- Kitchen island counter choice of 1 1/4" or 3" thick waterfall style (as applicable and as per plan).
- Master bedroom 12" tray ceiling detail with recessed White Tunable LED strip lighting.

FLOOR COVERINGS

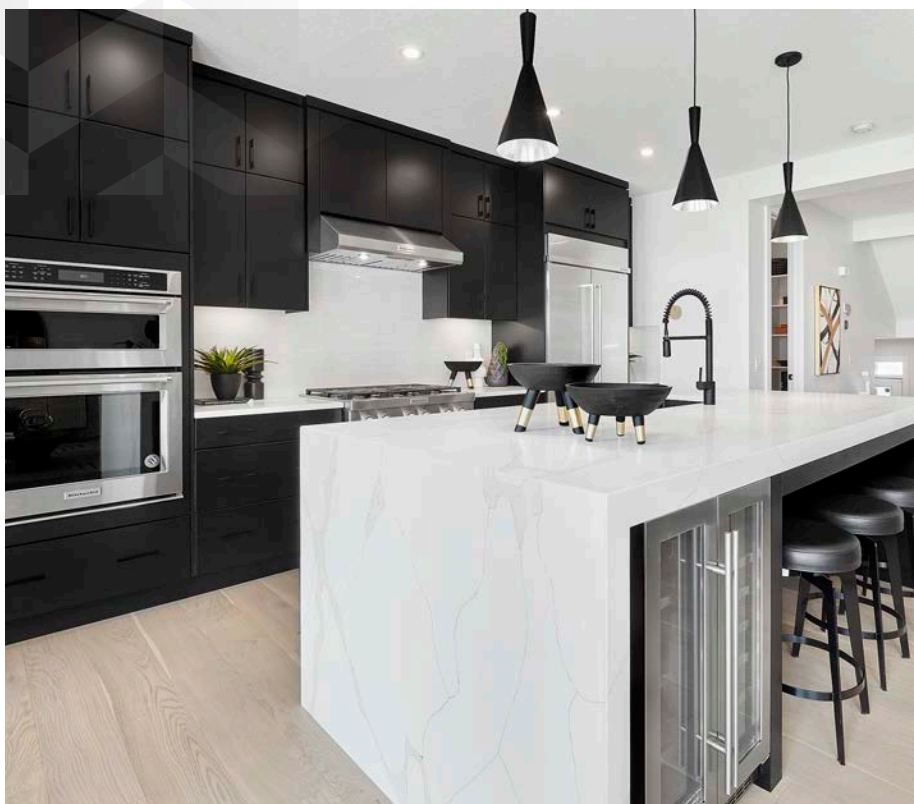
- Upgraded ceramic tile at main floor foyer, half bath, upper floor bathrooms and laundry, in a selection of colours, sizes, and styles; if applicable.

- Upgraded wide plank engineered hardwood added to kitchen, nook, great room, main floor hall, stairs to upper floor, upper floor hallway, and bonus room (if applicable and as per plan).
- Stain resistant upgraded polyester carpet with 8lb underpad throughout.
- Selection of patterned carpets available.

HOME GOURMET BUILT-IN APPLIANCES:

- KitchenAid built-in 42" or 36" wide refrigerator with platinum interior (as per plan).
- KitchenAid Pro-Style 36" apron front gas cooktop.
- KitchenAid Commercial Style, 36" under cabinet hoodfan.
- KitchenAid 30" built-in wall oven & microwave/convection oven combination.
- KitchenAid dishwasher with stainless steel interior.
- Silhouette Lorraine, 24" built-in French Door beverage centre.
- Kinetico Mac 7500 filtered cold water dispenser at kitchen sink.

SAVINGS: \$ _____



+ SELECT

+ EXTRA



+ PLUS

ULTRA

NOTES

This space is just for you!

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Optional additional components are available at extra charge. The information contained in this handout is for marketing purposes only and is subject to change without notice. The information does not form part of the Purchase Agreement. All specifications for your home are outlined in the Purchase Agreement documents.



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