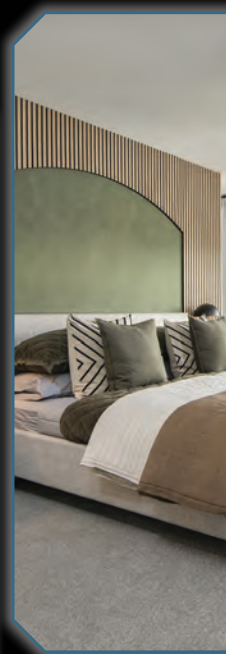


2025

FIT & FINISH™



JAYMAN BUILT SPECIFICATIONS
EDMONTON SINGLE FAMILY


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 three finish levels tailored to give you what you want at a price you need. As one of Alberta's largest home

builders, 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

| | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Poured concrete front sidewalk included with all homes. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Engineered floor joist and roof truss system for strength and performance. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Vinyl siding and engineered exterior trim for low maintenance and durability. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 35 year laminated asphalt shingles. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Maintenance-free aluminum soffit, fascia and eavestrough; 8" high fascia for a bolder look. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Exterior OSB sheathing is 7/16" for a stronger structure. |

other
builder

Jayman
BUILT

SMART HOME TECHNOLOGY SOLUTIONS

| | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Smart lock. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Ring video/motion doorbell. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Five TP-Link Kasa smart switches. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Amazon Echo Show 15 with full HD 15.6" smart display. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Ecobee 5 Smart Thermostat(s) with voice control. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | TP-Link Access Point (EAP-650) for Wi-Fi broadcasting. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Garage Door Opener: Legacy 850 |

other
builder

Jayman
BUILT

INDOOR AIR QUALITY

| | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | All furnace ducting is power vacuumed before occupancy. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Heat Recovery Ventilator (HRV) saves energy and provides fresh air. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | UV-C ultraviolet light air purification system installed in furnace to reduce airborne pathogens. |

SELECT



PLUMBING

- Blanco 8" deep double bowl under mount stainless steel kitchen sink.
- Moen Nori chrome pull-out kitchen faucet.
- Moen Klio single lever chrome basin taps and shower controls in all bathrooms.
- Contrac Catalina oval basin sinks with Contrac Caprice pedestal sink in half bath.
- Contrac Carlin toilet with soft close seat.
- Maax Fibreglass 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.
- Two CAT 6 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.
- Great room includes one centrally located 12" LED low profile, flush mount fixture in white.
- Homes with 2-storey high windows in the great room include 1 or 2 low voltage wiring rough-in locations (as per marked plans only) to provide power for optional automated blind systems. Automated blinds are an additional upgrade available through styleMagic™.

INTERIOR FINISH

- Ceiling finish is standard spray texture in white.
- Textured Melamine Cabinets in select colors as per styleMagic™ display. Cabinet ends are melamine. Doors and drawers have standard slides with various handle selections. Layout as per plan.
- Upper cabinet above over-the-range (OTR) microwave is stepped up to ceiling.
- Kitchen countertops are 2cm (3/4") thick Quartz as per styleMagic™ selections. Main bath and ensuite countertops are laminate.
- Pantry shelving, if applicable, is 16" deep tight mesh, powder coated wire shelving.
- Closet shelves are freestanding powder coated white, primary bedroom walk-in comes with extra hanging row (if applicable, as per plan).
- Door and window casing is 2-1/2" wide primed MDF available in contemporary style.
- Baseboards are 3/8" x 3" primed MDF in contemporary style.
- Interior passage doors are smooth-style, flat panel doors. Additional styles are available as an optional upgrade through styleMagic™.
- 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

- Weiser lever style door handle sets for all interior passage doors (Daylon or Winston style).
- Exterior doors come with Weiser security deadbolt and separate lever handle in satin nickel finish.
- Moen 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. Edge style is plain.
- Half bath pedestal mirror is 24"x36" rectangular with plain 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, ice maker and internal water dispenser.
- Whirlpool stainless steel over the range (OTR) microwave oven/hoodfan combination.
- Whirlpool smoothtop, self-cleaning, electric range.
- Whirlpool dishwasher with stainless steel interior.

FLOOR COVERINGS & WALL TILE

- Wide plank luxury vinyl floor (LVP) throughout main floor.
- Luxury Vinyl Tile (LVT) in upper floor bathrooms and laundry as per plan.
- 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.
- Top of stair stringers and vertical sides of stringers are carpet.

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 Silgranite undermount granite sink in choice of two models and various colours. Or choice of Blanco Formera stainless steel undermount sink.
- Moen Nori or Align Hi-Arc single lever, pullout kitchen faucet in chrome.
- Moen Rizon or Vichy bathroom faucets and matching 6" showerheads.
- Contract Calvin undermount sink in ensuite and main bath. Choice of Contract Caprice or Pineview pedestal sink in half bath.
- 4-piece ensuites include curbless tiled shower recessed into the floor sloped towards a 32" linear drain. Walls are tiled to ceiling. Includes 80" height, chrome frame, 10 mil glass shower door.
- 3-piece ensuites include a Maax fiberglass 60"x36" shower. Includes 70" height sliding door with 6 mil clear glass and chrome frame.
- 3-Piece plumbing rough-in (as per plan).
- Contract Crista elongated, comfort height toilet with soft close seat.

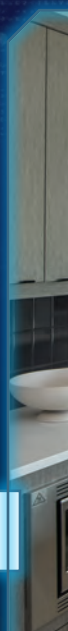
ELECTRICAL

- Contemporary lighting package with choice of dining room lights, as applicable.
- 12" LED low profile flushmount fixture in great room.
- 4" recessed LED down lights included at main and upper floor hallways, as per plan.

INTERIOR FINISH

- Maple, MDF or Thermofoil cabinets in various door styles and stain colours. Cabinet ends are melamine; soft close doors and drawers throughout. Includes upper and lower cabinet mouldings.
- Built-in cabinet hood fan shroud in modern rectangle flat slab style as per styleMagic™ selections.
- Various handle selections. Layout as per plan.
- Knock down ceiling texture throughout, white on white.
- Kitchen, ensuite and main bath countertops are 1-1/4" thick granite or quartz with a selection of colours and modern edge style. All other countertops are flat lay laminate.
- Three styles of MDF casing to choose from, 2 1/2" wide or 3" wide.
- Upgraded baseboards to 3-7/8" or 4" high MDF available in two styles.
- All closet doors upgraded to swing type passage doors. Door styles are Carrara, Riverside or Berkle.
- Moen Triva bathroom hardware with curved chrome shower rod for 5' tub surrounds.
- Half bath pedestal mirror is 24"x36" rectangular mirror with plain edge.

SAVINGS: \$ _____



KITCHEN APPLIANCES

- Upgraded smoothtop free standing range with digital front controls and self-cleaning oven.
- Panasonic 1.2 cu. ft. built-in microwave with 27" trim kit.
- Broan 30" Power Pack Hood Fan Insert.



FLOOR COVERINGS & WALL TILE

- Wide plank luxury vinyl plank (LVP) throughout main floor, as per marked plans.
- Luxury vinyl tile (LVT) flooring in upper floor main bath, 3-piece ensuite and laundry (if applicable).
- 4-piece ensuite includes ceramic tile flooring as per marked plans in a selection of colours, styles and sizes.



PLUS

Enjoy these additional upgrades
and everything in Select and Extra.



PLUMBING

- Moen Sleek or Arbor single lever, pull-out kitchen faucet in chrome.
- Moen Rizon, Voss, Kyvos or Genta bathroom faucets with matching showerhead at tub surrounds.
- Separate ensuite shower (if applicable) comes with M-Core shower bar system in Align or 90 degree style with rain showerhead.
- 4-piece ensuite include curbless tiled shower recessed into the floor sloped towards a 32" linear drain. Walls are tiled to ceiling. Includes 80" height, chrome frame, 10 mil glass shower door.
- 3-piece ensuite include a Maax fiberglass 60" x 36" shower. Includes 70" height sliding door with 6 mil clear glass and chrome frame.
- Contrac Connell 21" wide, wall hung vanity in white with integrated top and rectangular sink in white at the half bath, if applicable
- Contrac Avenal, skirted, elongated, comfort height toilet with soft close seat.

ELECTRICAL

- Contemporary lighting package with choice of dining room lights, as applicable.
- Undermount LED lighting under upper kitchen cabinets in standard kitchen layouts only. Does not include optional side counters or pantry options.

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.*
- Built-In hood fan cabinet shroud in choice of two styles as per styleMagic™ selections. Full-height ceramic tile backsplash in kitchen to underside of upper cabinets, including at built-in cabinet hood fan shroud.
- Half bath includes 24" wide full-height rectangular mirror to ceiling with plain edge.
- Primary bedroom walk-in closet has custom wood melamine closet organizers and sweater tower with drawers.
- Wider selection of 1-1/4" thick granite or quartz with modern edge style for all countertops.
- Two tone kitchen cabinets now included per styleMagic™ selections.
- Upgraded bathroom and laundry* countertops to quartz or granite. *Laundry counter is plan specific.
- 8' height interior passage doors on main floor only.
- Upgraded interior passage door style selection (Carrara, Riverside, Berkley, Logan or Lincoln).
- Upgraded interior passage lever set selection (Weiser Casey).
- Exterior door Weiser Amador handle set.
- Handrail brackets available in choice of wood or metal at stair locations, where applicable.

* 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.

- Paint grade wood railing and shoe with choice of newel post designs, metal spindles or paint grade square wood spindles as per styleMagic™ display. Choice of two paint grade wood brackets or two metal brackets for wall mount railing.
- Stub wall locations per plans capped with painted MDF in Transitional detail. Includes paint grade wood wall mount handrail profile choices as per styleMagic™ display. Handrail brackets available in choice of wood or metal.



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.
- Built-In cabinet hood fan allowing capacity range up to 300 CFM.
- KitchenAid dishwasher with stainless steel interior.



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 engineered hardwood flooring or LVP in kitchen, great room and nook. Front hallway and foyer can be engineered hardwood, tile or LVP, as per plan.

PAINT

- Basement floor painted light grey in unfinished areas.



SAVINGS: \$ _____



EDMONTON

102, 5083 Windermere Blvd SW
Edmonton, AB T6W 0J5
Phone: 780.481.6666
Fax: 780.481.7711

[Jayman.com](https://www.jayman.com)

January 2025


Jayman
BUILT

Performance lives here.