



# FIT & FINISH™ 2024

## 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 four 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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>STRUCTURE &amp; EXTERIOR</b>
<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.

other builder	Jayman BUILT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>SMART HOME TECHNOLOGY SOLUTIONS</b>
<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 Alexa Echo Hub with 8" wall mount screen.
<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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>INDOOR AIR QUALITY</b>
<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"/>	UVC ultraviolet air purification system installed in furnace to reduce airborne pathogens.

other  
builder

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## ENERGY EFFICIENCY

<input type="radio"/>	<input checked="" type="checkbox"/>	10 panel Solar system included with every home, saving up to 50% on an electrical consumption costs while reducing 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"/>	Homes with attached and detached garages include 220v electric vehicle charging plug in garage. Laned homes include rough-in wiring for electric vehicle charging plug.
<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"/>	Fibreglass wall insulation package with spray foam at rim-joists and cantilevers.
<input type="radio"/>	<input checked="" type="checkbox"/>	Fibreglass 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 fibreglass attic insulation and R-12 basement wall insulation increases your homes comfort while lowering your utility bill.

other  
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## WATER SAVING FEATURES

<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  
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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, styleMagic™.

\*Electricity savings exclude administration and other associated fees.



# 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 Contract Caprice or Contrac Pineview 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.

## 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.
- Kitchen countertops are 2cm (3/4") thick Quartz as per styleMagic™ selections. Main bath and ensuite countertops are flat lay 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 2-1/4" 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

- 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 black metal framed perimeter.

## 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.

## 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 sink with choice of models and colours per styleMagic™ display. Stainless steel undermount sink also available.
  - Moen Nori or Align Hi-Arc single lever, pullout kitchen faucet in chrome.
  - Moen Rizon or Vichy bathroom faucets and matching 6" showerheads.
  - Kohler Caxton undermount sink in ensuite and main bath. Kohler Cimarron pedestal sink in half bath.
  - 3-Piece plumbing rough-in (as per plan).
  - Toto Drake elongated, comfort height toilets with soft close seats.
- Includes upper and lower cabinet mouldings.
  - Drawers have soft close slides with various handle selections. Layout as per plan. Also includes 2 colours of painted MDF cabinets with matching melamine ends.
  - 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.
  - Upgraded door and window casing is 2-1/2" wide MDF available in various styles.
  - Upgraded baseboards to 3-7/8" or 4" high MDF available in two styles.

## 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.
- All closet doors upgraded to swing type passage doors.
  - Moen bathroom hardware in various styles with curved chrome shower rod for 5' tub surrounds.
  - Half bath pedestal mirror is 24"x36" rectangular with black metal framed perimeter.

## INTERIOR FINISH

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

SAVINGS: \$ \_\_\_\_\_





+ SELECT

### 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.
- Venmar 30" wall mount stainless steel chimney hood fan.



+ EXTRA

### 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, ensuite and laundry (if applicable).



# 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.
- Plus now includes 2 black faucet packages.
- Half bath includes full height rectangular mirror and pendant light.
- 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.

## ELECTRICAL

- Contemporary lighting package with choice of dining room lights, as applicable.
- Undermount LED lighting under upper kitchen cabinets.
- 8' height interior passage doors on main floor only.
- Upgraded interior passage door style selection (Carrera, Cheyenne, Melrose or Berkley).
- Upgraded interior passage lever set selection (Weiser Casey).

## 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 2 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.
- Exterior door Weiser Amador handle set.
- Handrail brackets upgraded from metal to wood at stair locations, where applicable.
- 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 2 paint grade wood brackets or 2 metal brackets for wall mount railing.

\* 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.

- Stub wall locations per plans capped with painted MDF in choice of Transitional or Traditional detail. Includes paint grade wood wall mount handrail profile choices as per style Magic™ display. Handrail brackets available in 2 styles of wood and 2 styles of metal.
- Ensuites with separate shower include tiled shower walls on acrylic base.



+ SELECT

### 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 of 650 to 300 CFM
- KitchenAid dishwasher with stainless steel interior.



+ EXTRA

### 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.



+ PLUS

### PAINT

- Basement floor painted light grey in unfinished areas.

SAVINGS: \$ \_\_\_\_\_



# 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 glass and door; as per plan. Top frame handle and hinges in chrome.
- Separate ensuite showers come with M-Core shower bar system in Align or 90 Degree style with rain showerhead.
- 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 includes Toto Nexus toilet with Washlet Bidet feature for one toilet only (as per plan).
- Other toilets are Toto Nexus, skirted, elongated, comfort height with soft close seats.
- Blanco Culina spring faucet with pullout in chrome finish at kitchen sink or Moen Align in 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).

## INTERIOR FINISH

- Cabinets with upgraded door styles and painted finish in various colours includes soft close doors and drawers. All kitchens are designed for Home Gourmet built-in appliances and include built-in hood fan cabinet shroud in choice of styles, full height upper cabinets with crown and lower valence moulding.
- Kitchens include choice of 4 custom hood fan shroud styles to match cabinets.
- Kitchen comes with built-in utensil tray, spice tray, and recycling bins.
- Walk-in pantry comes with white melamine, adjustable wood shelving (if applicable).
- Kitchen cabinets available in Two Tone colour selections as per styleMagic™.
- 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.
- Primary 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.

\* 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

- 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 tempered glass drop-in style with paint grade wood railing and 3-1/2" newel posts 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).
- Primary bedroom tray ceiling detail with painted ceiling in white.

## 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:

- Jenn-Air 42" built-in cabinet panel French door fridge with ice maker. Homes with 36" fridge space will be a Kitchen Aid 36" French door refrigerator with external ice & water.
- Jenn-Air Noir or Rise style 36" professional-style gas range top with apron front.
- Faber power pack built-in under cabinet hood fan.
- Jenn-Air Noir or Rise style 30" combination wall oven and microwave. Wall oven is self-cleaning with multi-mode convection.
- Jenn-Air built-in cabinet panel dishwasher with stainless steel interior. Filtered water dispenser at kitchen counter.
- Silhouette Emmental, 24" built-in French door beverage centre.
- Filtered water dispenser at kitchen counter.
- Electric Fireplace included at Great Room as per plan. Model selection as per styleMagic™. Fireplace is boxed into room only, exterior cantilevers are not included.

SAVINGS: \$ \_\_\_\_\_



+ SELECT

+ EXTRA



+ PLUS

ULTRA







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