

BUILDING DREAMS

OUR MISSION

"To go above and beyond the norms of the industry to build superior quality homes, offering the ultimate in satisfaction and pride to the home owners, within their desired budget."

OUR PHILOSOPHY

"Irrespective of its size, every home fulfills a homeowner's specific needs and dreams; therefore each and every home deserves special attention, from its conception to its possession."

INDUSTRY MEMBERSHIPS



JMD CUSTOM HOMES
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The JMD Difference

"In our opinion, a custom home doesn't necessarily mean an expensive home.

Rather, we believe it relates to a home that is designed and built to address the specific needs and dreams of a family, relating to design functionality, comfort, enjoyment, and budget. We understand that irrespective of the size of the home, each homeowner's needs and dreams are unique to each situation.

We realize there are many choices in selecting a homebuilder. When you choose *JMD Custom Homes*, you know that your new home will be backed by the building experience of some of the finest craftsmen of the industry, utilizing superior quality materials manufactured by world renowned manufacturers and under a watchful eye, ensuring attention to the finest detail.



Experience the "JMD Distinction" for yourself.

In home-building, often the difference is in the details, and you'll appreciate our incredible attention to detail at *JMD Custom Homes*.

We understand that finishing touches are what make a house a home, which is why we developed our "JMD Distinction" philosophy. Just as you take pride in your work and family, we take pride in ours.

We strive to deliver every home we build in the "JMD Distinction" principle, with all walk-through items completed before move-in."



-Neil Seth
JMD Custom Homes

Our Vendors and Affiliates

At *JMD Custom Homes*, we hold each home we build with the highest regard, using materials that reflect our high standards of design and quality craftsmanship.

This commitment to excellence has consistently been recognized by our home-

owners, and that's why we use products manufactured by world renowned manufacturers of home building products. Our vendors offer some of the finest products available, helping us meet today's standards for quality and style, and enhancing your new home in many ways for lasting impressions from room to room.

Vendors and Affiliates





You will have peace of mind knowing that your home is protected by a 5 year warranty. We are proud to be members of the New Home Warranty Program of Manitoba Inc.



FROM DREAM TO REALITY

Seven Steps to owning your New Home

Once you have decided on the size, type, site, and budget for your house, we will draw up a purchase agreement with the details of your new home. The following will help you become familiar with the many steps and procedures involved in completing your new home and has been design to keep you aware of both the process and timing of various decisions you will be required to make during this enjoyable building experience.

Step 1: Obtain Mortgage Financing (if applicable)

- Written confirmation of financing must be received by our office before we can proceed further.

Step 2: Home Plan Development

- During this phase, a plan for your home will be developed based on your needs. This may include developing a new plan or modifying an existing plan. Please allow approximately two or three weeks; every attempt will be made to complete it sooner, depending upon the extent of required changes.

Step 3: Colour Selections

- You will be requested to make exterior colour choices regarding shingles, soffit and fascia; stucco, brick, or cultured stone where applicable, fireplace facings, carpet, vinyl, ceramic tiles, hardwood, kitchen cabinets, laminate or granite counter top colours, front entry door, type and colour of casing and baseboards. These selections are considered final after a 48 hour period, at which time no reselections will be possible. Please keep in mind that most components must be ordered well in advance of installation, as in some situations delivery time may be in excess of 12-16 weeks.
- To assist you in your selection of colours, we will provide you up to 2 meetings of up to a total of 3 hours with our Colour Design and Décor Consultant. In order to make the best use of the allocated time, please give some thought to what you want prior to your appointment.



"As a member of the Better Business Bureau of Manitoba we are committed to the values of Excellence, Integrity, Teamwork, Trust, and Respect to guide all of our decisions and behavior, with each other and with all those we serve."



Step 4: JMD Custom Homes Applies for a building permit

- At this stage, all of the applicable documents created are now submitted to the appropriate authority for issuance of a building permit. The normal time span from submittal to issuance is 7-10 working days, after which time construction can commence.

THE TIME INVOLVED TO GET TO THIS POINT CAN RUN ANYWHERE BETWEEN 4-6 WEEKS DEPENDENT ON MARKET CONDITIONS

Step 5: Construction Period

- JMD Custom Homes goal is to complete the construction of your new home within six months of the approval of financing. In five to six weeks, under normal conditions, you will see your basement complete or nearing completion and your home framed in about 10 weeks. By now, approximately 14 weeks will have elapsed since you signed your Agreement.

POSSESSION DATE TO BE CONFIRMED ONCE DRYWALL IS COMPLETED.



BUILDING DREAMS

FROM DREAM TO REALITY

Seven Steps to owning your New Home (*continued*)...

Step 5: Construction Period

- JMD Custom Homes goal is to complete the construction of your new home within six months of the approval of financing. In five to six weeks, under normal conditions, you will see your basement complete or nearing completion and your home framed in about 10 weeks. By now, approximately 14 weeks will have elapsed since you signed your Agreement.

Step 6: Final Walk Through

- Your final walk through will be completed with a JMD Custom Homes representative. To outline what occurs during the walk through the following is a brief description:
 1. Paint touch-up walk through at which time you, the owner(s), will point out any paint or drywall deficiencies to be repaired to the painter's or JMD Custom Homes representative.
 2. You will walk through your home and will be explained various maintenance procedures as well as explaining for example, the function of the central exhaust system, air conditioner or any other products that may have been installed in your home.
 3. We will write down any deficiencies that may be found and address them at that time. When the walk through is completed, the homeowner will sign the appropriate documents.
- Please have all legalities and monies transferred prior to the walk through to enable us to handover the keys to you at that time.

Step 7: Occupancy

- You move into your new JMD Custom Home!
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