

Visit DJK Homes on Houzz For A More In-Depth Description of Features in Photo Format Under Ideabooks
<https://www.houzz.com/ideabooks/87803218/thumbs/signature-djk-grande-park-collection-features>

Dare to compare DJK Custom Homes to any other local builder? You will see we offer more standard features and eco friendly features to provide the absolute most value for your home... hands down!

 = Eco Friendly Feature  = DJK signature feature

"Signature DJK" Standard features updated 8/30/17

Foundation & Basement

- Steel reinforced poured concrete foundation walls
- Eight foot foundation (7' 10" + 1 1/2" Plate)
- DELTA-MS foundation wall waterproofing drainage membrane over asphalt damp proofing for a waterproof foundation system
- 4' x 4' vinyl basement dual pane window with oversized well, escape ladder and steel grate cover
- Sill Plate Sealer between wood sill plate and top of foundation wall to reduce air infiltration
- 4" poured concrete basement floor with vapor barrier to control radon intrusion
- Passive radon mitigation system with outlet in attic for future fan if needed
- Sump pump with exterior perimeter drain tiles to handle high flow drainage in heavy rain seasons
- Copper 1" water service and meter with remote read sized per plan

Advanced Framing Construction









- Nine foot tall first floor ceiling height
- Spacious and inviting two story foyer (per plan)
- On site framing fabrication with all framing members 16" on center
- Advanced framing techniques for maximum building strength and maximum thermal efficiency
- 3/4" Advantech glued and screwed tongue and groove subflooring has greater water resistance and strength than OSB or Plywood and is certified by Sustainable Forestry Initiative (SFI)
- 7/16" exterior walls structural sheathing and R5 insulation board to eliminate thermal bridging
- Weathermate Plus house wrap taped tight for complete seal from the elements
- 7/16" roof sheathing covered with 15# roofing underlayment and 1 row ice and water shield at perimeter and valleys for water tight bond
- 1/2" Certainteed gypsum board drywall glued and screwed with 3 coat taping system and square corner bead
- Garage fully drywalled and fire taped

Exterior Features







- Front facade with curb appeal including brick and siding on front per plan
- Baked aluminum seamless gutters, downspouts, soffit, and fascia with over 10 standard color choices
- Front load two or three car garage per plan

- CertainTeed Landmark 30 year architectural roof shingles with color matched vents and flashings with many standard color choices
- Mastic carved wood no-maintenance vinyl siding per plan with over 20 included color choices
- Three foot wide concrete private walkway from driveway to front with brushed finish
- Asphalt driveway to edges of garage doors and tapered to 16' wide at sidewalk
- Two exterior frost-free water spigots
- Two exterior GFCI weatherproof outlets



Efficient Windows & Exterior Doors

-  • Painted steel front entry door with one 12" sidelight
-  • Pella Encompass single hung vinyl windows in white with Advanced low-e insulating double-pane glass for superior weather resistance and efficiency.
-  • Pella Encompass sliding Glass Door Low-E, Argon filled, Double glazed glass, with screen door
-  • Superior sealed window installation and flashing system using butyl based tape for maximum adhesion
-  • Screens in all operable windows throughout
-  • Schlage Plymouth entry door handleset in satin nickel finish
- Insulated steel two panel roman or six panel fire door from garage to house and self-closing satin nickel hinges
-  • Amarr Stratford 1000 raised panel steel garage doors with four included color choices
-  • Prewired outlets for garage door opener

Insulation & Air Sealing

-  • DJK "High Performance Critical Energy Seal Package" ECOSEAL at all joints/ penetrations in building envelope to create a continuous sealed air barrier
-  • Foam insulation board on all exterior walls to prevent thermal transfer and an additional R5 insulation value
-  • R49 blown in Cellulose insulation system in the attic and slope ceilings
-  • R19 Wall System with one inch exterior rigid foam and dense pack blown in Cellulose wall insulation system plus ECOSEAL where studs meet exterior sheathing and at gaps and cracks where air infiltration may occur
-  • R19 insulation on interior of basement
-  • R21 dense pack blown-in Cellulose insulation in garage walls common to house
- Cellulose insulation in rim joists

Interior Features

-  • Exceptional paint package for healthy indoor air quality including: two coats semi gloss white on millwork throughout, two coats flat white paint on all ceilings and closets, two coats Sherwin Williams Promar 400 No VOC paint in flat finish with 1 color included (Over 40 standard colors)
-  • Stunning traditional or craftsman millwork package including: 3 1/2" wide painted casings at doors throughout, sills at windows, 4 1/4" tall painted baseboards throughout



- One row of ventilated wire vinyl coated shelving in all closets, linen closets
- Four rows of ventilated wire vinyl coated shelving in pantry
- 8' tall openings on first floor
- Volume ceiling detail in family room (per plan)
- Choice of two panel roman or six panel smooth 6'8" hollow core painted interior doors
- Schlage Georgian door handles and hardware in Satin Nickel finish

Flooring & Stairs



- 3 1/4" wide oak hardwood flooring in foyer, first floor hallways, powder room, kitchen, and dinette per plan and finished on-site with several light to medium stains
- Mohawk Everstrand® premium environmentally friendly recycled fiber carpet over 1/2" 6lb bonded padding in family room, living room, dining room, study, bedrooms, closets, and second floor hallway
- Premium twelve inch square ceramic flooring per plan in powder room, secondary baths, laundry and mud room in your choice of 15 color options
- Custom milled, carpeted staircase with stained 3.5" turned newels, rails, and balusters in choice of several stain colors with oak starter step
- Half wall with custom painted millwork cap at all two story overlooks



Heating, Cooling, and Indoor Air Quality



- Certified ENERGY STAR 3.0 home & EPA Indoor Air Plus
- Energy Services private labeled 96% high efficiency 2-stage gas furnace(s) - 10 year manufactures parts limited warranty.
- Energy Services private labeled 13 seer high efficiency central A/C unit(s) - 10 year manufactures parts limited warranty.
- Fresh Air Intake For Improved Indoor Air Quality
- Properly sized HVAC mechanicals based on detailed load calculations for maximum energy savings, comfort and efficiency
- Honeywell T4 digital thermostat(s)
- Sealed solid ducted air returns and supplies for a completely sealed air supply system
- MERV 10 rated four inch air filtration system up to 30 times more filtration than typical fiberglass filters
- Wall recess for dryer vent hookups so that units sit close to wall, plus recessed hot/cold washer hook ups, gas stub and floor drain

Electrical



- 200 amp Electric service sized per load calcs
- Switch with outlet in secondary bedrooms
- Light opening in master bedroom for hanging fixture
- Light openings at family room, foyer, dining room, mudroom, laundry, closets, and pantry per plan
- Light opening for vanity light at all bathrooms
- (1) Light opening above kitchen island for hanging fixture
- Light openings throughout hall spaces per plan
- (2) Light openings at exterior garage area with two switches per plan
- Light opening at rear patio door with switch
- Hanging light opening above front entry door
- Two light openings in garage
- Family connectivity station in kitchen with USB ports
- Tamper proof outlets at bedroom perimeters



- GFI outlets at all vanities and kitchen
- GFI outlet location in garage
- Keyless light fixtures throughout basement space
- Smoke detectors and alert system hardwired and interconnected with battery backup in all bedrooms, main floor, and basement
- Carbon Monoxide detectors and alert system on all levels
- \$1,000 light fixture allowance selected with professional lighting consultant

Audio & Visual

- One Cat-5 telephone jack
- Three RG6-Q cable TV jacks
- One Cat-6 cables for network connection
- One USB Outlet in Kitchen

Bathroom Features



- 50 gallon Bradford White high efficiency power vent water heater
- Gerber Viper WaterSense® elongated bowl porcelain toilets in all bathrooms
- Solera porcelain undermount oval sink bowl in bathrooms that have vanities
- Pedestal sink for powder room and private bath
- Delta Lahara Collection 4" centerset WaterSense® certified chrome lavatory faucets in all bathrooms
- WaterSense® certified Delta Lahara Monitor 14 shower head in master bathroom in chrome finish
- WaterSense® certified Delta Lahara Monitor 14 shower head in chrome finish in all private baths or jack and jill, tub spout included per plan
- Delta Lahara roman tub faucet at master bath tub
- One piece fiberglass tub surround in Jack & Jill or Hall Bath, Shower Surround in guest bathroom
- Large master shower with fiberglass base and ceramic tile surround in 15 included color choices
- Luxurious Oasis soaking tub in Master bath sized per plan with ceramic tile deck and surround in 15 color choices
- Full width mirrors over vanities and oval or wall hung mirror over pedestal sinks (\$80 allowance per wall hung mirror)
- Toilet paper holder in each bathroom
- Clear glass framed 1/4" glass shower door in master bath in chrome finish

Cabinets & Countertops



- Custom built maple cabinets with choice of several group II door styles throughout kitchen, staggered 30" and 36" uppers and choice of over 20 included stained finish colors
- Custom designed maple island cabinet with granite 12" seating overhang (per plan)
- Cabinet decorative hardware included on all doors and drawers with your choice of over 5 different styles and finishes
- Custom designed and built maple vanities in master bath and jack & jill baths or hall
- 1 1/4" full thickness granite countertops with square edge style throughout kitchen, island, and butlers pantry per plan with eight included color options
- Granite vanity tops in master bath, jack & jill bath or hall baths in eight included color choices with square edge

Gourmet Kitchen Features

- Stainless steel 8" deep Dayton 3118 double equal bowl under-mount sink with Badger 5 in sink garbage disposal
- Delta Linden pull-out chrome faucet
- Walk in pantry in most plans with four levels of ventilated shelving on two walls
- Water line hook up for ice maker in refrigerator
- Stainless Steel ENERGY STAR appliance package with GE 30" Stainless steel Freestanding Gas range, Stainless steel microwave, Stainless steel dish washer, and 30" Stainless steel hood vent



Landscaping

- Sod included in front yard and seeded rear and side yard (Based on 12,000 Sq Ft lot size)
- Mulched plant beds in front of home
- 3' cutouts for future plantings around home
- Signature collection landscape plantings package
- Treated wood steps out rear patio door of home to yard
- (1) Parkway tree



Energy Savings

We provide the following third party quality control verification tests to confirm your home has been built to the tightest building standards with our Certified Craftsmen

- Thermal imaging Testing
- Duct Leakage test
- Blower door test
- HERS Score 40-55 guarantee
- ENERGY STAR 3.0 Certified Home
- Quality Control Inspections at critical build stages
- Certified Third Party Verification

Builder and Warranty

- 2 Year Builder Limited Warranty
- 10 Year Structural Limited Warranty
- Manufacturer's Warranty on many items may extend well beyond the standard warranty
- ENERGY STAR 100% Commitment Partner
- EPA Indoor Air Plus Partner
- NAHB Certified Green Building Professional
- NAHB Certified Graduate Builder
- Providing families with quality built homes since DJK Custom Homes' inception in 1988



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