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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

Standard features updated 4/14/16

Foundation & Basement

- Steel reinforced poured concrete foundation walls
- Eight foot foundation (7'10" + 1½" plate)
- DELTA-MS foundation wall waterproofing drainage membrane over asphalt damp proofing for a waterproof foundation system
- 4' x 4' vinyl basement dual pane windows 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 interior and exterior perimeter drain tiles to handle high flow drainage in heavy rain seasons
- Ejector pit and pump with overhead sewer system
- Copper 1" water service and meter with remote read

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
- ¾" 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 ice and water shield at perimeter and valleys for water tight bond
- ½" Certainteed gypsum board including AirRenew drywall at key locations glued and screwed with 3 coat taping system and square corner bead
- Garage fully drywalled and finish taped (not just fire taped)

Exterior Features







- Full brick front elevation where structurally applicable with many distinct architectural details or craftsman style elevation (per plan) with combination of siding and brick and a choice of over 20 standard brick colors

- Baked aluminum seamless gutters, downspouts, soffit, and fascia with over 15 standard color choices
- Front load three car garage
- 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 on the rear and sides of home with over 30 included color choices
- Four foot wide concrete private walkway from driveway to front porch with your choice of curves or straight angles
- Asphalt driveway to edges of garage doors and tapered to 16' wide at sidewalk

Efficient Windows & Exterior Doors

-  • Choice of 8 Therma-Tru 6'8" x 3'0" wood look entry doors with exterior jamb painted in choice of color with mill sill finish or painted steel entry door with two 12" sidelights
-  • Pella 250 Series single hung vinyl windows in white with Advanced low-e insulating double-pane glass for superior weather resistance and efficiency. Where casements are shown will be Pella encompass series windows
-  • Pella Encompass series 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
-  • Choice of three distinctive styles of Schlage entry door handle sets 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 2000 insulated raised panel steel garage doors with eight included color choices
-  • MyQ® ready Lift Master garage door opener on main garage door with three button remote and jamb keypad, secondary door pre wired for 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
- R21 open cell foam insulation in rim joists

Interior Features



- Exceptional paint package for healthy indoor air quality including: two coats semi gloss white on millwork throughout, stain and finish on all railings with choice of stain color, two coats flat white paint on all ceilings, two coats Sherwin Williams Promar 400 No VOC paint in flat finish with up to 3 different colors included (Over 40 standard colors)



- Stunning traditional or craftsman millwork package including: 3 1/2" wide painted casings throughout, 5 1/4" tall painted baseboards throughout, custom built painted or stained fireplace mantle trimmed with 5 1/4" crown over brick mantle height fireplace face



- DJK signature daily drop center with custom shoe bin, bead board wall, and coat hooks



- His and her laminate closet organizers in master closet with two drawers each, four shelves each, and two hanging rods up to 8'

- One row of ventilated wire vinyl coated shelving in guest and jack and jill closets and linen closets
- Four rows of ventilated wire vinyl coated shelving in pantry



- Captivating 36" Heat-N-Glo SL750 fireplace with brick face to mantle high in choice of over 20 brick colors with straight or curved, raised brick hearth and trimmed painted mantle



- Two 8' tall arched openings on first floor
- Volume ceiling detail in family room (per plan)
- Custom tray ceiling detail in master suite
- Choice of two panel roman or six panel smooth 6'8" hollow core painted interior doors



- Solid core doors at all bedroom entries
- Schlage Plymouth or Georgian door handles and hardware in Satin Nickel finish
- Schlage Camelot keypad entry deadbolt from garage to house



Flooring & Stairs

- 3 1/4" wide select 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, bedrooms, closets, and second floor hallway
- Premium twelve inch square ceramic flooring in Jack & Jill, Master bath, Private 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 custom stain colors with straight or curved oak starter step and turnouts at rail ends



- 8-10' railing and baluster system to match stair case and foyer overlook per plan
- Half wall with custom painted millwork cap at secondary 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.



- Carrier Comfort Energy Recovery Ventilation system (ERV) installed for improved interior air quality by bringing fresh air in and expelling stale air



- Properly sized HVAC mechanicals based on detailed load calculations for maximum energy savings, comfort and efficiency



- Honeywell Pro T6 Wifi 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
- Recessed box 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 or 400 amp Electric service sized per load calcs
- Light opening with switch in center of all bedrooms
- Light openings at family room, foyer, dining room, mudroom, laundry, closets, and pantry per plan
- Light opening for vanity light at all bathrooms
- Light opening above kitchen island for hanging fixture or pendant light openings
- Light openings throughout hall spaces per plan
- Energy efficient can light package in kitchen with four can lights and two switches
- 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
- His and hers bed-side connectivity ports in master suite with USB ports
- 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
- \$1,500 light fixture allowance selected with professional lighting consultant



Audio & Visual



- Low voltage wiring enclosure in basement for clean terminations of wiring
- DJK signature video door bell
- One Cat-5 telephone jack
- Three RG6-Q cable TV jacks
- Two Cat-6 cables for network connection
- Wireless access point pre wiring for Wifi



Bathroom Features



- Two exterior frost-free water spigots
- Two exterior GFCI weatherproof outlets
- 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
- Choice of two pedestal sink options for powder room and private bath
- Delta Lahara Collection 4" centerset WaterSense® certified chrome lavatory faucets in all bathrooms





- WaterSense® certified Delta Lahara Monitor 17 shower head with independent volume and temperature control 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 or shower surround in Jack & Jill and Private baths per plan
- Large master shower with fiberglass base and ceramic tile surround in 15 included color choices. Shower seat per plan with two corner shelves for storage
- Luxurious Oasis oversized 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 (\$100 allowance per wall hung mirror)
- Toilet paper holder in each bathroom
- (2) robe hooks in your choice of location master bath
- Clear glass nickel framed ¼" glass shower door in master bath and private baths with shower unit



Cabinets & Countertops



- Custom built maple cabinets with choice of several group II door styles throughout kitchen, staggered 36" and 42" uppers and choice of over 30 included stained finish colors
- Decorative crown molding on upper cabinets
- 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 50 different styles and three finishes
- Custom designed and built maple vanities in master bath and jack & jill baths with heavy duty full extension drawer glides
- 24" stained maple cabinet with utility sink in laundry room in white or biscuit with custom laminate top
- 1 ¼" full thickness granite countertops with four edge style choices throughout kitchen, island, and butlers pantry per plan with eight included color options
- Granite vanity tops in master bath and jack & jill bath in eight included color choices



Gourmet Kitchen Features

- Stainless steel 8" deep Dayton 3118 double equal bowl under-mount sink with Badger 5 in sink garbage disposal
- Delta Leland high-arch pull-out chrome faucet
- Walk in pantry in most plans with four levels of ventilated shelving on two walls
- Delta built in soap dispenser in granite top
- 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 over entire yard (Based on 12,000 Sq Ft lot size)
- Mulched plant beds in front of home
- 3' cutouts for future plantings around home
- Custom collection landscape plantings package
- Parkway trees per village plan
- 15x15 concrete patio at rear of home in brushed finish with treated wood or concrete steps depending on grade



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 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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