



**Zeilman-James  
Homes, Inc.**

*Affordable Custom Homes On Your Land*



[www.zjhomes.com](http://www.zjhomes.com)



# *Bring Your Vision To Life*

You've finally decided to build your dream home, how exciting! Before you choose your home builder, keep in mind that bigger is not always better. Zeilman-James is a boutique custom builder committed to building stunningly beautiful, high quality, affordable custom homes on your own land.

With over 95 years of combined experience between our principals, Zeilman-James provides a highly personalized service to meet any need. Why choose a builder who sees you as merely a number - where you and your home may get lost in the 'shuffle'? Choose Zeilman-James for a custom experience like no other.



## *Our Team*

**John Zeilman** - John Zeilman has been in the building industry since 1994, working for both large and medium sized builders in sales, marketing and management. As the majority owner of Zeilman-James Homes, he has a single guiding principle, which is also the company's motto, "Tell the truth and do the right thing...always." You can expect honesty and integrity from our entire team.

**Jack James** - Jack James has been building new homes since 1978. He has owned both a custom home building company and a framing company, in addition to serving as Production Manager for a large regional builder. Jack oversees all things related to the construction process. His experience, knowledge and attention to detail ensure that building with Zeilman-James will be an easy, enjoyable process. You will be utterly delighted with the finished product.

**Tony Amyx** - Tony's experience with residential construction began in 1987, specializing in framing, interior and exterior trim. Tony started with Zeilman-James Homes in 2011 and will be at your job site ensuring every step of the building process is completed to perfection. Tony's knowledge, motivation, and good natured attitude will make the building process a breeze. As a result of Tony's dedication and hard work, he was offered an ownership share in 2015. We are proud to have Tony as one of our owners.

*Our Mission... Tell the Truth and Do the Right Thing, Always.*





## *High Quality Construction*

We believe in providing real VALUE. Zeilman-James includes premier features that will SAVE YOU MONEY and improve your home's energy efficiency – other builders will only offer these features as premium upgrades. If you wish to add additional options, Zeilman-James guarantees REASONABLE prices. All in all, we provide a complete suite of options to make your home fully modern.



## 3 REASONS ZEILMAN-JAMES HOMES IS THE BUILDER FOR YOU:

### *1. Honest*

Our philosophy statement says it all: We are committed to telling the truth and doing the right thing at all times.

### *2. Unique*

Zeilman-James is your top choice for your one-of-a-kind, exceptionally designed home at an affordable price.

### *3. Quality*

At Zeilman-James we are committed to building high quality construction custom homes.



## SEE WHAT OUR AMAZING CUSTOMERS HAVE TO SAY:

"John and I would like to thank ZJ Homes for building our beautiful Waynoka home. We moved in February 2015. Looking forward to many years of living like we're on vacation."

**- John and Lorie E., Bethel, Ohio**

"If we would ever build again for the quality and price, Zeilman-James Homes would be our first choice. As first time builders we had an excellent experience!!"

**- Tracy and Stephanie T., West Union, Ohio**

"I built my wonderful Zeilman-James house in 2011 and am very happy to tell anyone and everyone about my experience. From the beginning they did not try to influence me to build something different than what I had in mind, but they only offered their recommendations and expertise which worked out to my advantage! I have a wonderful QUALITY home - lived here going on 4 years and no problems! I have a very ECONOMIC house for a retiree. I have a very UNIQUE, presentable house - I am constantly receiving compliments. I would recommend Zeilman-James Homes to everyone! I really felt ZJ went the extra mile to achieve the end result and I was kept informed from start to finish and am very pleased! Their motto sums it up... "Tell the Truth - Do the Right Thing"."

**- Joy A., Lake Waynoka, Ohio**





## OUR FLOOR PLANS:

### *Affordable Custom Series*

Our Affordable Custom Series includes floor plans that have all our standard features. Plans in this category can be fully customized.

### *Architectural Series*

Our Architectural Series home plans have been professionally designed to maximize space, traffic flow and curb appeal. These plans include upgraded interior and exterior features such as varied ceiling heights, vault and tray ceilings, deluxe master bathrooms, bay windows, covered porches, steep roof pitches and other architectural details typical of higher end custom homes. All our Architectural Series plans include Zeilman-James standard features and the following upgrades: granite countertops in the kitchen, hardwood flooring and ceramic tile in hard surface areas, ceramic tile shower and whirlpool tub (per plan), 36" wood burning fireplace with brick surround/hearth and wood mantel, 8' full basement, laundry tub and a professionally designed front exterior. These plans can be further customized for a modest fee.

## Peace of Mind

At Zeilman-James Homes we understand that building a high quality custom home is only the first step. The second part is standing behind that home with a solid warranty program that provides prompt, professional service. This is a top priority of the Zeilman-James building philosophy.

We understand that when we build a quality home and deliver excellent warranty service we will have customers telling their friends and family members about their satisfaction with our company.

**L&G Contracting, Inc.** is a full service drywall contractor. We are family owned and operated since 1983. L&G specializes in the supply and installation of drywall, and other related services.

**L&G Contracting, Inc.**  
Hamilton, OH 45013  
513-895-3900



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### **Southern Ohio Poured Walls**

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**Nisbet Brower** is a your one-stop shop for building products and solutions for the builder and remodeler market in Cincinnati, Dayton, Northern Kentucky, and surrounding markets. Whether you are building from the ground up or simply adding on to an existing home, we can help you get the materials you need. Our extensive inventory includes building materials for every stage of the construction process, such as cabinetry design and installation, framing and trussing, millwork installation, trimming and window and door installation. Nisbet not only carries the best top quality products in the industry, but we also manufacture high quality countertops and millwork.

Whether you're a contractor, remodeler, or homeowner, **Nisbet Brower** has a reputation you can trust. We have been helping builders find cost-effective, comprehensive solutions for both interior and exterior residential projects for more than 130 years. From heavy-duty framing hardware to popular hardwood decking options, Nisbet carries all the materials you need to plan, build, and finish homes built to last.

**Nisbet Brower**

11575 Reading Rd.

Cincinnati, OH 45241

513-563-1111

[www.nisbetbrower.com](http://www.nisbetbrower.com)





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**Ferguson Bath, Kitchen & Lighting Gallery**

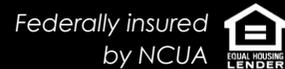
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**FERGUSON**<sup>®</sup>  
*Bath, Kitchen & Lighting Gallery*

**Cinfed Credit Union** is available to help you determine the mortgage that suits your requirements, and look after your interests for years to come. A mortgage for your home is the beginning of a long-term relationship. Cinfed offers a variety of mortgages such as Fixed Rate Mortgages, Adjustable Rate Mortgages and First-Home Mortgages, you are sure to find something that works best for you.

**Cinfed Credit Union**

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The broad range of quality building materials at **Carter Lumber** encompasses old-fashioned craftsmanship, and the most recent technologies and state-of-the-art products that homebuilders and homeowners seek.

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When you are looking for world-class service levels in the building materials supplier industry, look no further than **ABC Supply Company**. Our company provides most any type of building material needed in the construction or remodeling of a home, including the best selection of exterior building products in the region. We have a high percentage of customer satisfaction because we make it easy for our associates to serve our customers.

**ABC Supply**

4860 Spring Grove Ave. | Cincinnati, OH 45232  
513-542-1222 | [www.abcsupply.com](http://www.abcsupply.com)



## Zeilman-James Homes, Inc.

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977 State Rte 28 | Milford, OH 45150  
513-947-3000 | [www.zjhomes.com](http://www.zjhomes.com)

"We built with ZJ Homes in 2012 and words cannot describe how happy we are with this builder. The entire process was easy and stress free from beginning to end and our home is beautiful. We receive compliments on the home from everyone that comes over! We would definitely recommend Zeilman-James Homes to anyone looking to build a new home."

– Kasey and Michelle C., Milford, Ohio

"We look forward to having Zeilman-James build homes for our children and their families. We are very satisfied with every detail of the house and how quickly the house was completed. Seeing the quality of home Zeilman-James could build, we were completely sold on your company building our house."

– David and Diana D., Felicity, Ohio

## Partner Directory

### **ABC Supply**

4860 Spring Grove Ave. • Cincinnati, OH 45232  
513-542-1222  
[www.abcsupply.com](http://www.abcsupply.com)

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