



**Zeilman-James
Homes, Inc.**

STANDARD FEATURES

PIECE OF MIND

RWC Residential Warranty Program
Every ZJ Home will be overseen by an owner of the company
Accredited Member of the Better Business Bureau
One on one Pre-Construction Meeting with our owner
Customizable, making your building experience a positive one
Turn Key Service option available
80 years of combined home building experience
98.4% Satisfied Customers
Member of the Home Builder's Association

FOUNDATION

3' poured wall for crawl space or 8' poured wall basement foundation
Excavation to include dig & backfill with rough grading
Sump pump or day light drain provided
Perimeter drain tile system on interior & exterior of footers
10 year waterproofing on all basements
Exceeded minimums for concrete psi strength requirements
(2) well style windows in every basement

FRAMING

2 x 6 wall studs 16" O.C. on exterior walls
2 x 4 wall studs 16" O.C. on interior walls
Pre engineered roof truss system with 5/12 roof pitch
7/16" OSB wall sheathing (no foam board)
1/2" OSB roof sheathing for a more rigid platform
3/4" OSB subfloor (tongue & groove-nailed, glued, and screwed)
2x10 floor joists @ 16" O.C. over basements/ 2x8 joists over crawl spaces

EXTERIOR FEATURES

Limited Lifetime Warranty Dimensional Asphalt Shingles
5/12 roof pitch (compared to as low as 3/12 with others)
United vinyl windows with low-e gas between double panes
Colonial style fiberglass entry door
6' full slider with screen door on back of Home
Maintenance-free vinyl shutters on front of Home
Seamless aluminum gutters and downspouts
(2) exterior frost-free water spigots
(2) exterior weatherproof GFI electrical duplex outlets
Coach lites by every exterior door
12" overhangs around entire roofline with continuous vented soffits
Insulated 16 x 7 garage door
Deadbolts on all exterior doors

SITE WORK

Construction Dumpster Provided
Job site portable restroom
Temporary electric installed and inspected

ENERGY EFFICIENT FEATURES

Rheem 14 SEER heat pump with 5 year warranty
R-50 ceiling insulation
R-19 wall insulation w/ 2x6 exterior walls
Tyvek air inhibitor system (house wrap)
Low-E double paned windows
Ridge vent system with continuous vented soffits

INTERIOR FEATURES

Customer choice of colonial style interior doors
Satin nickel door knobs
4-1/4" colonial style baseboards throughout
2-1/4" colonial style door and window casing throughout
Shaw wall-to-wall carpeting with stain guard
Luxury Vinyl Plank in wet areas
Kountry maple or oak kitchen & bath cabinetry with dove tail drawers
Laminated kitchen countertops with waterfall profile
One-piece cultured marble bath vanity tops in a wide selection of colors
Dishwasher, smooth top range, and microwave
Sherwin Williams (two coats of customer's color choice)
Vinyl coated wire shelving in all closets and pantries
Cathedral vaulted ceilings with false beam stained or painted (per plan)
Fully drywalled garage interior with paint finish
Belt drive Garage door opener with 2 remotes
Full mirrors above all bathroom vanities
Textured ceilings

PLUMBING FEATURES

Utility hook-ups for washer and dryer (vented to outside)
Frost-free water spigots on front and back of home
50 gallon electric glass lined water heater
Fiberglass one-piece tubs and/or shower stalls
Certain plans come standard with whirlpool or garden tub
Delta chrome single-handle pull down kitchen faucet
Waterline for ice-maker
Stainless Steel double bowl kitchen sink
Pex Plumbing System

ELECTRICAL FEATURES

200-AMP electrical service
Chrome light fixtures throughout
Combination ceiling fan/light in Great Room (per plan)
Overhead ceiling lights in all bedrooms
Coach lite by front door & on each side of garage door
Digital thermostat
Electric smoke detectors installed per building code
Exhaust fans in every bathroom
3 Phone & 3 TV outlets (or combination of) at owner selected locations

*Standard features subject to change without notice.

