



**ZEILMAN-JAMES
HOMES, INC.**

PEACE 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
- Turnkey Service option available
- 80 years of combined home building experience
- 98.4% satisfied customers
- Member of the Home Builders Association

FOUNDATION

- 3' poured wall for crawl space or 8' poured wall basement foundation
- Excavation to include dig & backfill
- Sump pump or daylight drain provided
- Perimeter drain tile system on interior & exterior of footers
- 10-year waterproofing on all basements
- Exceeds minimums for concrete PSI strength requirements
- (2) window well 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/ 2x10 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 lights by every exterior door
- 12" overhangs around entire roofline with continuous vented soffits
- Insulated 16 x 7 garage door
- Deadbolts on all exterior doors

***Standard features subject to change without notice**

STANDARD FEATURES

SITE WORK

- Construction dumpster provided
- Job site portable restroom
- Temporary electric installed and inspected

ENERGY EFFICIENT FEATURES

- Tempstar® by Carrier® 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
- Smart Cabinetry® maple or oak kitchen & bath cabinetry with wood 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® paint (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 light 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