

SEDONA

2-BED, 2-BATH, 1 OR 2-CAR GARAGE

MAIN FLOOR SQ FT:	1000
GARAGE SQ FT:	336
PATIOS - SQ FT:	372

DEALER PRICING & OPTIONS

STRUCTURE & EXTERIOR FINISH KIT: \$56,791

ITEMS INCLUDED:

(EVERYTHING SO YOUR HOUSE IS FINISHED FROM THE OUTSIDE - LIKE THE IMAGE ON THE LEFT)

- **Complete design & engineering** – ready to submit.
- **Detailed floor plans & install instructions.**
- **Pre-built wall panels** up to 24' long with windows pre-installed. House wrap and siding are loose shipped and installed by the local contractor.
- **Interior wall panels** – pre-built, ready for install.
- **Pre-built roof panels** up to 12' wide and 40' long.
- **Triple-pane, argon gas filled windows.** Highly efficient with a .22 U-Value - pre-installed.
- **Exterior Doors** – Insulated fiberglass, pre-painted and installed.
- **Roofing underlayment** - (installed onsite).
- **Standing seam metal roof** – pre-cut, to be installed onsite.
- **Fascia** – Factory installed.
- **Soffit** - pre-cut, to be installed onsite.
- (Garage door not included)



ONE-CAR GARAGE SHOWN



TWO-CAR GARAGE SHOWN

INTERIOR FINISH KIT:

\$26,650

ITEMS INCLUDED:

(ITEMS TO FINISH THE HOME AFTER DRYWALL IS COMPLETED)

- **Interior doors** (pre-painted).
- **Interior trim work, shelving, etc.** (pre-painted).
- **Door & bath hardware.**
- **All Plumbing fixtures.**
- **All Electrical fixtures.**
- **SPC flooring & underlayment.**
- **Floor tile & accessories** (grout, underlayment, etc.).
- **Wall tile & accessories.**
- **Backsplash tile & accessories.**
- **Cabinets.**
- **Cabinet Hardware.**
- (Countertops not included).



CONTACT US FOR A SHIPPING QUOTE.

ABOUT THE HOMES

Traditional onsite construction is outdated. It's slow, wasteful and less efficient than modern prefab construction methods.

ZIP KIT HOMES ARE:

- Built Faster** – Generally our kit homes can be built **3x as fast** as a standard site-built home.
- Hassle Free** – Building a house is stressful! **We streamline the entire process** from design and engineering, to final move in.
- Precision-Built** – Panels and components are built out of the weather, in a controlled environment, using precision equipment. **The result is a better-built home.**
- Sustainable** – We use our materials in a much more efficient manner. The result is **80% less waste** than a standard site-built home. This also helps keep a cleaner, more organized jobsite during construction.

THE BUILDING PROCESS

STEP 1: DETAILED DESIGN AND ENGINEERING.

After you have decided which home you want to build, we contact your local building department to determine the design and engineering requirements in your area. Engineering requirements are location specific depending on snow loads, frost depth, wind loads, seismic requirements, etc. We then complete the plans and engineering specific for your building location. We send you complete, submit-ready floor plans, stamped structural drawings and engineering calcs, construction documents, detailed instructions, etc. You get everything you need to get a building permit and build the home – from initial permit to final completion.

STEP 2: ONSITE WORK.

After the building permit is issued, your local contractor will complete all the site work: excavation, foundation, etc. We provide the floor plans, engineering and instructions for the foundation and onsite work.

STEP 3: SHELL KIT INSTALL.

We ship you the shell kit. This includes everything you need to complete the exterior of the home: pre-fab wall and roof panels with closed-cell rigid insulation, windows and exterior doors pre-installed. House wrap and siding is loose shipped and installed onsite. When the shell kit is assembled, the home looks completed from the outside.

STEP 4: ONSITE CONTRACTORS COMPLETE THEIR WORK.

After the shell kit is assembled, local subcontractors complete the electrical, plumbing, HVAC, insulation and drywall. These items are not part of the kit and labor and materials are provided by local sub-contractors. These items usually need to be done by licensed professionals in your state. The subcontractors generally install their own products so they can warranty their work.

STEP 5: FINISH KIT SHIPPED AND COMPLETED.

After the drywall is complete, we ship you the "Finish Kit". This includes everything needed to complete the inside of the home: doors, trim work, hardware, cabinets, countertops, plumbing fixtures, light fixtures, tile, flooring, etc.

THE FINAL STEP: MOVE IN AND ENJOY YOUR NEW HOME!

You get a modern, highly efficient new home that is considered no different than any other site-built home by lenders, appraisers, building inspectors, etc. Your home is built to the same building codes, with the same building materials as any other site-built home. In addition, you get a precision-built, highly efficient home that is built up to 4x as fast and with much less hassle and stress.

Frequently Asked Questions

1. **Will you sell to homeowners or only to general contractors?** We recommend a general contractor, However, we will sell direct to homeowners if they have enough experience to build a home themselves or have help from someone with construction experience and we don't have a contractor in your area.
2. **If I want a home, how do I get started? What is the first step?** Give us a call or send us an email to get the ball rolling. We determine the design criteria in your area and get a \$3,500 deposit and we'll get going on your specific plans.
3. **Can you recommend a contractor in my area to work with?** Contact us and we'll see if we have a contractor in your area. If we don't, we can help you find one.
4. **Where do I choose my colors and options?** On our website. Click floor plans > choose your plan > Options and Colors.
5. **What materials are used in the exterior wall panels?** Is it standard construction? Yes, it's standard 2x6 construction with 2" of closed cell EPS foam pre-installed.
6. **Do the exterior doors come pre-painted?** No. You need to paint those onsite.
7. **Does the standing seam metal roof come with all the trim pieces I need to complete the roof like drip edge, gable end trim, pipe flashings, etc.?** Yes. All trim pieces are included.
8. **Can I purchase just the exterior shell kit and not the interior finish kit?** Yes.
9. **Do you build custom floor plans?** Yes, only if you are purchasing 10 or more homes. For single home purchases we do not design or build custom floor plans.
10. **Can I customize the home, like change window locations, interior walls, etc.?** To a limited degree.
11. **Does the exterior shell kit come with all interior wall pre-built?** Yes. All interior wall panels are pre-built. They are framed panels only. No drywall is installed.
12. **Do the interior walls have drywall already installed?** No.
13. **Is there drywall pre-installed on the wall panels?** No. Drywall is not part of the kit. Labor and materials are provided by an onsite drywall contractor.
14. **Does the kit include the R-13 fiberglass insulation that is installed after the kit is completed?** No, you purchase that separately.
15. **How do the you run the electrical and plumbing after the wall and roof panels are set?** Just like standard construction. There is 3.5" of open wall studs remaining so that the electrician can run all his wiring.
16. **Is any of the electrical or plumbing or drywall competed before the house arrives?** No. That is all completed onsite.
17. **How long should it take to assemble the exterior shell kit?** That depends on the size of the home. Most exterior shell kits are completed in less than one week.
18. **What is the benefit of the rainscreen / air gaps between the exterior cladding (siding) and the waterproof house wrap?** It extends the life of the siding material significantly by allowing the siding to dry and does not let any mold or mildew accumulate beneath the siding. In addition, it increases the efficiency of your home as hot or cold air is vented out before it penetrates into the cavity of the wall.
19. **Do the roof panels come already waterproof?** No. We loose ship the Ice & Water shield but that is installed onsite.
20. **Does the price include install?** No.
21. **Can you send your crews to assemble the home?** That depends on how far away the home is being set and availability of our crews. Call us to find out.
22. **Does the price include shipping?** No. Shipping is not included in the price.
23. **If the house is a subfloor, not cement slab on grade, do you include the subfloor system in your kit?** No. Your general contractor would build the subfloor before the home arrives. Our 2-level homes, we do include the 2nd level floor system.
24. **Do the windows every crack or break during shipping?** Not very often. In the event that a window does break or crack, we would send you a replacement windows.
25. **Are the bottom plates pre-drilled to match the concrete poured in anchors?** That depends on who we are working with. In certain cases we can provide an exact anchor layout and pre-drill the bottom plates to exactly match the anchor bolts. However, this takes a very good and exact concrete contractor.