

Zachary Custom Homes

It's in the Details

Written by David Lucas

There are thousands of details that go into the construction of a quality custom home. Paul Zucchini of Zachary Custom Homes personally oversees every one of them.

Because of such close attention to detail, Zucchini limits his building activity to a select few homes each year. After 10 years of building in the Valley, only a few dozen homes bear the Zachary Custom Homes signature. You will recognize them because they are distinctive and rare.

"I personally oversee every phase of the job," Zucchini said. "I walk the house as if I'm going to live there. I'm on site to answer questions for subcontractors. It's in the details from the very start of the project."

Zucchini gets the interior designer involved early in the process. She works closely with the architect to create various ideas to make the home unique. She also creates furniture layouts, various ceiling plans and room transitions to give the home a unique feel and flow. "This process allows us flexibility to change the interior of the house before we begin construction. A room might look like the correct dimensions on paper, but once you add the furniture layout, adjustments will make the final room flow even better." The next step is creating unique design features using hand drawn pictures for the intimate details such as carved stone fireplaces, room to room flooring transitions and hand carved wood fireplace mantels. These details reflect the theme of the house. This process is great for the potential homeowner because often times many people have difficulties picturing how the finished product will look. The earlier the buyer gets involved, the more input and individuality they lend to the process. Both the designer and builder enjoy working with buyers on finding new finishes and products that meet their distinct tastes.

Zucchini builds a scale model of each home for a 3-D perspective. Some features that appear to work on printed plans may create building problems during construction. The scale model helps to expose these problems so changes can be made before construction begins. This saves both the builder and buyer time and money.

Zachary Custom Homes, named after Paul's son, has worked with the same subcontractors for approximately eight years. By developing relationships with these craftspeople over the years, they understand and deliver the level of service and quality Zucchini expects, producing a better product for the homeowner.



Paul Zucchini, Owner, with son, Zachary Zucchini





ENERGY EFFICIENCY

Zachary Custom Homes are recognized for their energy efficiency. We start by wiring the insulation to the roof deck which eliminates hot attic space. Since attics can reach a sweltering 170° in the summer, air conditioning doesn't cool as well with ducts up there. "By wiring insulation up to the roof deck, we've created a thermos bottle effect. Now the ductwork sits in an area 5-10 degrees warmer than your interior temperature, as opposed to 170°. Next we walk the house and seal any outside penetration, void, gap and bottom plate. Finally, we use a blow-in insulation which further seals the house and gives you a R-30 value in your walls."

Zachary also brings fresh air into the house with air exchangers or returns to mix with the inside air. The benefit is that homeowners are not breathing recycled air constantly, which helps to create a healthier home.

DISTINCTIVE MEDIA CENTERS

Each Zachary Custom Home is designed with its distinctive theatre room. This room can be opened up to be part of the family room or quickly closed off with hand crafted pocket doors to form a soundproof theatre room. Beautiful 2.5-

inch thick wood doors with dual pane glass create this intimate room perfect for cozy family evening or for entertaining.

Zachary Custom Home styles vary from Territorial to Santa Barbara, with Old World Tuscan/Mediterranean now the most popular. During his travels, Zucchini will seek out unique features to incorporate into each home. For example, he found 150-year-old columns from India that were incorporated into one of his houses. The columns were used in the home's foyer to perfectly complement the look and feel of the house.

One home in Paradise Valley was designed with three courtyards, to replicate an Old Italian Villa. Outdoor sitting and patio areas with plush landscaping capture the Old World theme perfectly. French doors open to each courtyard creating a total indoor-outdoor feel that invites entertaining in the beautiful Arizona climate.

"I like to create a signature in each home," he said. "I want someone to walk into a home and recognize the quality and detail as being a Zachary Custom Home. I am pleased when I hear the comments from potential buyers and realtors viewing my

homes. They are really impressed with the quality and detail in the final product, not just the unique finishes but the important quality that one doesn't see — the important part that is going to make the house energy efficient, solid and lasting."

To achieve a superior building, it all comes back to the little things. "I don't take any detail for granted. I try to make sure everything is taken care of up front so I don't get any callbacks. I've never had a major callback on anything I've built, and I look at that as part of my success," Zucchini said.

Should any Zachary Custom Homes homeowner have any problems, they won't have too far to go to get them resolved. "I live right next to eight homes that I've built. If I wasn't confident in my homes, I would never live next door to them."

Zachary Custom Homes range from 1.4 million to 2.7 million and can be found in Paradise Valley, Scottsdale and Awatukee.

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