

Zook Cabins – Finish-Out Crew Scope of Work & Expectations

Status: Independent Subcontractor

Reports To: Project Manager / Field Operations Coordinator

Region: Multi-State (East Coast, Midwest, West & Pacific Regions)

Overview

Zook Cabins partners with small, skilled Finish-Out Crews — typically one or two experienced craftsmen — to complete the final stages of modular home installations. These crews travel across the country to some of the most beautiful destinations where our cabins are delivered, from mountain retreats to lakeside getaways.

This subcontractor opportunity is perfect for someone who enjoys hands-on craftsmanship, independence, and travel. You'll be part of the team that gives each Zook Cabin its final polish — transforming a good build into something truly extraordinary.

Your work represents the final impression our customers have of Zook Cabins, and your eye for detail ensures it's a great one.

Scope of Responsibilities

- Perform detailed trim, molding, and finish carpentry on interiors and exteriors.
- Install or adjust doors, jambs, flooring transitions, and window trim.
- Complete interior mate-line work (walls, ceilings, flooring, and pine finishes).
- Touch up paint, caulk, and stain for a clean, finished appearance.
- Adjust and secure cabinetry, hardware, fixtures, and lighting as needed.
- Correct minor framing, drywall, or siding issues as directed.
- Assist with punch-list and warranty completion work.
- Conduct final cleanup and ensure cabin presentation meets Zook's high standards.

Crew Requirements

- Crew Size: 1–2 skilled craftsmen (owner-operator or small team).
- Strong background in trim, finish carpentry, and detailed construction work.
- Broad understanding of framing, siding, flooring, and light electrical/plumbing finishes.
- Ability to troubleshoot and creatively solve on-site challenges.
- High attention to detail and commitment to doing it right the first time.
- Reliable truck, construction tools, and finish carpentry equipment.
- Capability to travel light and work independently.
- Willingness to travel regionally or nationally to various project sites.
- Lodging and per diem provided per project agreement.

Expectations

Professionalism & Conduct

Represent Zook Cabins with professionalism and integrity at all times. Maintain a clean, respectful presence on the job site — no smoking, profanity, or unprofessional behavior. Treat every home and property with care, as if it were your own.

Communication

- Coordinate with Zook's Project Manager on timelines, punch lists, and material needs.
- Provide photo updates before, during, and after each project.
- Notify Zook immediately of unexpected challenges or delays.
- Communicate clearly and respectfully with customers when onsite.

Quality & Craftsmanship

- Deliver high-end finish work — tight joints, clean lines, consistent stain, and smooth transitions.
- Every visible detail should reflect the Zook Cabins standard of excellence.
- Leave every site neat, organized, and photo-ready before departure.

Flexibility & Mindset

Every project is different — be adaptable, self-motivated, and solutions-focused. Take pride in being the person who brings each cabin to completion. Approach every job as a representation of Zook Cabins' promise to "Dwell Beyond the Ordinary."

Subcontractor Requirements

- Minimum 5 years' experience in construction or finish carpentry.
- Active General Liability and Workers' Compensation insurance (Zook listed as additional insured).
- Reliable transportation and tools.
- Excellent communication and accountability.

Payment Terms

Work is assigned per project and paid upon milestone completion and approval. Rates are based on project scope, location, and complexity. Change orders must be pre-approved by the Project Manager.

Our Partnership

Zook Cabins is building long-term partnerships with craftspeople who take pride in both the work and the journey. We value subcontractors who embody our core values: Integrity, Reliability, Excellence, Team, Communication, Adaptable, Driven, Committed, Trustworthy, and Unreasonable Hospitality.

If you love to travel, enjoy seeing beautiful parts of the country, and take pride in high-quality craftsmanship — you'll fit right in with the Zook Cabins family.

Zook Cabins — Dwell Beyond the Ordinary

Finishing homes. Building experiences. Exploring the country one project at a time.