INCLUDED SPECIFICATIONS

TWIN HOMES

Breakwater

THE KINGFISHER© - OPTIONAL ELEVATION D

MV1.2 02.18.15 Rendering is Artist's Conception.

SCHELL brothers

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Our mission *is to bring happiness to ourselves and our homeowners by not only creating exceptional homes and communities, but also by providing an extraordinary home buying experience.*

THE HERRING POINT© - OPTIONAL ELEVATION C

The following pages will introduce you to the included specifications in your Schell Brothers Home. Numerous upgrades are available. All specifications are subject to change. Printed colors may vary from actual materials. Rendering is artist's conception and may include some optional features. All information is subject to change without notice.

SCHELLTER™ ADVANCED BUILDING SCIENCE

Smart technology developed by Schell Brothers to provide you with the ultimate high performance home.

Schellter™ was developed as part of our continued commitment to provide our homeowners with an exceptional home. Schellter™ is comprised of three components: SanctuAIR™, 4Tress™, and Enerwize™. Our goal was to use the scientific process to create a new type of home . . . a home that is extremely energy efficient (Enerwize™), eliminates the health risks associated with homes (SanctuAIR™), and provides unparalleled durability, longevity, strength, and quality (4Tress™).

Breathe easy with SanctuAIR™.

Sleep better knowing that your home is protected by SanctuAIR™, the ultimate in healthy air quality. The high SanctuAIR™ standards exceed the requirements of the Environmental Protection Agency's Indoor AirPLUS® program, placing our homes in the top 10% in the nation for air quality. That's right, the air quality in your home will be better than 90% of the homes in the country! We use low VOC (Volatile Organic Compound) building products and MERV-14 air filters. A MERV-14 Filter will remove almost all of the harmful particles in the air. In fact MERV-14 filters are rated high enough to be used in hospitals.

Relax in a 4tress™ environment that is built to stand the test of time.

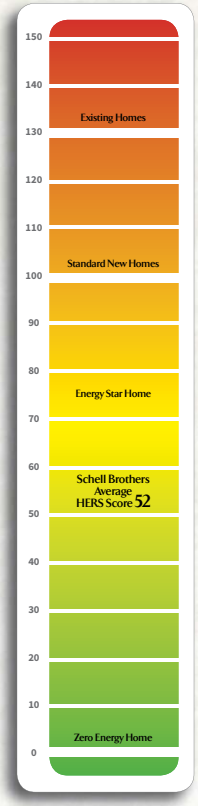
A home built 4tress™ strong will last longer, require fewer repairs, and provide you with more time for the things you love. Advanced framing techniques that include 2 × 6 exterior walls, engineered flooring systems, waterproofing techniques, and a five check leak prevention system place your home among the most durable in the nation. All 4tress™ homes meet stringent requirements for strength, durability, moisture resistance, and sound attenuation.

All selections & options subject to change. Printed colors may vary from actual materials.

Save time, energy and money with EnerWize™.

Enerwize™ sets a new standard for home energy efficiency by far surpassing the requirements and efficiency ratings of homes built to Energy Star specifications. While all Schell Brothers homes are also Energy Star certified, the addition of Enerwize™ features and technology yields homes that are approximately 50% more energy efficient than a typical Energy Star certified home. In addition, Enerwize™ homes are over 100% more energy efficient than the average existing home, which means an Enerwize™ home will have energy costs that are less than half those of an equivalently sized existing home. By buying an Enerwize™ home, you're not only saving money, you're helping our environment by reducing the carbon footprint of your home.

The EnerWize™ brand is synonymous with comfort, savings and peace of mind. Features such as 16 SEER air conditioners, variable speed blowers, tankless water heaters, specially sealed ducts, and proprietary techniques combine to provide an average HERS (Home Energy Rating System) score at or below 52. That means you can expect a utility bill that will be about 48% less than a typical new home.

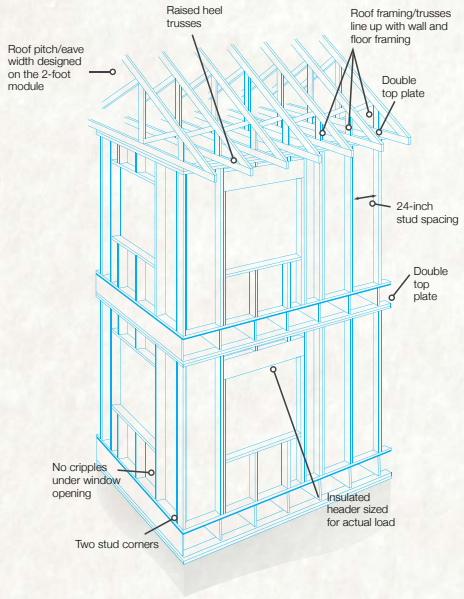


HERS SCALE

The Home Energy Rating System (HERS) measures a home's energy efficiency.

SCHELL BROTHERS AVERAGES 52 ON THE HERS SCALE, MAKING THEM SOME OF THE MOST ENERGY EFFICIENT HOMES IN THE COUNTRY.

STRUCTURAL FRAMING



Exterior Walls

Exterior walls are constructed utilizing Advanced Framing Techniques that include: 2″ x 6″ walls with studs spaced 24″ on center, right sized insulated headers and wall corners/intersections that allow for full cavity insulation.

Floor System

Constructed of either Wood I Joists or engineered open–web floor trusses per plan. All sub-flooring has a 3/4″ tongue and groove sub-floor.

Roof System

Engineered roof trusses with energy heels provide adequate space for extra insulation.

All selections & options subject to change. Printed colors may vary from actual materials.

EXTERIOR FINISHES

Siding

Crane American Dream™

So much warmth and character, you'll never want to go inside. Nothing beats vinyl for sheer endurance since it requires far less maintenance than painted surfaces. Crane, vinyl siding is included on the sides and rear of your home. The front of your home will have vinyl siding, with vinyl board and batten, and cedar impression accents per plan.

Exterior Trim

8" aluminum wrapped fascia
3 ½" or 5 ½" lineals around windows, and friezeboard per plan.

Roofing

Tamko 30 - year architectural shingles

Heritage laminated asphalt shingles have a legacy of beauty and protection. They will not only protect your most valuable asset—they'll beautify your home for years to come with time-honored colors that create a traditional look and complement your exterior selections. Made with Tamko's own fiberglass mat, these shingles are the backed by a 30-year limited warranty.

*"Stop wasting your time looking for the key to **happiness**...the door is open and unlocked...just walk through it."*

-Dr. Steve Maraboli

THE HENLOPEN© - OPTIONAL ELEVATION C

Landscaping
Base landscaping package includes shrubs, full yard sod & community irrigation.

Front Porch
Fiberon or equivalent synthetic decking.

Sliding Doors
PlyGem®

Garage Doors
Garage door(s) manufactured by Overhead Door Company. Electric garage door opener with push button operation and remote control included.

GARAGE DOORS

MASONITE®
FRONT DOOR

Front Door and French Doors
Masonite®
Masonite® is one of the world's leading manufacturers of interior doors and entry door systems. Throughout the company's 80 year history, Masonite® has maintained its focus on leading-edge innovation, and manufacturing excellence.

Windows
Your new home includes PlyGem High Performance dual-pane-double-hung windows that feature dual low-E coating with argon gas, and warm edge spacer technology. The overall U value (insulating value) is below .26 and SHGC (solar heat gain coefficient) is below .21 which exceeds the Energy Star requirements. Screens are included with each operable window.

Shutters
Additional Choices Available

Mid America's Master Shutter®
Open Louvered

The color is molded through the shutter for years of durability and maintenance–free beauty. Colors available to match many exterior decor items.

OPEN LOUVERED
SHUTTER

All selections & options subject to change. Printed colors may vary from actual materials.

INTERIOR FINISHES
Additional Choices Available

Interior Door
Masonite®
6-Panel Door

Door Hardware

Interior Doors
Schlage
Dexter Series
Torino Lever
Satin Nickel finish

Front Door
Schlage
Dexter Series
Plymouth Handle Set w/Dead Bolt
Satin Nickel finish

Running Trim
5-1/4" base moulding.
4-5/8" crown moulding in the Foyer and Owner's Bedroom*
2-1/4" casing on interior/exterior doors, windows and cased openings.

*Crown Moulding in Foyer will be plan specific.

Closets
White wire shelving in pantries and linen closets; full slide rods in coat closets and bedroom closets.

Paint
2 coats of Sherwin Williams, Painters Edge Alabaster White on all walls and ceilings, and a semi-gloss latex enamel on trim and doors.

THE HERON© - OPTIONAL ELEVATION C

Masonite® 6-Panel Door

Plymouth
Handle Set

Torino Lever

ELECTRICAL

For over 87 years, **Sea Gull Lighting** has grown to an established leader in the electrical and lighting industry. Their fixtures are some of the most sought after for their decorative features, functionality, as well as for their specialty indoor, and outdoor lighting.

Kitchen
Recessed Lighting

Foyer
Sea Gull Lighting
Sussex Collection
Brushed Nickel finish

SUSSEX
COLLECTION

Powder Room
Sea Gull Lighting
Westmont Collection
Brushed Nickel finish

WESTMONT
COLLECTION

Owner's Bath & Secondary Baths
Sea Gull Lighting
Westmont Collection
1 fixture per sink
Brushed Nickel finish

WESTMONT
COLLECTION

Utility & Walk-in Closets
Sea Gull Lighting
Brushed Nickel finish

CEILING FLUSH MOUNT
COLLECTION

Outdoor Light
Sea Gull Lighting
Sheppard Collection
Textured Rust Patina Finish

SHEPPARD
COLLECTION

Light Bulbs
Compact Fluorescent Bulbs (CFL) are included and use about 75% less energy than standard incandescent bulbs.

All selections & options subject to change. Printed colors may vary from actual materials.

ELECTRICAL

Great Room
A ceiling fan and light rough-in with separate wall switches and one floor outlet.

Service
200 AMP main service located in the garage on an exterior wall or basement.

Ceiling Fans
Rough - ins are included in Great Room, Living Room, Family Room, Flex Room, Study, and all Bedrooms.

Smoke & Carbon Monoxide Detectors
Smoke Detectors are included in all bedroms and combination Smoke/Carbon Monoxide Detectors are located outside of sleeping areas.

THE WHIMBREL® - OPTIONAL ELEVATION C

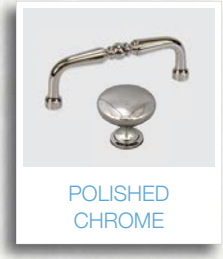
Doorbell
A doorbell is installed in every home, because we know your friends and family will be stopping by. :)

Owner's Bedroom
Rough-in for ceiling fan and light with separate wall switches. (2) Switched wall outlets located on either side of bed (Location is pre-determined based on room layout. See marketing plans for most common furniture configurations.) Top outlet of these two outlets will be switched.

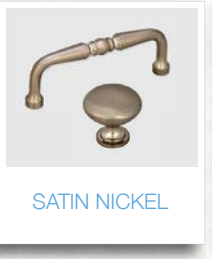
Telephone & Cable
Structured wiring package with On-Q/Legrand Home Wiring Service Center Installed with 2 Telephone and 2 Cable outlets; quantities are exchangeable (ex: 3 Phone & 1 Cable); You will determine the location during your Pre-Drywall Walkthrough.

HARDWARE

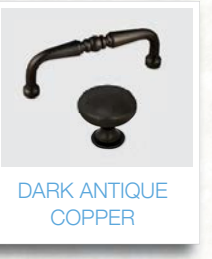
Cabinet Hardware



POLISHED CHROME



SATIN NICKEL



DARK ANTIQUE COPPER

FLOORING
Additional Choices Available

Ceramic Tile/Engineered Hardwood
Ceramic 12 x 12 floor tile or Engineered Hardwood included in Kitchen, Breakfast Nook, Foyer, and Powder Room. Ceramic 12 x 12 included in all Baths.

Plush Carpet
Shaw CRI Green Label Plus certified carpet (includes 6 pound rebond pad.)

Vinyl Flooring
High strength, tear resistant vinyl flooring included in Utility and Laundry Room

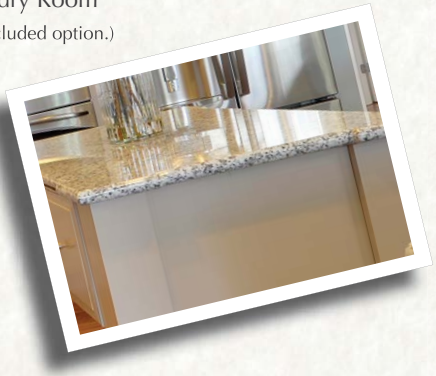
(Engineered Hardwood is also an included option.)

COUNTERTOPS
Additional Choices Available

Kitchen Countertops
Tier I Granite

Bathroom Vanity Tops
Virginia Marble

Cultured marble with matching integral sinks. Optional materials may be available.



CABINETS
Additional Choices Available

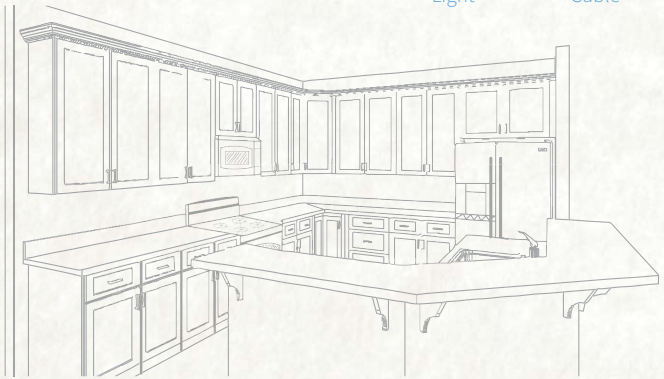
Kitchen & Bathroom Cabinets
Wellborn Cabinets

Arlington Square Oak

For over 45 years, Wellborn Cabinet Inc. has been manufacturing kitchen and bath cabinetry. Their goal is to provide products that are crafted with the utmost quality and care, products that they are proud to build and products that you will be proud to own. Just think how great your kitchen will look!

Natural Light

Medium Sable



All selections & options subject to change. Printed colors may vary from actual materials.

PLUMBING FIXTURES
Additional Choices Available

KITCHEN SINK AND FAUCET

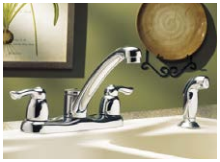
ELKAY

Elkay
Dayton
8" Deep, Drop–in
Single Bowl
Stainless Steel Sink
with third horse power
garbage disposal

ELKAY DAYTON

MOEN
Buy it for looks. Buy it for life.®

Moen
Chateau Faucet
Chrome lever-handle
with side spray



MOEN CHATEAU

Pedestal Sink
White porcelain pedestal sink in Powder rooms.

Full Tile Surround Shower
6x6 white tile in Owner's Bath.

Tub/Shower Combo Units
Fiberglass–reinforced polyester 60" x 32" x 72"
Tub/Shower Combo unit.

Toilets
White porcelain elongated toilets in all baths and
powder rooms.

Water Heater
Tankless water heater. **Enjoy up to 40% energy savings while heating water only when you need it. In addition, tankless water heaters save space and can last up to twice as long as tank style units.**

RINNAI TANKLESS
HOT WATER HEATER

Outside Hose Bibs
Two hose bibs in opposite corners in
pre-determined locations.

PLUMBING FIXTURES
Additional Choices Available

We are proud to include Moen in your new home! At Moen, their fascination with water runs deep. It's why they've spent the last five decades focused on producing faucets and fixtures that boast thoughtful design, meaningful innovations and exceptional reliability.

BATHROOM SINK FAUCET

Owner's Bath

Moen
Chateau®
Widespread Two-Handle
Polished Chrome

MOEN CHATEAU COLLECTION

Secondary Baths and Powder room

Moen
Chateau®
Center set Lever Handle
Polished Chrome

MOEN CHATEAU COLLECTION

SHOWER HEAD & FAUCET

Master Bath

Moen
Chateau®
Lever Handle with EasyClean XL shower head trim and valve
Polished Chrome

MOEN CHATEAU COLLECTION

Secondary Bath

Moen
Chateau®
Lever Handle with EasyClean XL shower head and diverter spout trim and valve
Polished Chrome

MOEN CHATEAU COLLECTION

MOEN
Buy it for looks. Buy it for life.®

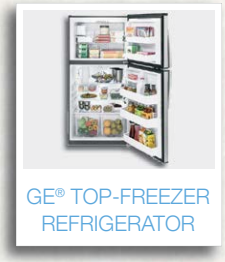
All selections & options subject to change. Printed colors may vary from actual materials.

APPLIANCES
Additional Choices Available

All included appliances are available in Stainless Steel and come with a 3-year manufacturer's warranty.

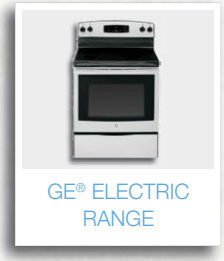
Refrigerator

GE® Energy Star® 21.2 Cu. Ft. Top-Freezer Refrigerator
2014 ENERGY STAR® qualified, Upfront Temperature Controls, Adjustable Spill Resistant Glass Shelves, Factory-Installed Ice Maker, Adjustable-Humidity Drawers, Spillproof Freezer Floor


GE® TOP-FREEZER REFRIGERATOR

Range

GE® 30" Free-Standing Electric Range
Self-Clean Oven, Super-large oven capacity, 6"/9" Power Boil Element that produces rapid, powerful heat, Removable Full-Width Storage Drawer, Ceramic Glass Cook Top, Quick-Set Oven Controls, Dual Element Bake


GE® ELECTRIC RANGE

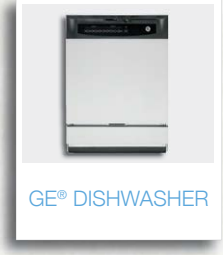
Microwave

GE® 1.5 Cu. Ft. Over-the-Range Microwave Oven
Vented to the outside.

GE® MICROWAVE

Dishwasher

GE® Dishwasher with Front Controls
GE's Most Advanced Wash System, Piranha™ Hard-Food Disposer with removable filter, 3 Pressurized Full Coverage Wash Arms, Dedicated Silverware Jets, Spacemaker® Silverware Basket, 4-pass Wash and Dry Element.


GE® DISHWASHER

Washer & Dryer

Rough–in for Washer/Dryer hookup with water, exhaust and electric outlet. Washer and Dryer not included.

HEATING, VENTILATION & AIR CONDITIONING (HVAC)

All homes are built to exceed Energy Star Standards.

A/C unit
16 SEER A/C unit with R410A refrigerant.

Furnace
95+ Efficiency Two Stage Propane Gas Furnace in primary zone with a Mini Split Ductless System in Optional Finished Bonus Rooms.

Thermostats
Programmable digital thermostats that are remote access ready with the addition of Red Link Internet Gateway.

Air Filters
Included Ultra efficient Merv 14 air filters will offer superior indoor air quality.

Fresh Air Ventilation System
Broan Ultra Fan.

Crawl Space Dehumidifier
As part of your conditioned crawl space a dehumidifier is included.

INSULATION

Exterior Walls
R-23 dense pack blown-in premium, fiber-glass insulation offering superior performance, stability, and sound control.

Optional Finished Bonus Room
Open-celled spray foam is used to insulate over unconditioned spaces.

Optional Finished Basement
A minimum of 1.5″ closed cell spray foam on all exterior basement walls.

BLOWN-IN-BLANKET INSULATION

All selections & options subject to change. Printed colors may vary from actual materials.

GREEN OPTIONS
Additional Choices Available

Dual-Fuel Air Source Heat Pumps
These systems pair a heat pump with a propane furnace to provide back-up. Heat pumps are most efficient in moderately cold weather down to around 35 degrees while propane furnaces are more efficient at colder temperatures.

Solar Power Panels
Solar power panels can only be installed on homes that meet the proper specifications of building location and direction. If you are interested in the installation of solar panels on your home please contact our Sales Team for more details.

Geothermal Ground Source Heat Pumps
Water Furnace Envision series products sets the industry standard for efficiency, reliability and quiet operation. The underlying advantage of Geothermal systems is their use of the Earth's renewable "stored solar" energy in ground water. The U.S. Department of Energy (DOE) and the Environmental Protection Agency (EPA) rate Geothermal Heat Pumps as the most efficient, environmentally friendly heating and cooling system available.

Hybrid Insulation
"Flash and Blanket" insulation systems combine the use of 1" of closed cell spray foam with blown-in blanket insulation. This system produces an R-26 wall that is superior in terms of a high R value, added structural integrity and stopping air infiltration.

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