

# The Schell Brothers Difference

The Schell Brothers Difference begins with our mission statement: *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.*

At Schell Brothers, we've learned from you. We know that we need to understand what you need in a home before we begin to design it. And we know you want us to be there when you have questions or concerns, long after you've moved in. That's why we're focused on providing beautiful communities in the best locations. It's also why we offer craftsmanship and curb appeal that set us apart from other builders. Most of all, it's why we never lose sight of the fact that you are moving here for a relaxing beach lifestyle and a home that will make you proud.

It is our goal to provide you with a home ownership experience that will give you a sense of happiness for years to come. That's the Schell Brothers difference.





Home Specifications  
Schell Brothers



Marina at Peppers Creek Home Specifications

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





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*These are the specifications for Courtyard Series Homes. Numerous upgrades are available. All specifications are subject to change. Printed colors may vary from actual materials.*





Energy Star®

**Schell Brothers is a proud builder of Energy Star homes.**

To earn the Energy Star, a home must meet strict guidelines for energy efficiency set by the U.S. Environmental Protection Agency. These homes are at least 15% more energy efficient than homes built to the 2009 International Residential Code (IRC), and include additional energy-saving features that typically make them 20–30% more efficient than standard homes.

As a builder of ENERGY STAR® qualified homes, Schell Brothers includes these 'tried-and-true' energy-efficient features that contribute to improved home quality and homeowner comfort, and to lower energy demand and reduced air pollution:

**1. Effective Insulation**

Properly installed and inspected insulation in floors, walls, and attics ensures even temperatures throughout the house, reduced energy use, and increased comfort.

**2. High-Performance Windows**

Energy-efficient windows employ advanced technologies, such as protective coatings and improved frames, to help keep heat in during winter and out during summer.

**3. Tight Construction and Ducts**

A tightly sealed home improves comfort and indoor air quality while reducing utility and maintenance.

**4. Efficient Heating and Cooling Equipment**

In addition to using less energy to operate, energy-efficient heating and cooling systems can be quieter, reduce indoor humidity, and improve the overall comfort of the home.

**5. Efficient Products**

ENERGY STAR qualified homes may also be equipped with ENERGY STAR qualified products - Schell Brothers uses only ENERGY STAR qualified refrigerators, dishwashers, and washing machines.

**6. Third-Party Verification**

With the help of independent Home Energy Raters, ENERGY STAR builder partners choose the most appropriate energy-saving features for their homes. Additionally, raters conduct onsite testing and inspections to verify the energy efficiency measures, as well as insulation, air tightness, and duct sealing details.



# Green Options

## 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 reach optimum efficiency in extreme cold temperatures. Working in tandem, the units take turns operating only at temperatures where maximum efficiency is achieved.

## 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. Currently both State and Federal tax rebates make this more affordable than ever.



## 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 R-26 wall that is superior in terms high R value, added structural integrity and stopping air infiltration.

## 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.



## Insulated Garage

- Includes R13 BATT insulated walls
- Insulated garage doors also available

# Appliances *upgrades available*



*all included appliances available in white or black*

## Range



GE® 30" Free-Standing Electric Range with self-cleaning oven and super-large oven capacity  
JBP35

## Hood



GE® 30" Deluxe Hood Variable 3-speed fan control  
JN327

## Dishwasher



GE® Built-In Dishwasher with PowerScrub™ wash system  
GSD4000N

## Washer & Dryer

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

# Indoor airPLUS Advantages

## Improved Indoor Air Quality

More than 30 additional design and construction features are included in Indoor airPlus homes to help protect you against moisture and mold, pests, combustion gases, radon, and other airborne pollutants in your home.

## Minimize Pollutants

Moisture and pest control, among other things, can help protect your family by eliminating common allergens from entering your home, such as mold and pest residue. Your builder will provide a first line defense against pests like cockroaches and rodents by fully sealing, caulking or screening where pests enter your home.

## Improve Comfort

Your Indoor airPLUS home can provide a more comfortable living environment because it includes properly engineered HVAC system sizing, improved duct and equipment installation, improved filtration, and whole-house and spot ventilation to dilute and remove indoor pollutants.

## Protect Against Combustion Pollutants

The home provides protection from potential exposure to combustion pollutants by the installation of heating equipment that cannot spill combustion gases inside the home and preventing pollutants in the garage from entering your house. Also, carbon monoxide alarms are located adjacent to sleeping areas.

## Home Maintenance

After purchasing a home with the EPA Indoor airPLUS, you'll receive a manual explaining your home's indoor air quality features and how to operate your home to continue minimizing the risk of indoor air quality problems. In addition, your home will have a label as proof that it was built to the high indoor air quality specifications if you resell the home.

## Energy Efficient

All indoor airPLUS homes must first earn the ENERGY STAR label. Energy Star qualified homes use substantially less energy for heating, cooling, and water heating thereby reducing your contribution to climate change.



# Concrete & Masonry

**Footings** 8" x 16" with minimum 3000 psi concrete.

**Foundation Walls** 4' x 8" steel reinforced poured concrete with minimum 3000 psi concrete. Foundation walls shall have a brick form finish and walls shall be waterproofed on the exterior up to finished grade line. Moisture management practices include the installation of exterior drain tile along with interior sump crock.

**Concrete Slabs** All concrete slabs to be poured with a minimum of 3000 psi concrete

**Termite Treatment** Soil based application applied around all exterior foundation walls. Galvanized termite treatment shield shall be installed at the junction of all exterior foundation walls.

**Front Walks** Poured concrete

## Structural Framing

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

**Interior Walls** Interior walls constructed with 2" x 4" studs spaced 16" on center.

**Floor System** Constructed of either Wood I Joists or engineered open-web floor trusses per plan. All sub flooring shall be 3/4" tongue and groove LP Top Notch 450 series or equivalent.

**Roof System** Engineered attic roof trusses with attic access, where applicable.

**Ceiling Height** 9' ceilings minimum on first floor, 8' minimum on second floor, where applicable. *\*Ceiling heights vary per plan.*

**Interior Stairs** Carpeted pine tread and riser "box" style stairs



# Exterior Finishes

**Siding** Crane American Dream maintenance-free vinyl siding with vinyl board & batten and cedar impression accents per plan.



**Exterior Trim** 8" aluminum wrapped fascia  
3 1/2" or 5 1/2" vinyl lineals around all windows  
Vinyl friezeboard per plan  
Vinyl shutters per plan

**Roofing** Tamko 30-year architectural shingles or equivalent.



**Gutters** White aluminum 5" K-style gutters with 2" x 3" downspouts and fiberglass splash blocks.

**Decks** Fiberon or equivalent synthetic decking.

**Columns** Perma-Cast, wood, or vinyl per plan.

**Windows** High Performance single hang windows featuring low-E costing with argon gas, warm edge spacer technology and insulated frames. Overall U value (insulating value) below .25 and SHGC (solar heatgain coefficient) below .20 which exceeds Energy Star requirements. Screens included.

**Front Door and French Doors** Therma-Tru

**Sliding Doors** PlyGem with grills

**Garage Doors** Non-insulated garage door(s) 16' x 8' manufactured by Overhead Door Company. Garage door opener optional.

**Landscaping** Base landscaping package includes full yard sod and front yard irrigation.

# Electrical

## Service

200 AMP main service to be located in the garage on an exterior wall (300 to 400 AMP may be used as required).

## Living Room, Family Room, Keeping Room & Study

Rough-in for ceiling fan and light with separate wall switches. Great Room/Family Room will have (1) switched floor outlet.

## Kitchen

Standard recessed lights, and 1 recessed light over sink.

## Great Room

Rough-in for ceiling fan and light with separate wall switches.

## Owner's Bedroom

Rough-in for ceiling fan and light with separate wall switches. (2) Switched wall outlets shall be located on either side of bed location (determined by furniture layout on marketing plans). Top outlet of these two outlets will be switched.

## Bedrooms

Rough-in for ceiling fan and light with separate wall switches. (1) Switched wall outlet shall be located near bed (determined by furniture layout on marketing plans). Top outlet of the wall outlet will be switched.

## Indoor Air Quality Ventilation

Broan SmartSense fan coordinates the operation of bath fan running intermittently to exhaust stale air.

## Above Tubs & Showers

Recessed or surface mount light.

## Lightbulbs

Compact Fluorescent Bulbs (CFL) use about 75% less energy than standard incandescent bulbs and last up to 10 times longer.



## 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); location to be determined upon meeting with Selections Coordinator.

## Doorbell

Doorbell installed in each home.

## Garage

(1) electrical outlet.



# HVAC Heating, Ventilation & Air Conditioning

Schell Brothers is an Energy Star partner. All homes are built to exceed Energy Star Standards.

**A/C unit** 16 SEER Trane or equivalent A/C unit with R410A refrigerant. Sized according to the Manual J Software.

**Furnace** 92+ Efficiency Two Stage Propane Gas Furnaces in primary zone with heat pump in secondary zones, where applicable.

**HVAC zones** One or two zone HVAC system depending on size of home. Finished Bonus Rooms to include electronic automated zone damper.

**Thermostats** Programmable communicating digital thermostats.



\*Energy Star is a government-backed program helping businesses and individuals protect the environment through superior energy efficiency.

Results are already adding up. Americans, with the help of Energy Star, saved enough energy in 2005 alone to avoid greenhouse gas emissions equivalent to those from 23 million cars — all while saving \$12 billion on their utility bills.

Energy efficient choices can save families about a third on their energy bill with similar savings of greenhouse gas emissions, without sacrificing features, style or comfort. Energy Star helps you make the energy efficient choice.

# Insulation & EPA Draftstopping

**Draft Stopping** US Environmental Protection Agency's (EPA) Energy Star Draft Stopping air sealer installed at the wood framing.

**Moisture Barrier** Dow Weathermate™ Plus house-wrap moisture barrier applied to all exterior walls.



**Exterior walls** R-23 dense pack blown in premium insulation offering superior performance, stability and sound control.

**Interior Walls** R-11 Sound batt Insulation on interior walls surrounding Utility Rooms, Powder Rooms, Owner's Bedrooms & All Bathrooms

**Garage** R-23 insulation in common walls only. Option for full garage insulation available as an upgrade.



**Roof** R-38 Blown-in insulation in flat ceilings, where possible. R-38 batt insulation in sloped ceilings and all other attic areas.



# Drywall

**Walls** 1/2" gypsum drywall with smooth finish installed on all interior walls except as noted below.

**Ceilings** 5/8" regular or 1/2" high strength drywall with smooth finish installed on all living space ceiling as required.

**Bathrooms** 1/2" tile backerboard in tiled areas with 1/2" moisture resistant "green" board in other areas.

**Garages** 5/8" Type-X Fire-rated drywall installed per fire code in garage/house common walls. 1/2" drywall on all other garage walls. All garage drywall is finished and unpainted.

## Interior Finishes *upgrades available*

### Interior Doors

Jeld-Wen  
Santa Fe or equivalent  
2-Panel beaded arch  
top door



### Door Hardware

Schlage  
Dexter Series  
Satin Nickel finish

A. Interior Doors  
Torino Lever

B. Front Door  
Barcelona Handleset  
with Deadbolt



### Running Trim

3 1/4" Base moulding

2 1/4" Casing around all doors, windows and cased openings

### Closets

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

### Paint

2 coats of McCormick Green Wise Certified Low VOC paint. Match Point 14 in Shell White on all walls, Advantage 25 semi-gloss latex enamel on trim and doors.

# Electrical



For over 87 years, Sea Gull Lighting has grown to an established leader in the electrical and lighting industry. Their fixtures are the most sought after decorative, functional and specialty indoor lighting and outdoor lighting fixtures.

## Foyer



Sea Gull Lighting  
Sussex Collection  
Brushed nickel finish  
66062-962

## Powder Room



Sea Gull Lighting  
Westmont Collection  
Brushed nickel finish  
44019-962

## Owner's Bath, Secondary Baths & Common Bath



Sea Gull Lighting  
Westmont Collection  
1 fixture per sink  
Brushed nickel finish  
44020-962

## Utility & WICs



Sea Gull Lighting  
Brushed nickel finish  
77065-962

## Outdoor Light



Sea Gull Lighting  
Sheppard Collection  
Textured Rust Patina  
Finish  
8882-08

# Plumbing *upgrades available*

## Owner's Bath

### Lavatory Faucet

Kohler Coralais®  
Polished Chrome (CP)  
K-15241-4

### Shower Faucet

Kohler Coralais®  
Polished Chrome (CP)  
K-T15611-4



## Powder Room

### Lavatory Faucet

Kohler Coralais®  
Polished Chrome (CP)  
K-15241-4



## Secondary Baths

### Lavatory Faucet

Kohler Coralais®  
Polished Chrome (CP)  
K-15241-7

### Tub/Shower Faucet

Kohler Coralais®  
Polished Chrome (CP)  
K-T15601-7



# Flooring *upgrades available*

**Vinyl Flooring** Armstrong high strength, tear resistant vinyl flooring to be used in Foyer, Utility Room, Kitchen, Breakfast Nook, and all Baths.

**Plush Carpet** Shaw Flooring carpet to be used in all areas not listed above.

**Included Pad** 6 lb. rebond pad.

# Cabinets *upgrades available*

Kitchen & Bathroom Cabinets

Wellborn Arlington

Square Oak



**WELLBORN**  
CABINET, INC.  
*The Essence of Cabinetry*



Wellborn Cabinet, Inc. is a family owned and operated business that was established in 1961. The Wellborn family oversees the entire production process— from fresh-cut logs to finished cabinets. Quality assurance is an integral part of the company; one out of every eleven employees is a quality control inspector.

## Cabinet Hardware



3910 PC



3910 SN



3910 BK



Z259-3 PC



Z259-3 SN



Z259-3 BK

# Countertops *upgrades available*

## Kitchen Countertops

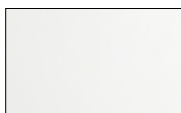
Square Edge Laminate

Available in over 100 colors



## Bathroom Vanity Tops

Virgina Marble cultured marble with matching integral sinks in the following color:



031 Bright White



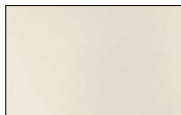
019 Natural Vein/White



139 White/A.S. Bone



140 Solid/A.S. Bone



517 Solid Kohler Biscuit



120 Classic Cream



125 White Parchment



# Plumbing *upgrades available*

## Kitchen Sink



Elkay Dayton  
8" Deep, Drop-in  
Stainless Steel Sink  
D12522

## Garbage Disposal

InSinkerator or equivalent included in kitchen sink.

## Kitchen Sink Faucet



Kohler  
Coralais® Kitchen  
Faucet  
Polished Chrome (CP)  
K-15172-F

## Pedestal Sink

(Powder rooms only) White porcelain pedestal sink.

## Tub/Shower Combo Units

Lasco 2603-SG 60" x 32" x 72" fiberglass-reinforced polyester Tub/Shower Combo unit or equivalent.

## Owner's Bath Shower

Lasco fiberglass shower units sized according to plan.

## Owner's Bath Shower Door

Clear or obscure glass enclosure, sliding or pivot doors, depending upon size of shower.

## Owner's Bath Tub

Lasco Soaker tubs or equivalent sized according to plan where applicable.

## Toilets

White elongated toilets in all areas.

## Water Heater

R75LS: 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 last up to twice as long as tank style units.



## Outside Hose Bibs

Two hose bibs, with location predetermined and located on plans.