

# *The Schell Brothers Difference*

At Schell Brothers, we pride ourselves on providing you with the highest quality home and the best service in the industry. This dedication to quality and service has been guiding the company since its beginning. Simply put, Schell Brothers was founded upon the premise of creating a “better” builder. After years of developing communities using other builders, we became more and more aware of the need for a customer oriented builder. We decided the only way to ensure our buyers were provided with high quality homes and great customer service was to start our own construction company. At Schell Brothers, our performance is measured by the happiness of our customers and not by profit. We are true believers in the philosophy that if our customers are happy, financial success will follow. To achieve our goal of being the best builder in the area, everything we do is guided by the principles of what we call the Schell Brothers Difference.

The Schell Brothers Difference begins with quality construction. While many construction companies focus on maximizing profit by trying to reduce costs by using cheaper materials, our philosophy is exactly the opposite. We are constantly searching for ways to provide our buyers with better materials and higher quality construction while still keeping the price of our homes reasonable. At Schell Brothers, one of our philosophies is to always ask ourselves “What would our customer want?” Applying this philosophy, we strive to provide the highest quality home possible even if it means making a smaller profit.

In addition to the quality of construction, another area where you’ll notice the Schell Brothers Difference is customer service. Schell Brothers has an entire Customer Service department dedicated to serving our home owners after settlement. Our Customer Service department was given the directive of keeping our customers happy no matter what it takes. We will not desert you after settlement. We realize that your home may need some repairs and tweaking from time to time. In order to address these issues quickly and thoroughly, the Schell Brothers Customer Service department is staffed with qualified tradesmen ready to respond at a moment’s notice.





*The Retreat at Love Creek*

*Home Specifications*

*V1.0 - 5.6.10*



The Retreat at Love Creek Home Specifications  
All selections & options subject to change. Printed colors may vary from actual materials.



# Appliances *upgrades available*



*all included appliances available in white or black*



## Refrigerator

GE® 21.0 Cubic ft. Refrigerator  
GTH21KCX



## Dishwasher

GE® Built-In Dishwasher  
GSD4000N



## Range

GE® 30" Free-Standing Electric Range  
JBP66DM



## Microwave

GE Spacemaker® 1.7 Cubic ft.  
JNM1541DM



## Washer & Dryer

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



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*These are the specifications for The Retreat at Love Creek Homes.  
Numerous upgrades are available.  
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actual materials.*



# Concrete & Masonry

*\*Unfinished basement options available.*

**Footings** 8" x 16" steel reinforced 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.

**Foundation Piers** 16" x 16" concrete piers on top of 32" x 32" footers with steel reinforcing poured with minimum 3000 psi concrete

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

**Conditioned Crawl Space** Interior of all crawl space walls shall be insulated with 2" thick extruded polystyrene foam insulation with one insulated crawl space access door. Conditioned crawl space shall include 3" clean sand or PEA gravel fill and reinforced 6-mil poly moisture barrier.

**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.

# Structural Framing

**Exterior Walls** Exterior walls constructed with 2" x 6" studs spaced 16" on center with 7/16" OSB Sheathing.

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

**Floor System** Constructed of either 2" x 12" lumber spaced according to plan, Wood I Joists or engineered open-web floor trusses per plan. All sub flooring shall be 3/4" tongue and groove Advantech or equivalent.

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

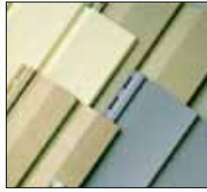
**Ceiling Height** 9' ceilings minimum on first floor, 8' minimum on second floor, where applicable. Ceiling heights vary per plan.

**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 ½" or 5 ½" vinyl lineals around all fwindows  
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 or wood per plan.

**Windows** MW Freedom® 600 Series double hung windows with Low-E Argon glass and aluminum screens.

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

**Sliding Doors** M/W Twinseal Freedom® or Therma-Tru

**Garage Doors** Non-insulated garage door(s) 16' x 8' with glass or 8' x 8' with glass sized per plan and manufactured by Overhead Door Company. Electric garage door opener with push button operation and remote control included.

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

# 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, Great 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.

## 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.

## Above Tubs & Showers

Recessed or surface mount light.

## 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.



# *HVAC Heating, Ventilation & Air Conditioning*

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

**A/C unit** 13 SEER Trane or equivalent A/C units. Sized according to Model Energy Code check.

**Furnace** 90+ Efficiency 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. A third zone is available as an upgrade whenever the basement option is chosen. Finished Bonus Rooms to include electronic automated zone damper.

**Thermostats** Programmable 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** R-Wrap protective house-wrap moisture barrier applied to all exterior walls.

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

**Garage** R-19 insulation in common walls only. Option for full garage insulation available as an upgrade.

**Attic Areas** R-38 blown-in insulation installed 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  
Bristol or equivalent  
6-Panel smooth 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 Sherwin Williams Alabaster flat on all walls with Extra White semi-gloss 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



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*

## THE BOLD LOOK OF **KOHLER**®

With a diverse portfolio of brands and products that share a singular level of quality craftsmanship, Kohler Co. has long been recognized as a leader in bath and kitchen design.

### Bathroom Sink Faucet

Kohler Coralais® Centerset Faucet in Polished Chrome (CP)



K-15241-4 (Owner's Bath)



K-15241-7 (Secondary Baths)

### Shower Head & Faucet

A. Kohler Coralais® Shower Only Polished Chrome (CP)

K-T15611-4 (Owner's Bath)

B. Kohler Coralais® Tub/Shower Combo Polished Chrome (CP)

K-T15601-7 (Secondary Baths)

C. Kohler Coralais® Shower Only Polished Chrome (CP)

K-T15611-7 (Secondary Baths)



### Tub Faucet

Kohler Coralais® Bath Faucet in Polished Chrome (CP)

K-T15294-4 (Owner's Bath, where applicable)



# Flooring *upgrades available*

## Ceramic Floor Tile

12" x 12" Dal-Tile tile in Foyer and Kitchen, Breakfast Nook, and all Baths.

## Vinyl Flooring

Portico/Mohawk high strength, tear resistant vinyl flooring to be used in Utility Room.

## Plush Carpet

To be used in all areas not listed above

## Included Pad

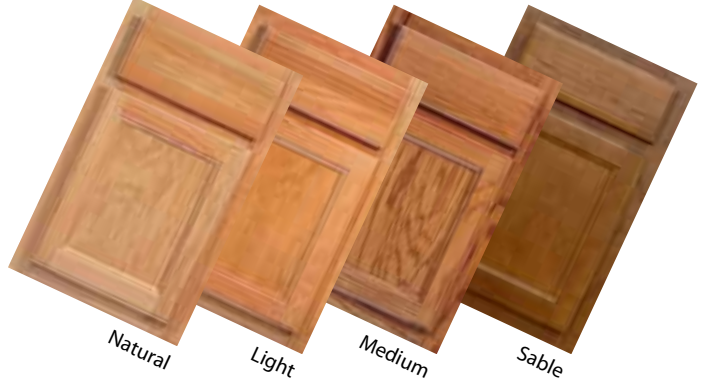
6 lb. rebond pad

# Cabinets *upgrades available*

## Kitchen & Bathroom Cabinets

Wellborn Arlington

Square Oak



Wellborn Cabinet, Inc. 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

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# Countertops *upgrades available*

## Kitchen Countertops

Tier 1

### Granite Countertops



Luna Pearl



Tan Brown



New Caladonia



Santa Cecilia



Ubatuba



Verde Butterfly



Andes Black

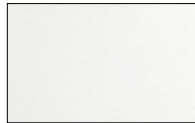


## Bathroom Vanity Tops *upgrades available*

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



102 Beige Vein/White



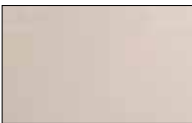
031 Bright White



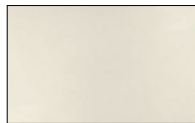
117 Country Gray/White



019 Natural Vein/White



191 Solid Innoc. Blush



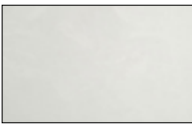
517 Solid Kohler Biscuit



530 White/Kohler Biscuit



120 Classic Cream



101 White Vein/White



139 White/A.S. Bone



135 White/Kohler Bone



143 White/Light Gray



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# Plumbing *upgrades available*

## Kitchen Sink



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



Elkay/Dayton  
Stainless Steel  
Drop-In Sink  
32" wide x 22" deep  
8" bowl depth  
DSE233224

## 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.

## Owner's Bath Shower

Lasco fiberglass shower units sized according to plan.

## Owner's Bath Shower Door

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

## Owner's Bath Tub (select models only)

Lasco Soaker tubs or equivalent sized according to plan.

## Toilets

White elongated toilets in all areas

## Water Heater

50 Gallon propane gas high-efficiency water heater

## Outside Hose Bibs

Two hose bibs, with location predetermined and located on plans