

INCLUDED SPECIFICATIONS

SINGLE-FAMILY HOMES

The Ridings



THE BRYER - OPTIONAL ELEVATION C
V2.1 01-01-15

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Kincade Homes by Schell Brothers



THE CARSON - OPTIONAL ELEVATION C

The following pages will introduce you to the included specifications in your Kincade 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.

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.

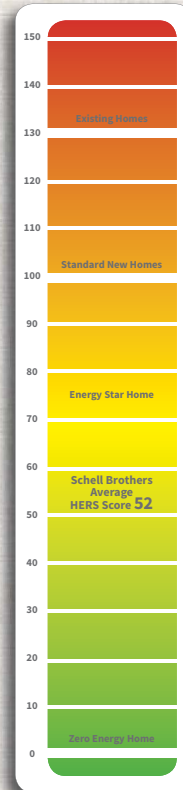
A home built 4tress™ strong will last longer, require fewer repairs, and provide you with more time for the things you love. Advanced framing techniques that include 2 × 6 exterior walls, engineered flooring systems, waterproofing techniques, and a five check leak prevention system place your home among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



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.

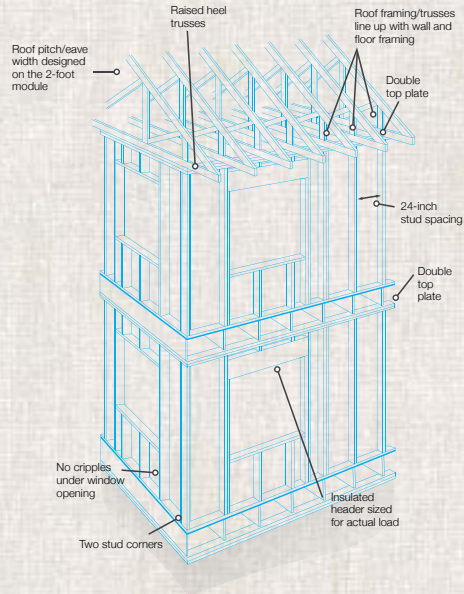


HERS SCALE

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

**SHELL 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.



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. Maintenance-free vinyl siding on the sides and rear of the homes. Certainteed Fiber Cement is used on the front of the home.

Exterior Trim

8" aluminum wrapped fascia

3 ½" or 5 ½" lineals around front 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. You'll have peace of mind. Made with Tamko's own fiberglass mat, these shingles are backed by a 30-year limited warranty.

Rear Exterior and Garage Steps

Pressure-treated lumber.

*Energy Efficient + Curb Appeal
+ Awesome Home Plans = Kincaide Homes*



THE MALLORY - OPTIONAL ELEVATION C

Landscaping

Base landscaping package includes full yard sod.

Front Porch

Concrete

Sliding Doors

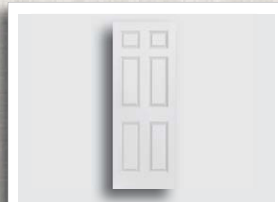
PlyGem®

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, manufacturing excellence.

Windows

Your new home includes PlyGem High Performance dual-pane-single-hung windows featuring dual low-E coating with argon gas, warm edge spacer technology and insulated frames. Overall U value (insulating value) below .25 and SHGC (solar heat gain coefficient) below .20 which exceeds Energy Star requirements. Screens included.

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



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

3-1/4" base moulding.

2-1/4" casing on interior/exterior doors

Windows

Drywall wrapped returns with window sill and apron.

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.



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 the most sought after decorative, functional and specialty indoor lighting and outdoor lighting fixtures.

Kitchen

2' x 4' Fluorescent
Light Fixture



SUSSEX
COLLECTION

Foyer

Sea Gull Lighting
Sussex Collection
Brushed Nickel finish



WESTMONT
COLLECTION

Powder Room

Sea Gull Lighting
Westmont Collection
Brushed Nickel finish

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.



ELECTRICAL

Great Room

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

Service

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

More than just a pretty face.



THE ETHAN - 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

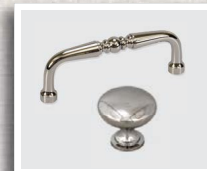
Rough-in for ceiling fan and light with separate wall switches.
(2) Switched wall outlets located on either side of bed
(location determined by furniture layout on marketing plans).
Top outlet of these two outlets will be switched.

Telephone & Cable

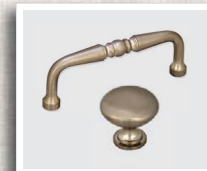
Structured wiring package with On-Q/Legrand Home Wiring Service Center Installed with 2 Telephone and 2 Cable outlets; quantities are exchangeable (ex: 3 Phone & 1 Cable); You will determine the location during your Pre-Drywall Walkthrough.

HARDWARE

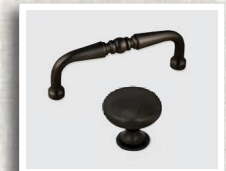
Cabinet Hardware



Polished Chrome



Satin Nickel



Dark Antique Copper

FLOORING

Additional Choices Available

Vinyl Flooring

High strength, tear resistant vinyl flooring in Laundry Room, Foyer, Kitchen, Nook/Dining Room, Baths and Powder Room.

Plush Carpet

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

COUNTERTOPS

Additional Choices Available

Kitchen Countertops

Wilsonart Formica

Bathroom Vanity Tops

Virginia Marble

Cultured marble with matching integral sinks.

Optional materials may be available.



CABINETS

Additional Choices Available

Kitchen & Bathroom Cabinets

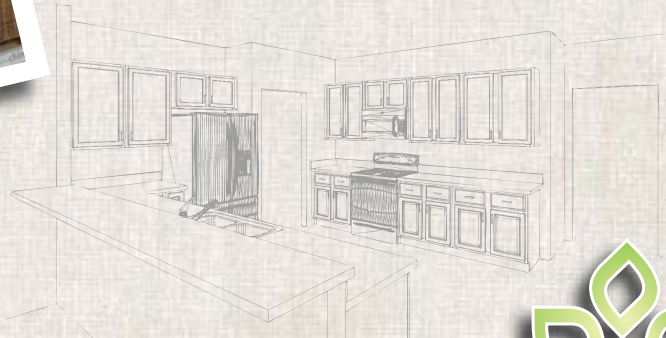
Home Concepts by Wellborn Cabinets
Hampton Square Oak

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!



Light
Medium

Sable
Sienna



PLUMBING

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



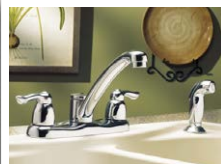
ELKAY DAYTON

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.

Tub/Shower Combo Units

fiberglass-reinforced polyester 60" x 32" x 72" Tub/Shower
Combo unit.

Owner's Bath Shower

Fiberglass shower unit sized according to plan.

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.**

Outside Hose Bibs

Two hose bibs in opposite corners.

PLUMBING

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

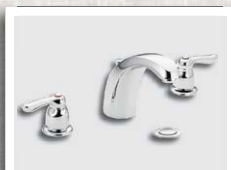
Owner's Bath

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

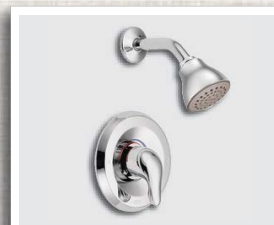
Moen

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



APPLIANCES

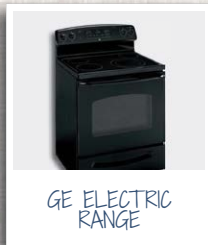
Additional Choices Available

All included appliances are available in white or black.

Refrigerator

GE® Energy Star® 21.0 Cu. Ft. Top-Freezer Refrigerator

Adjustable, Spill Resistant Glass Shelves, Factory-installed ice maker, Adjustable-humidity crisper drawers, Snack Drawer, Up-front temperature controls, Wire freezer shelf, NeverClean™ condenser



Range

GE® 30" Free-Standing Electric Range
Self-Clean Oven, Super-large oven capacity, TrueTemp™ oven system, Dual-size ribbon element, Ceramic glass cook top, Quick-Set oven controls, Six-pass bake element

Range

GE® 30" Range Hood
Vented to the outside.



Dishwasher

GE® Built-In Dishwasher
4-level PowerScrub™ wash system, Two-stage filtration with ExtraFine™ filter, Piranha™ hard food disposer, HotStart™ option, Electronic controls, 2/4/8-hour Delay Start



Washer & Dryer

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

All Appliances are in the process of an upgrade from the manufacturer. Please see your Design Consultant for more details.

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.

Air Filters

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

Fresh Air Ventilation System

Broan SmartSense® Fan.

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 walls.



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.

