

INCLUDED SPECIFICATIONS  
SINGLE-FAMILY HOMES  
Villages at Herring Creek



THE SANDERLING® - INCLUDED ELEVATION A  
MV1.1 10-7-14 Rendering is Artist's Conception.



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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 MULBERRY® - INCLUDED ELEVATION A

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.

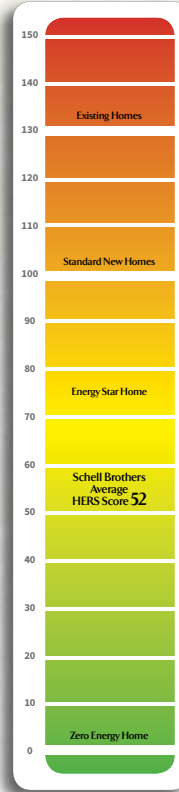
### Relax in a 4tress™ environment that is built to stand the test of time.

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.

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.

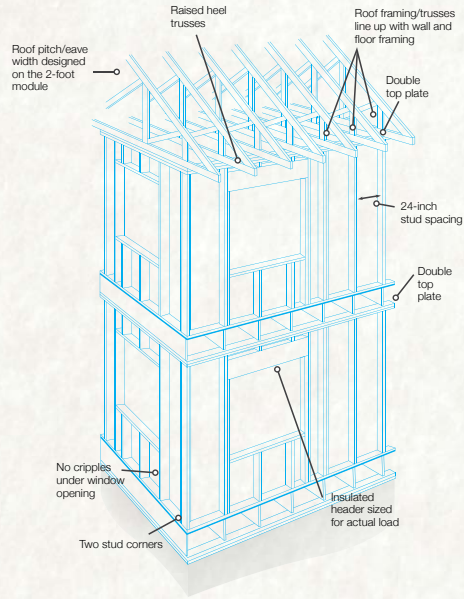


HERS SCALE

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.

## 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 1/2" or 5 1/2" 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 KINGFISHER® - OPTIONAL ELEVATION D

## Landscaping

Base landscaping package includes shrubs, full yard sod & irrigation with rain sensor. Rear yard is seeded.

## Front Porch & Steps

Concrete

## Sliding Doors

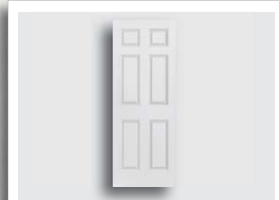
PlyGem®

## 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, and manufacturing excellence.

## Windows

Your new home includes PlyGem High Performance triple-pane-single-hung windows that feature dual low-E coating with argon gas, and warm edge spacer technology. The overall U value (insulating value) is .25 and SHGC (solar heat gain coefficient) is .22 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

## 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 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, Painters Edge Alabaster White on all walls and ceilings, and a semi-gloss latex enamel on trim and doors.



THE HERON - OPTIONAL ELEVATION B



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



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 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 bedrooms and combination Smoke/Carbon Monoxide Detectors are located outside of sleeping areas.

### Doorbell

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

### Owner's Bedroom

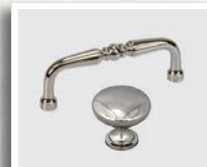
Rough-in for ceiling fan and light with separate wall switches. (2) Switched wall outlets located on either side of bed (Location is pre-determined based on room layout. See marketing plans for most common furniture configurations.) Top outlet of these two outlets will be switched.

### Telephone & Cable

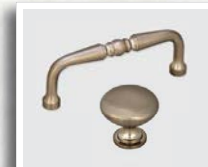
Structured wiring package with On-Q/Legrand Home Wiring Service Center Installed with 2 Telephone and 2 Cable outlets; quantities are exchangeable (ex: 3 Phone & 1 Cable); You will determine the location during your Pre-Drywall Walkthrough.

## HARDWARE

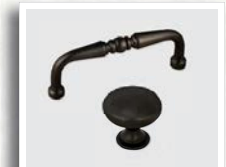
### Cabinet Hardware



POLISHED  
CHROME



SATIN NICKEL



DARK ANTIQUE  
COPPER



THE WHIMBREL® - OPTIONAL ELEVATION C

## FLOORING

Additional Choices Available

### Vinyl Flooring

High strength, tear resistant vinyl flooring in Utility, Laundry Room, Kitchen, Breakfast Nook, and all Baths.

### Ceramic Tile/Engineered Hardwood

Ceramic 12 x 12 floor tile in Powder Room, and Master Bath. Engineered Hardwood included in the Foyer.

### Plush Carpet

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

## 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

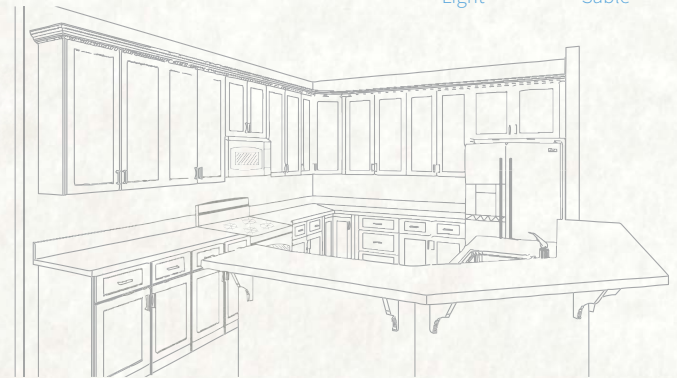
Arlington Square Oak

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



## 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



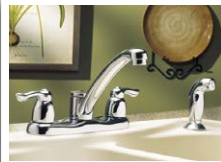
ELKAY DAYTON



Moen

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.**



RINNAI TANKLESS  
HOT WATER HEATER

### Outside Hose Bibs

Two hose bibs in opposite corners in  
pre-determined locations.

## PLUMBING FIXTURES

Additional Choices Available

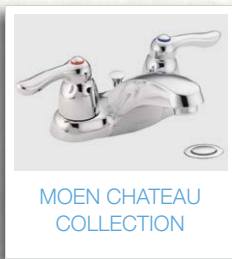
We are proud to include Moen in your new home! At Moen, their fascination with water runs deep. It's why they've spent the last five decades focused on producing faucets and fixtures that boast thoughtful design, meaningful innovations and exceptional reliability.

### BATHROOM SINK FAUCET

#### Owner's Bath and Powder Room

Moen  
Chateau®

Center set Lever Handle  
Polished Chrome



MOEN CHATEAU  
COLLECTION

#### Secondary Baths

Moen  
Chateau®

Center set Lever Handle  
Polished Chrome



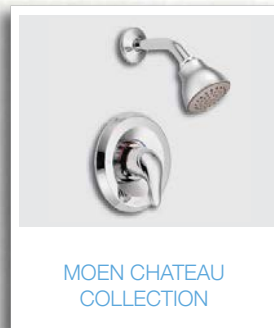
MOEN CHATEAU  
COLLECTION

### SHOWER HEAD & FAUCET

#### Master Bath

Moen  
Chateau®

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

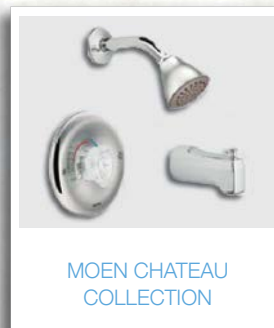


MOEN CHATEAU  
COLLECTION

#### 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.



GE® TOP-FREEZER REFRIGERATOR



GE® ELECTRIC RANGE

### 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.

### Microwave

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



GE SPACEMAKER®

### Dishwasher

GE® Dishwasher with Front Controls  
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.



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 per plan.

### 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.



## 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.

