INCLUDED SPECIFICATIONS
SINGLE-FAMILY HOMES
Independence

THE WHIMBREL® - OPTIONAL ELEVATION C
MV3.0 1-2-18 Rendering is Artist's Conception.
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™ Advanced Building Science was developed as part of our continual commitment to provide our homeowners with an exceptional home worthy of the Schell Brothers name and reputation. Schellter is comprised of three components: Enerwize™, SanctuAIR™, and 4Tress™. 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 poor indoor air quality (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-13 air filters. A MERV-13 Filter will remove almost all of the harmful particles in the air.

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 x 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 17 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 of 49. That means you can expect a utility bill that will be about 51% less than a typical existing home.

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

SCHELL BROTHERS AVERAGES 49 ON THE HERS SCALE, MAKING THEM SOME OF THE MOST ENERGY EFFICIENT HOMES IN THE COUNTRY.
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.

*Some garage exterior walls are 2x4.
EXTERIOR FINISHES

**Siding**
Crane American Dream™ siding adds 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
5 ½” lineals around windows
Friezeboard per floor plan

**Roofing**
Tamko 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.

““The attention to detail makes Schell Brothers the leader in the market by a landslide. You can easily see the quality in their model homes, and the value that their craftsmanship brings to the marketplace.”

-Josh & Genevieve, Schell Homeowners
Landscaping
Landscaping package includes shrubs, full yard sod & irrigation with rain sensor.

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.

Front Door and French Doors
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.

Mid America’s Master Shutter®
The color is molded through the shutter for years of durability and maintenance-free beauty. Colors available to match many exterior decor items.
INTERIOR FINISHES

Interior Door
Masonite® 6-Panel Door

Door Hardware
Interior Doors
Schlage Dexter Series Torino Lever with Satin Nickel Finish

Front Door
Schlage Dexter Series Plymouth Handle Set with Dead Bolt and Satin Nickel Finish.

Interior 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 Shell White on all walls and ceilings, and semi-gloss latex enamel on trim and doors.
LIGHTING

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**
- Sussex Collection
  - Brushed Nickel finish

**Powder Room**
- Westmont Collection
  - Brushed Nickel finish

**Owner’s Bath & Secondary Baths**
- Westmont Collection
  - 1 fixture per sink
  - Brushed Nickel finish

**Utility & Walk-in Closets**
- Brushed Nickel finish

**Outdoor Light**
- Sheppard Collection
  - Textured Rustic Patina Finish

**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 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**

**Vinyl Flooring**
High strength, tear resistant vinyl flooring in Utility, Laundry Room, Kitchen, 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.)

**CABINETS**

**Kitchen & Bathroom 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!

**COUNTERTOPS**

**Kitchen Countertops**
Tier I Granite

**Bathroom Vanity Tops**
Cultured marble with matching integral sinks. Optional materials may be available.
PLUMBING FIXTURES

KITCHEN SINK AND FAUCET

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

Moen Chateau Faucet
Chrome lever-handle with side spray

Pedestal Sink
White porcelain pedestal sink in Powder rooms.

Tub/Shower Combo Units
Fiberglass–reinforced polyester 60” x 32” x 72”

Owner’s Bath Shower
Fiberglass shower unit sized according to plan.

Toilets
White porcelain elongated toilets in all full bathrooms and powder rooms.

Water Heater
With the Rinnai 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 in pre-determined locations.
PLUMBING FIXTURES

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
Widespread Two-Handle
Polished Chrome

Secondary Baths and Powder Room
Center set Lever Handle
Polished Chrome

SHOWER HEAD & FAUCET

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

Secondary Bath
Lever Handle with EasyClean XL shower head and diverter spout trim and valve Polished Chrome
APPLIANCES
All included appliances have a black finish or white finish and come with a 3-year manufacturer's warranty

Refrigerator
2014 ENERGY STAR® qualified, Upfront Temperature Controls, Adjustable Spill Resistant Glass Shelves, Factory-Installed Ice Maker, Adjustable-Humidity Drawers, Spillproof Freezer Floor

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

Microwave
Vented to the outside.

Dishwasher
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

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
17 SEER A/C unit with R410A refrigerant.

Furnace
Trane S-Series 96% Gas Furnace with Variable Speed Blower in primary zone.

Thermostats
Programmable digital thermostats that has remote access controlled with any smartphone, tablet or computer.

Air Filters
Included Ultra efficient Merv 13 air filters will offer superior indoor air quality.

Fresh Air Ventilation System
Aprilaire with powered damper and filter.

Whole House Dehumidifier
This dehumidifier monitors and maintains proper humidity levels in the home independent of temperature or HVAC thermostat settings.

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.

Sound Insulation
Sound insulation is placed in the walls of the laundry room, owner’s suite, and all bathrooms for added sound control.
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 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.