INCLUDED SPECIFICATIONS
SINGLE-FAMILY HOMES
Magnolia Green

THE WHIMBREL® - OPTIONAL ELEVATION C
MV1.2 6-21-17 Rendering is Artist's Conception. Some structural options may be required to comply with community ARC guidelines.
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.
**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 use 2x4.
EXTERIOR FINISHES

Siding
Allura™ Fiber Cement 8 1/4” lap siding is included on the exterior of your home. Board and Batten, and cedar shake impression accents are available per plan.

Exterior Trim
8” aluminum wrapped fascia with continuous vented vinyl soffit
MiraTec corners, window trim, and accent trim included
Vinyl Shutters per plan
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 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
Landsaping
Landsaping package includes shrubs, full yard sod, irrigation and one flowering tree in front yard.

Front Porch
Fiberon or equivalent synthetic decking.

Sliding Doors
PlyGem®

Garage Doors
Garage door(s) manufactured by Wayne Dalton. 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 dual-pane-double-hung windows that feature dual low-E coating with argon gas, and warm edge spacer technology. The overall U value (insulating value) is below .26 and SHGC (solar heat gain coefficient) is below .21 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
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.

Running Trim
5-1/4” base moulding.
4-5/8” crown moulding in the Foyer (plan specific) and Owner’s Bedroom
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 & Outdoor Post Lantern**
Kent Collection
Oxford Bronze 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 all 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

Engineered Hardwood
Engineered Hardwood included in the Kitchen, Dining Area, Foyer, and Powder Room.

Ceramic 12x12 Tile included in all Full Baths.

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

Vinyl Flooring
High strength, tear resistant vinyl flooring in the Laundry Room.

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.

Owner’s Bath Shower
Fiberglass base with 6x6 white tile wall surrounds, sized according to floor plan.

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

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

Water Heater
With the Rinnai tankless hotwater 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 are Stainless Steel 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**
Trane XR17 Series Air Conditioners with up to 17 SEER.

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

**Thermostats**
Programmable digital thermostats that are remote access ready.

**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 finished 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 groundwater. 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.