Included Features

Magnolia Green
Welcome to the Schell Family.

Schell Brothers is a family company with home designs focused on the way you live. Build your new home to reflect your personal style with our energy efficient designs and award-winning design studio.

The following pages will introduce you to the included features in your Schell Brothers Home. Be sure to visit our design studio to learn about the numerous options available in your home (www.style.schellbrothers.com). Printed colors may vary from actual materials. Photos shown may include some optional features.

All specifications are subject to change without notice.

“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
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).

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.

*Some garage exterior walls use 2x4.

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.
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.

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

A Blower Door Test is performed on every Schell Brothers Home to obtain your home’s HERS score.
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.
Garage Doors
Garage doors manufactured by Wayne Dalton. Electric garage door opener with push button operation and remote control included.

Front Door
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.
Included Interior Features

Tray Ceiling

2 1/4" casing around all windows

5 1/4" base moulding

INTERIOR FINISHES

Interior Door
Masonite® 6-Panel Doors included.

Door Hardware: Interior Doors
Kwikset Balboa Series lever in Satin Nickel Finish.

Door Hardware: Front Door
Kwikset Balboa Series lever and Belleview Handleset in Satin Nickel Finish.

Interior 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 Low VOC Painters Edge Shell White on all walls and ceilings, and semi-gloss latex enamel on trim and doors.

Tray Ceiling
Tray Ceiling is included in Owner’s Bedroom and Dining or Foyer per floor plan.

*Masonite® INTERIOR DOOR

INCLUDED: TRAY CEILING IN DINING PER PLAN

*please note picture shows optional crown moulding on Tray Ceiling
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 & Hallways**
- Recessed Lighting with LED bulbs.

**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**
- Kent Collection
- Oxford Bronze Finish

**Light Bulbs**
- LED bulbs are included.
**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.

**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.

**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.

**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.

**FLOORING**

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

**Ceramic 12 x 12 Tile** included in all Full Baths.

**Plush Carpet**
Shaw CRI Green Label Plus certified carpet in great room and bedrooms (includes 6 pound rebond pad.)

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

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The Henlopen
*please note image shows optional features. Railing shown is included per plan.*
CABINETS

Included Cabinet Hardware

*please note: photo shows full overlay cabinets

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!

We offer a large variety of cabinet options including more than 40 cabinet styles and colors to make your kitchen truly one of a kind.

Example Kitchen

Kitchen Countertops
Granite (Tier 1). Quartz options available.

CABINET HARDWARE

Included Cabinet Hardware

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POLISHED CHROME

Satin Nickel

DARK ANTIQUE COPPER

Bathroom Vanity Tops
Cultured marble with matching integral sinks. Optional materials are available.

Example Kitchen

*please note: photo shows full overlay cabinets
**KITCHEN SINK AND FAUCET**

**Elkay Dayton**
8” Deep, Drop-in Single Bowl or double 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**
6x6 white tile wall surrounds per floor plan.

**Secondary Baths Tub/Shower Combo Units**
Fiberglass tub/shower combo 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 frost free hose bibs in opposite corners in pre-determined locations.
We are proud to include Moen in your new home! All Moen products come with a Limited Lifetime Warranty against leaks, drips and finish defects.

### 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
- **Included appliances are GE Stainless Steel and come with a 3-year manufacturer’s warranty.**

#### Refrigerator

#### Range
- **GE 30” Free-Standing Electric Range, Ceramic Glass Cooktop, Two 9”/6” Power Boil Elements, 5.3 cu. ft. Oven Capacity, Dual-Element Bake, Self-clean Oven, Removable Full-Width Storage Drawer**

- **Microwave**
  - GE 1.6 Cu. Ft. Over-the-Range Microwave Oven, Two-Speed Venting System (vented to the outside), Auto and Time Defrost, Turntable On/Off

- **Dishwasher**
  - GE Dishwasher with Front Controls, 500 Series Wash System, Automatic Hot Start, Automatic Temperature Control, Dedicated Silverware Jets, Dual Pumps and Motors, Piranha Hard Food Disposer with Removable Filter, 4-Wash Cycle Options

- **Washer & Dryer**
  - Rough-in for washer/dryer hookup with water, exhaust and electrical outlet. Washer and dryer not included.

*GE Profile, GE Cafe, Bosch, Viking, Monogram appliances are available options.*
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. If you register your new Trane product within 60 days of installation, the Base Limited Warranty is lengthened and becomes a Registered Limited Warranty at no additional cost. The Registered Limited Warranty can range from 5 years to lifetime depending on the product. Registration can be completed online or by phone.

**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. This contributes to SANCTUAIR and why we are among the top 8 builders in the nation to be recognized for indoor air quality.

**Whole House Dehumidifier**
This dehumidifier monitors and maintains proper humidity levels in the home independent of temperature or HVAC thermostat settings. This is on a controlled digital thermostat.

*Dehumidifier not available with slab foundations.

**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.
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 set 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.

GREEN OPTIONS

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.
Making all of the choices for your new home is exciting, but can also be a daunting task. To help you prepare for your Design Selections Appointment, visit www.style.schellbrothers.com to browse inspirational photos in our Idea Gallery, choose your preferred options in our Selections Library, and collect your favorite combination of products in a Style Collage.