

Included
FEATURES

Oak Hall IV

THE SHEARWATER



Included FEATURES

Oak Hall IV

The following pages will introduce you to the included features in your Schell Brothers Home. Be sure to visit our online design studio to learn about the numerous options available in your home (www.style.schellbrothers.com).

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Please note: On-screen and printed colors may vary from actual materials. Photos shown may include some optional features or upgrades. All products are subject to manufacturer availability. Some selections, products, materials, colors, and finishes may not be available for every community and floorplan. All specifications are subject to change without notice. Some restrictions may apply. Please refer to our online design studio (style.schellbrothers.com) for the most up to date selections available in your specific community. Please see your Community Sales Team or Design Consultant for details.

SHELLTER™

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™, 4Tress™, and HomeIQ™. Our goal was to use a 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), provides unparalleled durability, longevity, strength, and quality (4Tress) and offer the ease Smart living with everything at your fingertips (HomeIQ™).



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 × 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.

YOUR HOME JUST GOT SMARTER.

Our HomelQ system ensures your family lives at home with ease and offers technology at your fingertips. Voice-activated commands allow you to ensure security, manage appliances and lighting, and access a variety of voice-activated apps right from your hub. Your Intellihome features an Alarm.com IQ Panel with a Z Wave Hub that ties all your devices together in one platform. It also fully integrates with your Alexa Command Center.



SAVE TIME, ENERGY AND MONEY WITH ENERWIZE™.

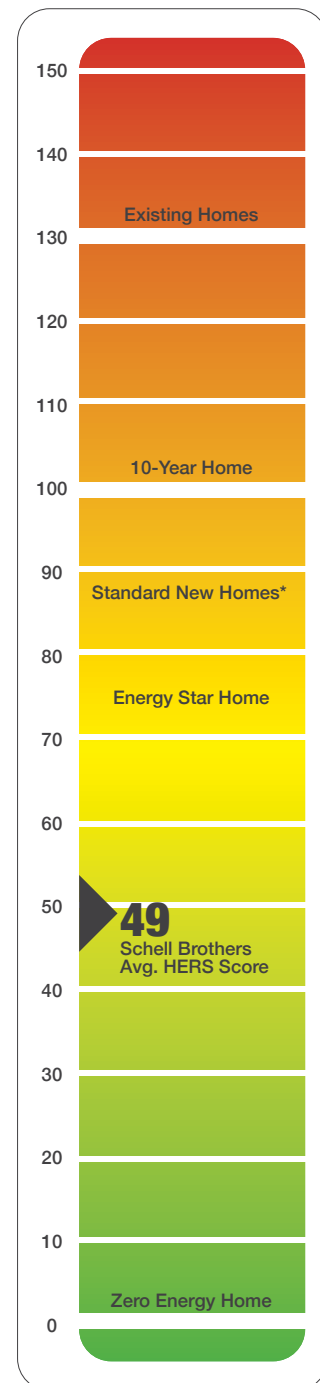
Enerwize™ sets a new standard for home energy efficiency by far surpassing the requirements and efficiency ratings of homes built to Energy Star specifications. While all Schell Brothers homes are also Energy Star certified, the addition of Enerwize™ features and technology yields homes that are approximately 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 High Performance 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.

Included EXTERIOR FEATURES

OAK HALL IV



The Monetry - Elevation A

STRUCTURAL FRAMING

EXTERIOR WALLS

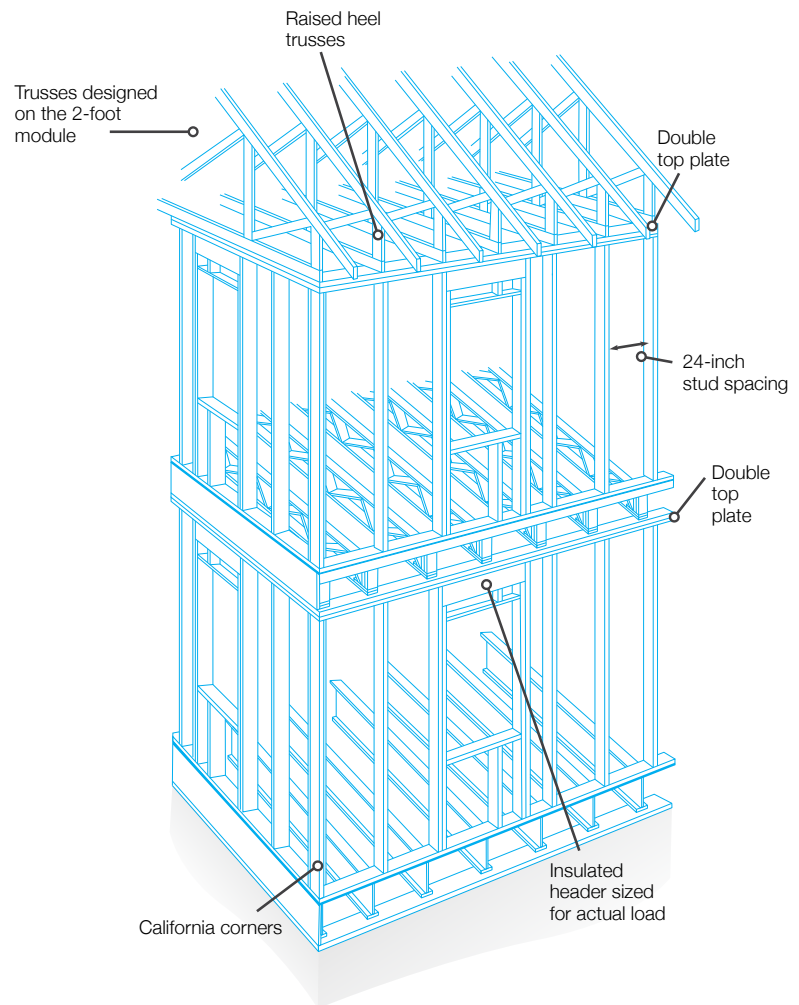
Exterior walls* are constructed utilizing Advanced Framing Techniques that include: 2" x 6" walls with studs spaced 24" on center, right sized insulated headers and wall corners/intersections that allow for full cavity insulation.

FLOOR SYSTEM

Constructed of 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

The exterior of your home will be brick on all sides with James Hardie fiber cement siding and accents per plan. There may also be stone accents per plan.

EXTERIOR TRIM

- 8" aluminum wrapped fascia
- Friezeboard per floor plan

ROOFING

Laminated asphalt shingles have a legacy of beauty and protection. They will not only protect your most valuable asset, they'll also beautify your home for years to come with multiple colors that complement your exterior selections.

FOUNDATION

This community has primarily 4' tall crawl space foundations with some slab-on-grade and basement foundations.

DRIVEWAY

Concrete.

LANDSCAPING

Landscaping includes full yard sod.



GARAGE DOORS



ROOFING

GARAGE DOORS

Garage door(s) manufactured by Clopay. Electric garage door opener with push button operation and remote control included.

OVERHEAD DOOR LIFTMASTER MY Q GATEWAY

Your HomeIQ features garage door(s) which can be operated with voice or touch control from the kitchen Command Center. You can also operate the door from the Alexa app.

SLIDING DOORS

PlyGem®

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.

SMART FRONT DOOR LOCK

A keyless entry door lock will give you the freedom from keys and hiding them under the door mat. Remotely lock/unlock the door from anywhere you are and receive messages on who's entered the home. It also communicates directly to your alarm panel and command center.

VIDEO DOOR BELL

Your HomeIQ features an Alarm.com IQ Panel with a Z Wave Hub that ties all your devices together in one platform. It also fully integrates with your Alexa Command Center. Your home will come with a keyless entry system and a video doorbell included.

WINDOWS



BOARD & BATTEN SHUTTER



MASONITE® FRONT DOOR AND KWIKSET BALBOA SERIES LEVER WITH BELLEVIEW HANDLE SET

Your new home includes PlyGem High Performance single-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.

MOLDED MAINTENANCE FREE SHUTTERS

The color is molded through the shutter for years of durability and maintenance-free beauty. See color packages for color selections.

Included INTERIOR FEATURES

OAK HALL IV



The Lilac Primary Bedroom

Please note: photo shows optional crown moulding on ceiling

INTERIOR FINISHES

INTERIOR DOOR

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 Handle set in satin nickel finish.

INTERIOR TRIM

- 5-1/4" base moulding.
- One-piece crown moulding in the Foyer (plan specific) and Primary Suite.
- 2-1/4" casing on interior/exterior doors, windows and cased openings.

CLOSETS

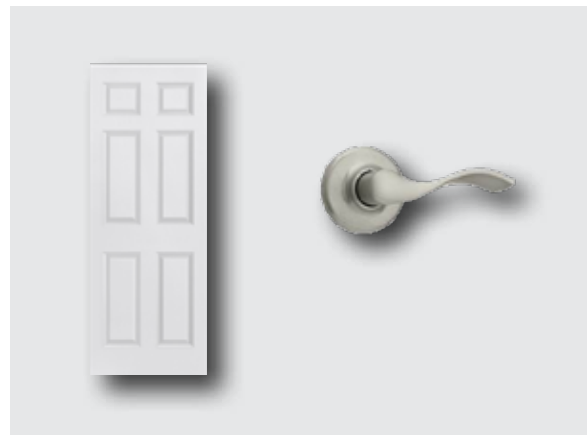
White wire shelving in pantries and linen closets; full slide rods in coat closets and bedroom closets.

PAINT

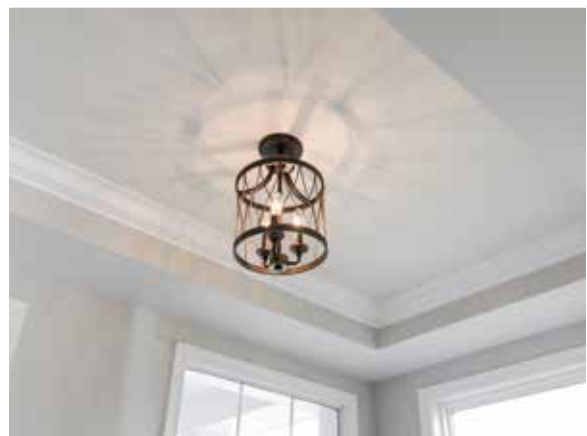
2 coats of Sherwin Williams Low VOC Painters Edge Flat Paint (SW8917 Shell White) on all walls and ceilings, and semi-gloss latex enamel on trim and doors.

TRAY CEILING

Tray Ceiling is included in Primary Suite and Dining or Foyer per floor plan.



MASONITE® INTERIOR DOOR



INCLUDED TRAY CEILING PER PLAN

ELECTRICAL

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, 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. :)

ALARM SYSTEM AND HUB

Your HomeIQ features an Alarm.com IQ Panel with a Z Wave Hub that ties all your devices together in one platform. It also fully integrates with your Alexa Command Center.

SMART HOME COMMAND CENTER

Our Smart Home Command Center mounted in or near your kitchen allows you full control of your home right from one monitor.

PRIMARY SUITE

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.

CABLE & DATA

Structured wiring package with 2 outlets containing 1 RG6 cable port and 1 CAT-6 ethernet port. You will determine the locations during your Pre-Drywall walk-through.

OUTLETS FOR YOUR DEVICES

The search for your charger is over. Your HomeIQ comes equipped with a USB-C and USB-A combination outlet installed in the kitchen at either end of the Command Center and in the rear kitchen wall.

FLOORING

ENGINEERED HARDWOOD

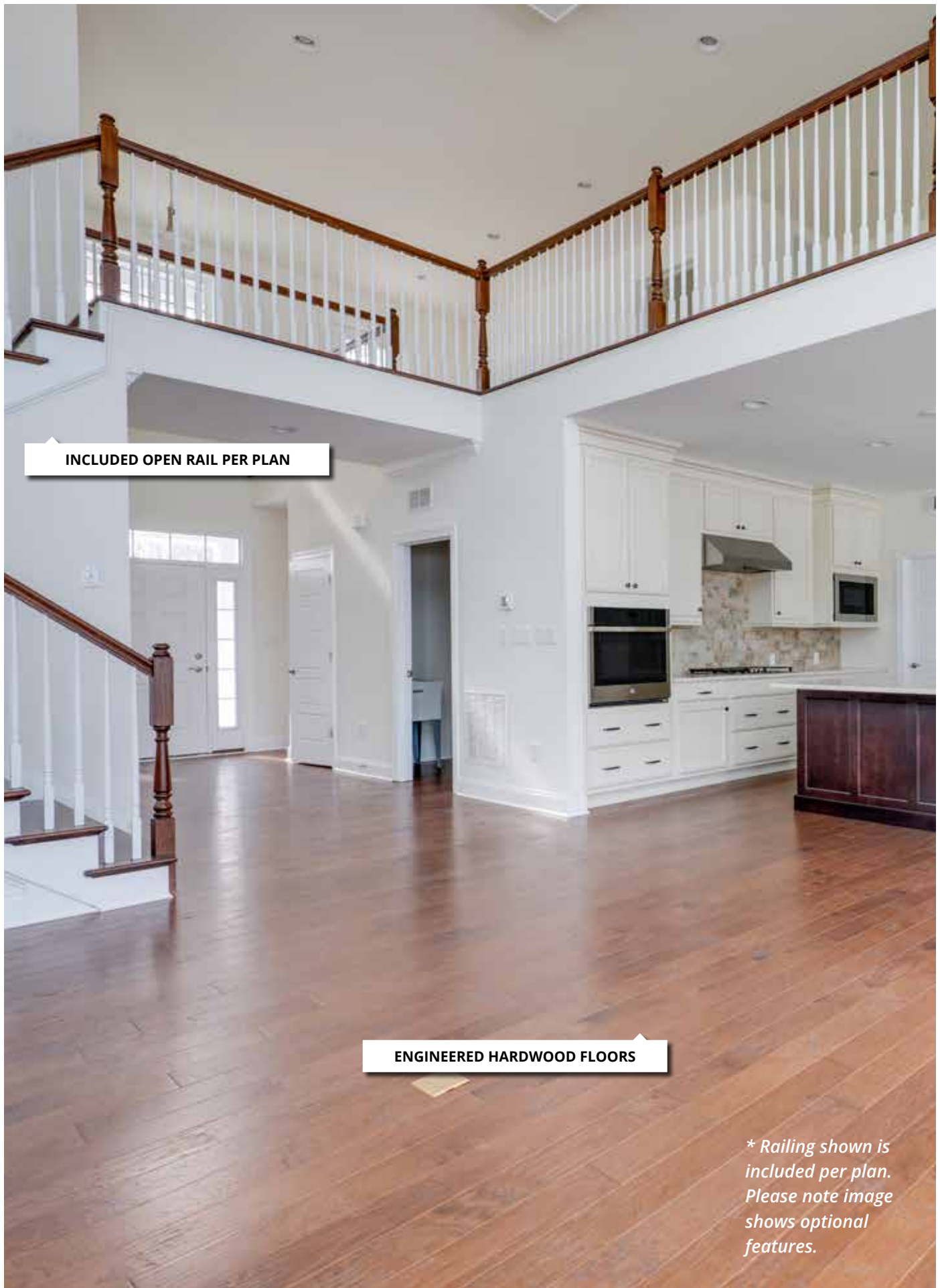
Engineered hardwood included in Kitchen, Great Room, Foyer, Mud Room, Laundry, and Powder Room.

PLUSH CARPET

Shaw CRI Green Label Plus certified carpet in flex room and bedrooms (includes 6lb pad.)

CERAMIC TILE

Ceramic 12 x 12 Tile included in all full Baths.



INCLUDED OPEN RAIL PER PLAN

ENGINEERED HARDWOOD FLOORS

** Railing shown is included per plan. Please note image shows optional features.*

CABINETS

KITCHEN & BATHROOM CABINETS

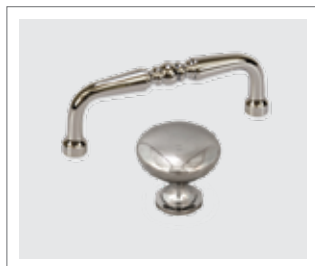
Wellborn's Select Series, Arlington Square Maple, 1/2 overlay cabinets included.

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.

CABINET HARDWARE

INCLUDED CABINET HARDWARE



POLISHED CHROME



SATIN NICKEL



MATTE BLACK

COUNTERTOPS

KITCHEN COUNTERTOPS

Granite (Tier 1). Quartz options available.

BATHROOM VANITY TOPS

Cultured marble with matching integral sinks.
Optional materials are available.



PLUMBING FIXTURES

KITCHEN SINK

Stainless Steel Single Bowl Drop in with third horse power garbage disposal.

MOEN BANBURY FAUCET

Chrome single-handle pull-out sprayer.



MOEN BANBURY KITCHEN FAUCET

PEDESTAL SINK

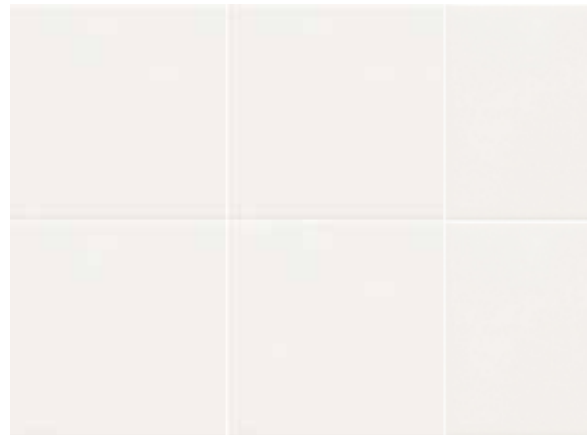
White porcelain pedestal sink in Powder rooms.

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"



6X6 TILE SURROUND

TOILETS

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

WATER HEATER

With the Rinnai tankless hot 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 frost free hose bibs in opposite corners in pre-determined locations.



RINNAI TANKLESS HOT WATER HEATER



WHITE PORCELAIN PEDESTAL SINK

BATHROOM PLUMBING FIXTURES

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 PRIMARY BATH

Widespread two- handle polished chrome

SECONDARY BATHS AND POWDER ROOM

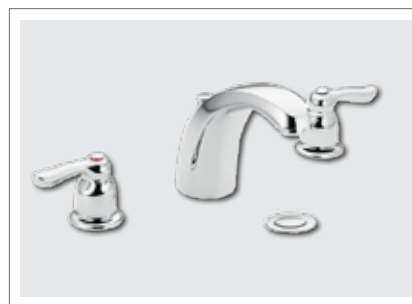
Center set lever handle in polished chrome

SHOWER HEAD & FAUCET PRIMARY BATH

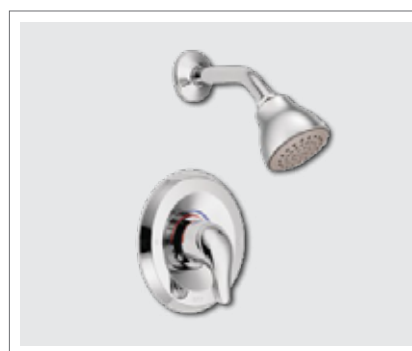
Lever handle with Easy Clean XL shower head
trim and valve in polished chrome

SECONDARY BATH

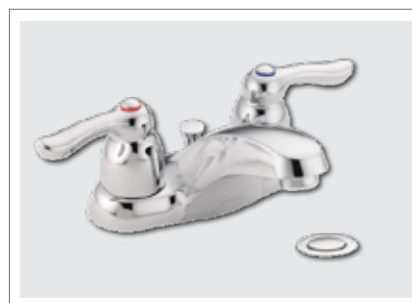
Lever handle with Easy Clean XL shower head
and diverter spout trim and valve in polished
chrome



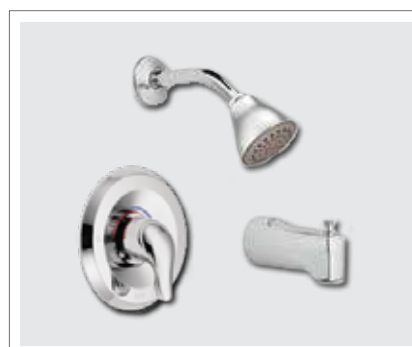
PRIMARY BATHROOM
SINK FAUCET



PRIMARY BATHROOM
SHOWER HEAD & FAUCET



SECONDARY BATH AND
POWDER ROOM SINK FAUCET



SECONDARY BATH
SHOWER HEAD & FAUCET

APPLIANCES

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

REFRIGERATOR

GE 25.3 Cu. Ft. Side-by-Side Refrigerator adjustable spill-resistant glass shelves, adjustable door bins, ice maker, and LED lighting.

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, Monogram appliances are available options***



GE® SIDE-BY-SIDE REFRIGERATOR



GE® ELECTRIC RANGE



GE® MICROWAVE



GE® DISHWASHER

HEATING, VENTILATION, & AIR CONDITIONING (HVAC)

All homes are built to exceed Energy Star Standards.

A/C UNIT

High Performance A/C unit.

FURNACE

95+ Efficiency two-stage gas furnace in primary zone with a mini split ductless system in optional Finished Bonus Rooms.

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 included with slab foundations.*



TWO-STAGE FURNACE



MERV 13 AIR FILTER

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 or rigid 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.



R-23 BLOWN-IN INSULATION



ENERGY STAR DRAFT STOPPING

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 & HALLWAYS

Recessed Lighting with LED bulbs.

FOYER

Oslo Two Light Semi-Flush Convertible Pendant or flush mount per plan.

POWDER ROOM

Holman Collection in brushed nickel finish.

OWNER'S BATH & SECONDARY BATHS

Holman Collection. 1 fixture per sink in brushed nickel finish.

UTILITY & WALK-IN CLOSETS

Brushed nickel finish

OUTDOOR LIGHT

Sea Gull Lighting. Jamestowne Light in black finish.

LIGHT BULBS

LED lights are included.

INSTINCT SWITCH FOR INTERIOR LIGHTS

Every bedroom features an iDevice Instinct Switch. This allows you to use Alexa, receive announcements from other Alexa devices, set a reminder or alarm, play music, and check the weather. Additionally, voice activation turns the lights off and on and can set a night light. You also can use your remote control via the Alexa app.

CONNECTED SWITCH FOR EXTERIOR LIGHTS

Your new home will be equipped with an iDevice Wall Switch Exterior Coach and porch lighting. This will allow you to control exterior lighting with voice or touch through your kitchen Command Center.



OLSO TWO LIGHT SEMI-FLUSH PENDANT



JAMESTOWNE COLLECTION



HOLMAN COLLECTION



CEILING FLUSH MOUNT COLLECTION



ONLINE DESIGN STUDIO

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, scan the QR Code 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.



*Scan the QR
code to get
started*



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