TIDEWATER
LANDING

Included Features

Tidewater Landing

SCHELL
brothers

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

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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 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), 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 × 6 exterior walls*, engineered flooring systems, waterproofing techniques, and a five check leak prevention system places your home among the most durable in the nation. All 4tress™ homes meet stringent requirements for strength, durability, moisture resistance, and sound attenuation.

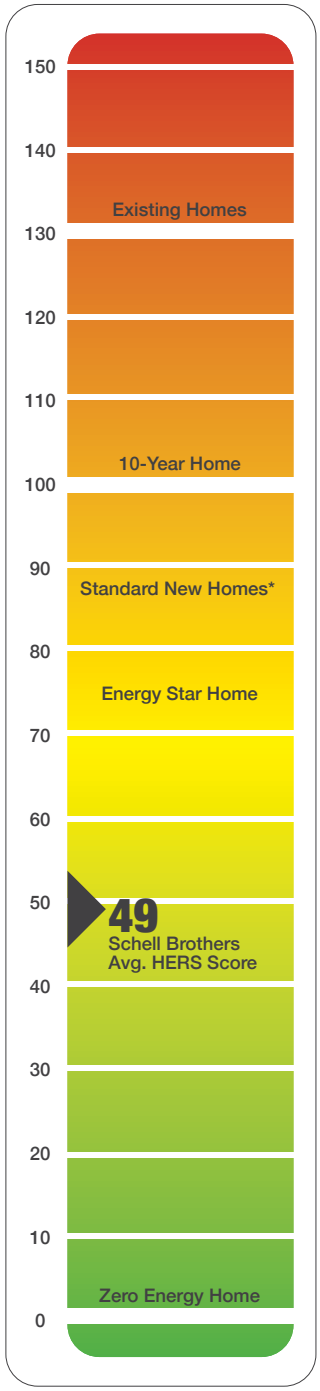
*Some garage exterior walls use 2x4.

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.

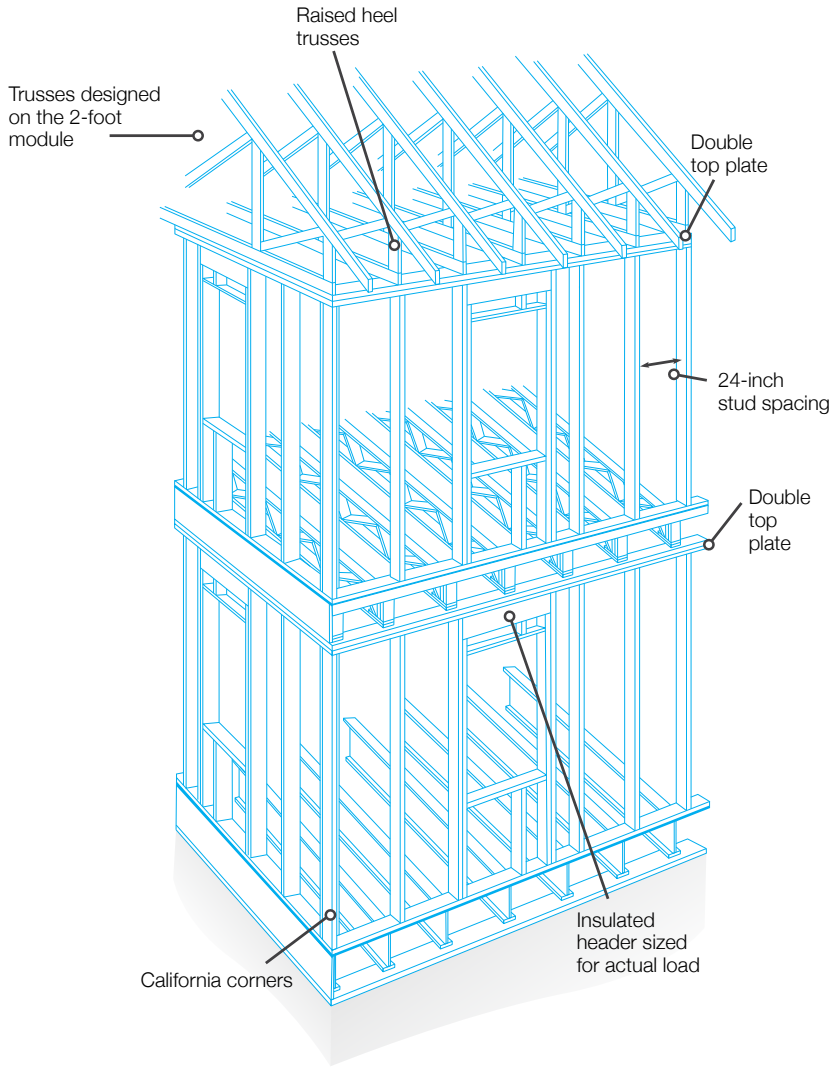
SCHELL BROTHERS AVERAGES 49 ON THE HERS SCALE, MAKING THEM SOME OF THE MOST ENERGY EFFICIENT HOMES IN THE COUNTRY.



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

A Blower Door Test is performed on every Schell Brothers Home to obtain your home's HERS score.

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.

*Some garage exterior walls use 2x4.

Included Exterior Features

The Mayberry - Elevation C

EXTERIOR FINISHES

GARAGE DOORS

ROOFING

Siding
Crane American Dream™ siding adds so much warmth and character to your home. 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 portsmouth shake accents per plan.

Exterior Trim
8” aluminum wrapped fascia
5 ½” lineals around all windows
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
4' Conditioned Crawl Space

Driveway and Lead Walk
Concrete

Landscaping
Landscaping package includes shrubs, sod & irrigation

Front Porch
Fiberon or equivalent synthetic decking.

BOARD & BATTEN SHUTTER

MASONITE® FRONT DOOR AND KWIKSET BALBOA SERIES LEVER WITH BELLEVIEW HANDLESET

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
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.

Molded Maintenance Free Shutters
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

The Lilac Owner's 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 Handleset in Satin Nickel Finish.

Interior Trim
- 5-1/4" base moulding.
- One-piece 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 PER PLAN

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
Sussex Collection or Ceiling Flush Mount Collection. Brushed Nickel finish.

Powder Room
Holman Collection Brushed Nickel finish.

Owner's Bath & Secondary Baths
Holman Collection
1 fixture per sink
Brushed Nickel finish

Utility & Walk-in Closets
Brushed Nickel finish

Outdoor Light
Sea Gull Lighting
Jamestowne Light
Black finish

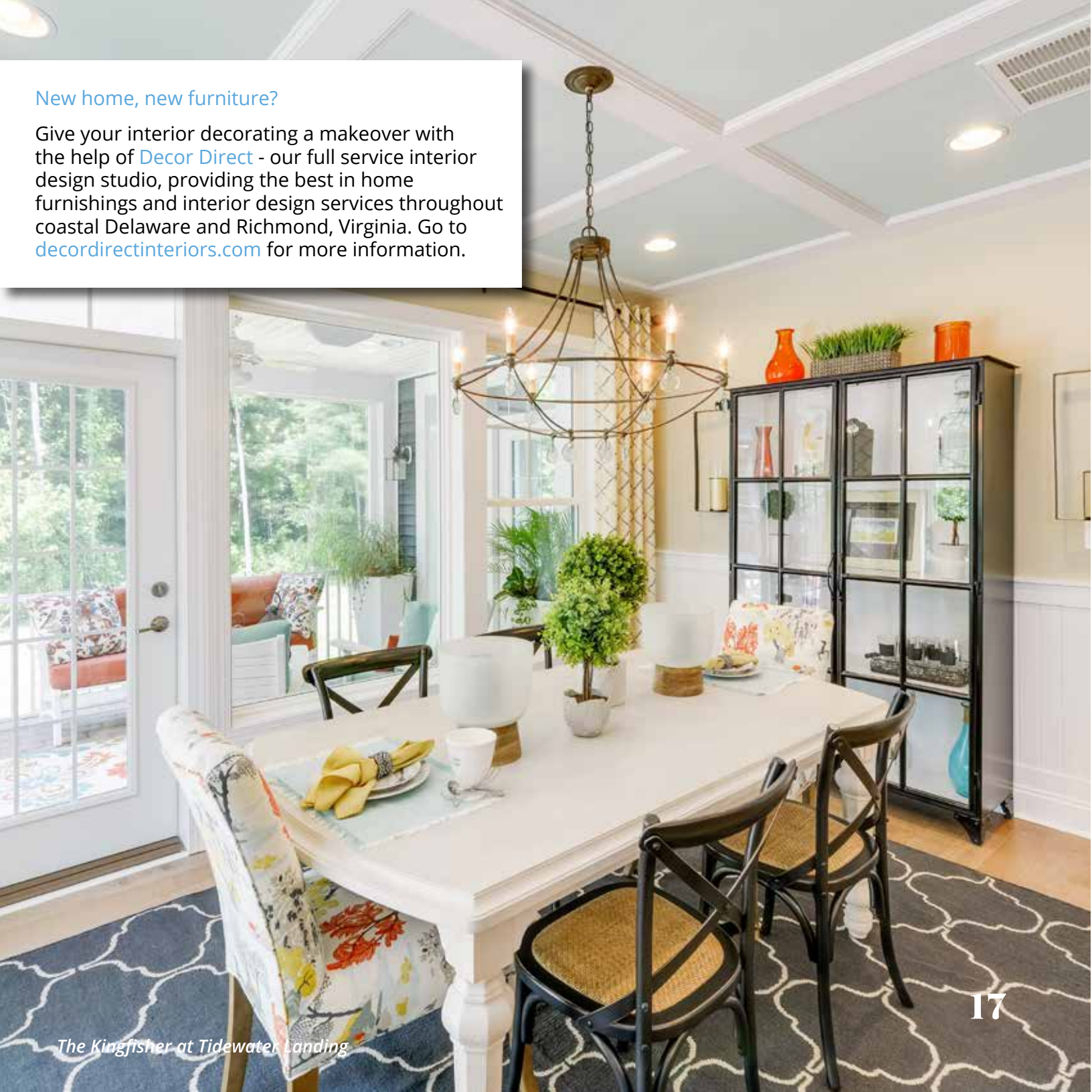
Light Bulbs
LED lights are included.

SUSSEX COLLECTION

HOLMAN COLLECTION

JAMESTOWNE COLLECTION

CEILING FLUSH MOUNT COLLECTION



New home, new furniture?

Give your interior decorating a makeover with the help of Decor Direct - our full service interior design studio, providing the best in home furnishings and interior design services throughout coastal Delaware and Richmond, Virginia. Go to decordirectinteriors.com for more information.

The Kingfisher at Tidewater Landing

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.

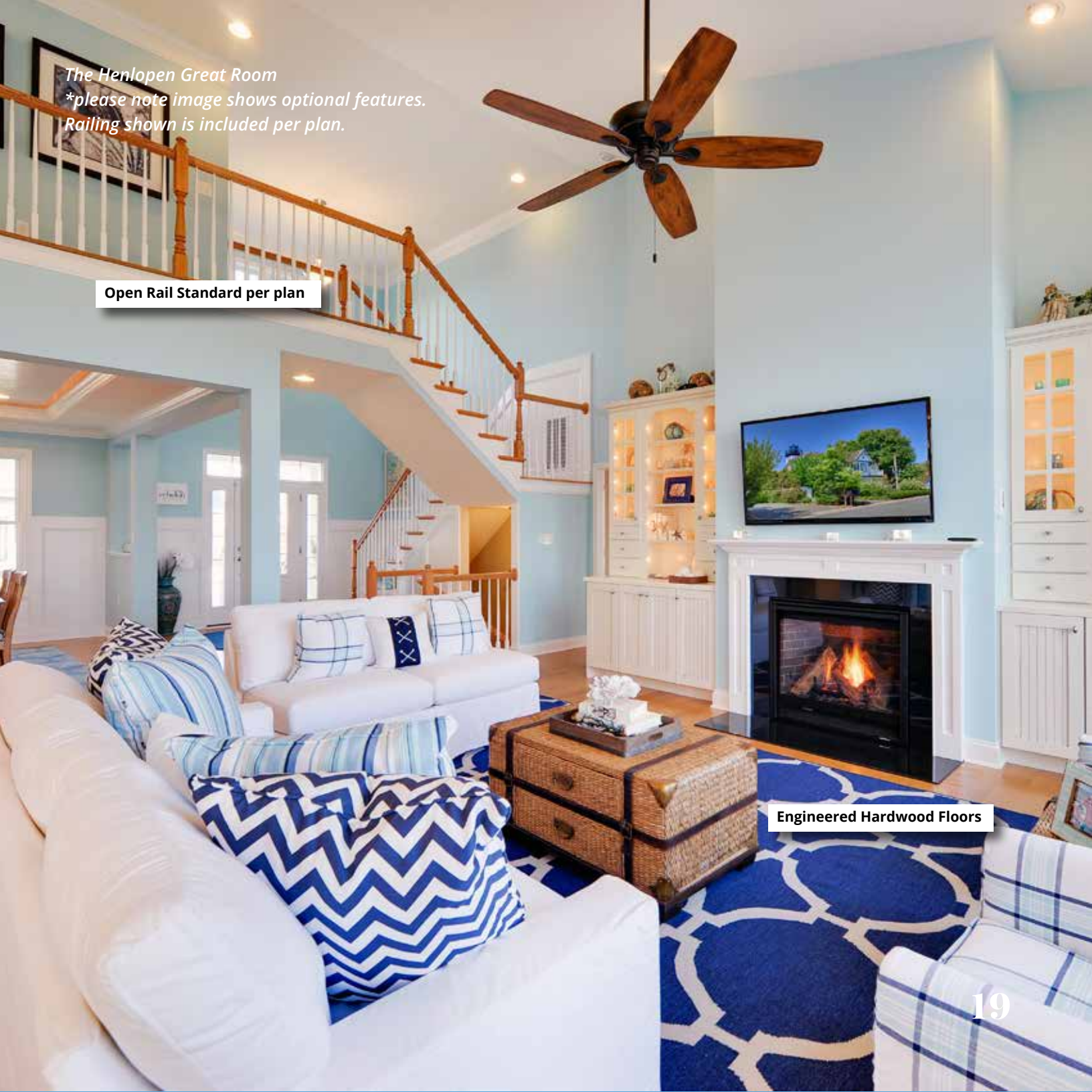
FLOORING

Engineered Hardwood
Engineered Hardwood included in Kitchen, Foyer, 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, Dining area, flex room, and bedrooms (includes 6lb pad.)

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



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

HARDWARE

Included Cabinet Hardware

POLISHED CHROME

SATIN NICKEL

DARK ANTIQUE COPPER

COUNTERTOPS

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

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

CABINETS

Kitchen & Bathroom Cabinets
Wellborn's Select Series, Arlington Square Oak, 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.

Example Kitchen
**please note: photo shows full overlay cabinets*

PLUMBING FIXTURES

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.

Moen Chateau Kitchen Faucet

6x6 Tile Surround
Niche optional

Rinnai Tankless Hotwater Heater

White Porcelain Pedestal Sink

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

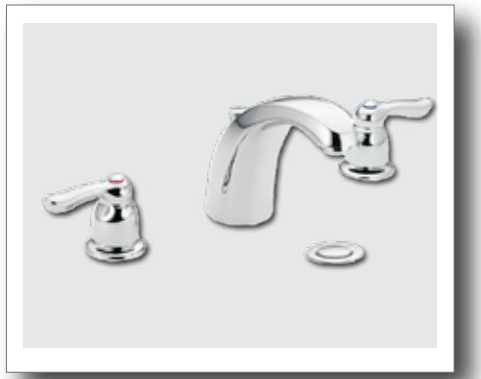
Owner's Bath
Widespread Two- Handle
Polished Chrome

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
GE ENERGY STAR 21.1 Cu. Ft. Top-Freezer Refrigerator, Upfront Temperature Controls, Adjustable Spill-Resistant Glass Shelves, Snack Drawer, Adjustable-Humidity Drawers, Ice Maker, Spillproof Freezer Floor

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, Bosche, Viking, Monogram appliances are available options*

GE® TOP-FREEZER 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
17 SEER A/C unit with R410A refrigerant.

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 quailty.

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.*

TRANE 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 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

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, 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.

SCHELL brothers

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