# INCLUDED FEATURES

Brentwood

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 choices available in your home (www.style.schellbrothers.com).

*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.*

# CONTENTS


4 SCHELLTER

6 EXTERIOR FINISHES

9 STRUCTURAL FRAMING

10 INTERIOR FINISHES

12 FLOORING

13 ELECTRICAL

14 COUNTERTOPS & CABINETS

16 PLUMBING FIXTURES

18 APPLIANCES

20 HVAC

21 INSULATION

22 LIGHTING

24 QR CODES

# 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 four 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 of Smart living with everything at your fingertips (HomeIQ™) .

SANCTUAIR™
harboring health

### 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.

4TRESS™
LEGENDARY QUALITY

### 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.

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

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

### YOUR HOME JUST GOT SMARTER.

homeIQ™
SMART LIVING

Our HomeIQ 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™.

energy ENERGY STAR

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.

**Schell Brothers averages 49 on the HERS Scale, making them some of the most energy efficient homes in the country.**

The Hadley, Elevation B

# Included

## EXTERIOR FEATURES

At Schell Brothers, we use only the highest-quality exterior materials, chosen not just for their curb appeal, but also for long-lasting durability in all kinds of weather. And because your home should reflect your style, we offer a wide range of exterior personalization options, so it looks as unique as the life you're building inside.

### 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

Conditioned 4′ tall crawl space standard.

### DRIVEWAY AND LEAD WALK

Concrete.

### LANDSCAPING

With our included landscaping package, you'll enjoy a lush, mature lawn from day one. We also provide thoughtfully placed shrubs, seasonal flowers, fresh mulch, and even a built-in irrigation system so your yard looks as polished as your new home.

### FRONT PORCH

Synthetic decking with optional railings.

## GARAGE DOORS

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

## POWERED GARAGE DOOR OPENER

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

## 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

Your new home includes PlyGem High Performance single-hung windows that feature double pane glass with dual low-E coating along 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.

# 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.

# Included
## INTERIOR FEATURES

### 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 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 flat paint (SW7005 Pure White) on all walls and ceilings, and semi-gloss latex enamel on trim and doors.

### TRAY CEILING
At Schell Brothers, we include **tray ceilings in every owner's suite**, and in the **dining room or foyer**, where the floor plan allows.

Production builders rarely include this level of architectural detail, but we believe your home should feel special in every space. Tray ceilings add height, dimension, and elegance, instantly giving rooms a more custom, high-end feel, without the upgraded price tag.

### MOULDING
While many new home builders stick with 3¼" base moulding, Schell Brothers includes 5¼" base moulding in every home, standard. It's just one of the many ways we elevate the details to give your home a more custom, finished look from day one.

*The Montauk | Owner's Bedroom*
*Please note: photo includes optional selections*

# FLOORING

## BENEFITS OF ENGINEERED HARDWOOD

### ENGINEERED HARDWOOD IN ALL MAIN AREAS

Most builders stop at the foyer or kitchen. Not here. We include engineered hardwood in the Kitchen, Great Room, Foyer, Mud Room, Laundry, Dining, and Powder Room. Luxury Vinyl Planking (LVP) options available. It's the style and durability you want—where you actually live.

### LUXURY CARPET WHERE COMFORT COUNTS

We didn't just pick any carpet, we chose Shaw Green Label Plus certified plush carpet with a 6 lb. pad for comfort underfoot and cleaner indoor air. Bedrooms and flex spaces never felt so soft.

### CERAMIC TILE

Ceramic 12 x 12 Tile included in all full Baths.

### • REAL WOOD LOOK & FEEL

The top layer is actual hardwood, so you get the authentic grain, texture, and warmth of traditional wood flooring.

### • MORE RESISTANT TO MOISTURE & HUMIDITY

Unlike solid hardwood, engineered wood is less likely to warp or swell, making it a better choice for areas like basements, kitchens, or powder rooms.

### • ADDED DURABILITY

Its multi-layer construction offers greater stability, helping it withstand daily wear, temperature changes, and foot traffic.

### • SUSTAINABLE CHOICE

Because only the top layer is hardwood, it uses up to 50% less of the tree, making it a more resource-efficient option than solid wood.

### • LOW MAINTENANCE

It cleans up easily with simple sweeping and occasional damp mopping—no need for special treatments.

### • VALUE & LONGEVITY

Engineered hardwood can be sanded and refinished (depending on the thickness of the top layer), offering long-term value for homeowners.



# Electrical

### CEILING FAN ROUGH-INS IN ALL THE RIGHT PLACES

Many builders limit fan rough-ins to one or two rooms—but not us. We include them in the Great Room, Living Room, Flex Room, Study, and every Bedroom. Why? Because comfort shouldn't be an upgrade—it should be everywhere.

### SMOKE & CARBON MONOXIDE DETECTORS

Safety first, always. Smoke detectors in every bedroom, plus combination Smoke/CO detectors outside sleeping areas, mean you and your loved ones are covered—right from the start.

### DOORBELL INCLUDED (YES, REALLY)

It may seem small, but many builders make you add it. At Schell, we think if you're building your dream home, it should come with a doorbell, because your new home is worth ringing the bell for.

### ALARM SYSTEM & SMART HUB

Forget the clunky systems of the past, our Alarm.com IQ Panel with Z-Wave Hub connects everything from lights to locks and fully integrates with Alexa. It's smart home living, made simple—and already included.

### SMART HOME COMMAND CENTER

Take control of your entire home from one sleek hub, our Smart Home Command Center, strategically placed near your kitchen, puts lighting, security, and automation right at your fingertips. It's like the cockpit of your home.

### OWNER'S SUITE POWER + COMFORT

We've thought of everything. Ceiling fan and light rough-in? Check. Switched wall outlets on both sides of the bed? Check. Want to charge your phone, turn off the light, and stay cozy under the covers? We've got you.

### STRUCTURED WIRING = FUTURE PROOF

Our included structured wiring package means 2 phone and 2 cable jacks, and you get to choose where they go during your Pre-Drywall Walk. Flexibility and function that grows with your lifestyle.

### USB-C & USB-A OUTLETS BUILT IN

Because no one should have to hunt for a charger, we include USB-C and USB-A combo outlets in key kitchen locations. Your devices stay charged, and your counters stay clutter-free.

*Please note: photos include optional selections*

## INCLUDED CABINET HARDWARE

POLISHED CHROME

SATIN NICKEL

MATTE BLACK

SATIN BRONZE

*Please note: photos include optional selections*

# PREMIUM CABINETS. TIMELESS DESIGN. PERSONAL STYLE BUILT IN.

### WELLBORN CABINETRY – QUALITY THAT SHOWS

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

We're proud to include Wellborn cabinets in every Schell Brothers home because quality and craftsmanship matter. For over 45 years, Wellborn has been a trusted name in kitchen and bath cabinetry, renowned for crafting durable, beautiful cabinets with care right here in the USA.

At Schell, we don't stop at "standard." We offer a wide range of cabinet styles, finishes, and colors, over 40 selectable choices, so you can personalize your kitchen and baths to fit your style perfectly. From classic to modern, your cabinetry will be as unique as your home.



# Countertops AND CABINETS

### GRANITE COUNTERTOPS — DURABILITY YOU CAN DEPEND ON

We include natural granite—a material formed deep in the earth, prized for its exceptional hardness, heat resistance, and classic beauty. Optional materials available.

- Heat resilience: Granite can withstand scorching 1200 °F temperatures, perfect for sliding a hot pan directly from the stove, unlike quartz, which resists heat up to ~400 °F only
- Scratch and chip resistance: It's tougher and more reparable than quartz, minor dings can be refinished easily.
- Natural uniqueness: Every slab is one-of-a-kind, with organic veining and patterning—no two are ever the same, giving your kitchen a truly bespoke feel

### QUARTZ COUNTERTOP OPTIONS

Quartz is naturally beautiful, incredibly durable, scratch-resistant, stain-resistant, and is offered in an array of colors. Quartz does not require sealing, re-polishing, or reconditioning. Additionally, its smooth and impervious surface is unsuitable for bacteria and microorganisms to harbor and grow. We offer almost 60 quartz options to fit the vision for your kitchen.

### BATHROOM VANITY TOPS

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

# Plumbing FIXTURES

*Please note: photos include optional selections*

### KITCHEN SINK & DISPOSAL

Your kitchen comes equipped with a sleek stainless steel single-bowl sink and a powerful 1/3 horsepower garbage disposal, perfect for busy home chefs. The deep basin offers space for even your largest pots and pans.

### MOEN RENZO PULLOUT FAUCET

Function meets form with the Moen Renzo polished chrome pull-out faucet. It's easy-glide sprayer and modern profile make everyday kitchen tasks feel effortless—and look beautiful while doing it.

### POWDER ROOM PERFECTION

Our classic white porcelain pedestal sink adds charm and elegance to every powder room, giving guests a stylish first impression and a clean, timeless look.

### OWNER'S BATH SHOWER

A spa-like retreat starts with clean, timeless design. Your owner's shower features 6x6 white tile surrounds, creating a fresh, open look that feels both elevated and serene.

### SECONDARY BATH COMBOS

Every secondary bath features a durable 60" x 32" x 72" fiberglass tub/shower combo, offering easy maintenance, comfort, and a seamless, bright finish that stands up beautifully to daily use.

### COMFORT-HEIGHT TOILETS

Because details matter: Your owner's bath includes a comfort-height white porcelain toilet, while all other bathrooms feature elongated bowls for added comfort and modern design. It's luxury you'll notice in the little moments.

### RINNAI TANKLESS WATER HEATER

Hot water, on demand—the Rinnai tankless water heater heats water only when needed, offering up to 40% energy savings and double the lifespan of traditional tanks. Bonus! It saves you space and delivers endless hot water whenever you need it.

### OUTSIDE HOSE BIBS

Two frost free hose bibs located on each side of the home.



### BATHROOM FIXTURES THAT MAKE A STATEMENT

Your home comes equipped with Moen plumbing fixtures, a brand known for quality, innovation, and timeless style. Backed by a Limited Lifetime Warranty against leaks, drips, and finish defects, Moen means your bathrooms don't just look amazing—they're built to last.

### OWNER BATHROOM FAUCET

Elevate your space with a polished chrome 8" widespread, two-handle Moen faucet—a designer look that adds a touch of luxury to your everyday routine.

### SECONDARY BATHS & POWDER ROOM FAUCETS

Even your secondary spaces get the upscale treatment with center-set Moen lever-handle faucets in polished chrome—stylish, functional, and built for long-term shine.

### SHOWER FIXTURES OWNER BATH

Enjoy spa-like moments with Moen's lever handle and Easy Clean XL shower head—designed for wide coverage and easy maintenance, all in polished chrome for a sleek finish.

### SECONDARY BATHS

We continue the luxury with a lever handle, Easy Clean XL shower head, and diverter spout, providing your family and guests with a beautifully upgraded experience every time.

# Bathroom PLUMBING FIXTURES

## PLUMBING FIXTURE COMPARISON

| Feature | Schell Brothers | Typical Builders |
|---|---|---|
| **Kitchen Sink** | Stainless Steel Single Bowl with 1/3 HP Disposal | Double Bowl Drop-In or Stainless Undermount (No Disposal Standard) |
| **Faucet** | Moen Renzo Pull-Out Chrome Faucet | Basic Chrome Faucet (No Sprayer) |
| **Powder Room Sink** | Porcelain Pedestal Sink | Drop-In Sink with Laminate Vanity Top |
| **Owner Bath Shower** | 6x6 White Tile Surrounds | Acrylic or Fiberglass Insert |
| **Secondary Bath** | 60" x 32" x 72" Fiberglass Tub/Shower Combo | Smaller Tub Combos with No Surround or Tile Upgrades |
| **Toilets** | Comfort-Height in Owner, Elongated in All Baths | Standard-Height, Round Front Toilets |
| **Water Heater** | Rinnai Tankless (Up to 40% Energy Savings) | Traditional Tank Heater (Lower Efficiency, Bulkier) |

# BUILT TO PERFORM
# GE STAINLESS STEEL APPLIANCES

*Please note: photos include optional selections*

You'll most likely be spending a lot of time in your new kitchen, entertaining friends and family, or just cooking weeknight meals. Schell Brothers' extensive personalization can help make your dream kitchen a reality in both function and aesthetics. We offer multiple kitchen designs per floor plan. Whether you're looking for a double wall oven or a large kitchen island, we have a design for you. It's important to remember that kitchen designs differ based on your floor plan. Your Community Sales Manager will take you through the choices available for your floor plan along with which appliances come included per design.

We're proud to include a full suite of GE stainless steel appliances, engineered for performance, durability, and everyday ease. While many builders offer basic appliance packages with minimal warranties, our GE package comes backed by a 3-year manufacturer's warranty—triple the industry standard.

## REFRIGERATOR

**GE 25.3 Cu. Ft. Side-by-Side Refrigerator**
- Built-in water and ice dispenser
- Spill-resistant glass shelving
- LED lighting & adjustable door bins

It's the perfect blend of sleek design and everyday function.

## RANGE

**GE 30" Free-Standing Electric Range**
- Smooth ceramic glass cooktop
- Dual 9"/6" power boil elements for faster heating
- 5.3 cu. ft. oven with dual-element bake and self-clean mode
- Full-width storage drawer keeps your kitchen organized

You get performance cooking power—no upgrade needed

## DISHWASHER

**GE Front-Control Dishwasher**
- Powerful Piranha™ hard food disposer
- Dual motors, dedicated silverware jets, and automatic hot start
- 4 wash cycles and energy-efficient operation
- Designed to clean like a pro—quietly and effectively

This isn't your standard builder-grade washer. It's a cleaning machine.

## MICROWAVE

**GE 1.6 Cu. Ft. Over-the-Range Microwave**
- Two-speed exterior venting system (yes, it vents to the outside!)
- Auto & time defrost + turntable on/off
- Sleek, space-saving, and ready for every meal prep moment

## LAUNDRY READY

**Washer & Dryer Rough-In Included**
- We provide all the plumbing, venting, and electrical—you pick your favorite models.

Want a GE Profile, Café, or Monogram appliance suite instead? We have plenty of selections to choose from during your Design Day.

GE® SIDE-BY-SIDE REFRIGERATOR

GE® MICROWAVE

GE® ELECTRIC RANGE

GE® DISHWASHER

# HIGH-PERFORMANCE HVAC = **YEAR-ROUND COMFORT**

We go far beyond the basics to ensure your home stays comfortable, energy-efficient, and healthy—every single day.

### FURNACE

Your Schell Brothers home includes a 95+ efficiency two-stage gas furnace in the primary zone, delivering powerful, consistent heat while reducing energy use. In optional finished bonus rooms, we install a mini-split ductless system, providing you with flexible and efficient comfort in every corner.

### SMART, PROGRAMMABLE THERMOSTATS

Take control of your comfort anytime, from anywhere. Our digital thermostats are fully Wi-Fi enabled, so you can adjust settings remotely from your smartphone, tablet, or computer, perfect for managing energy use on the go.

### MERV 13 AIR FILTERS FOR CLEANER AIR

We include ultra-efficient MERV 13 filters—the same level used in hospitals and commercial clean rooms—to trap fine particles, allergens, and pollutants, improving air quality far beyond what most builders offer.

### A/C UNIT

High Performance A/C unit.

### FRESH AIR VENTILATION SYSTEM

Our Aprilaire fresh air system features a powered damper and filter to circulate fresh, filtered air throughout your home. It's a key part of our SANCTUAIR™ program, earning us national recognition as one of the Top 8 builders in the country for indoor air quality.

### WHOLE-HOME DEHUMIDIFIER (WHERE APPLICABLE)

Included in homes with crawl space or basement foundations, our whole-house dehumidifier monitors and maintains proper humidity levels independently of your HVAC. That means healthier air, less mold risk, and better comfort all year long.

*Note: Not included with slab foundations due to site conditions.*

## INDOOR AIR QUALITY COMPARISON

| Feature | Schell Brothers | Typical Builders |
|---|---|---|
| **Furnace Efficiency** | 95+ Efficiency Two-Stage Gas Furnace | 80-90% Efficiency Single-Stage Furnace |
| **Bonus Room Climate Control** | Mini-Split Ductless System Included | Not Included or Requires Costly Upgrade |
| **Thermostats** | Programmable & Smart Wi-Fi Enabled | Basic Programmable (Non-Smart) |
| **Air Filters** | MERV 13 Filters (Hospital Grade) | MERV 8 or Lower (Basic Particle Filtration) |
| **Fresh Air Ventilation** | Aprilaire System with Powered Damper & Filter | Passive or No Fresh Air System |
| **Whole-House Dehumidifier** | Included (Where Applicable, Crawl/Basement) | Rarely Included; Must Purchase Separately |
| **Builder Recognition for Air Quality** | Top 8 Builder for Indoor Air Quality (SANCTUAIR) | No Recognition or Standard Air Quality Program |



## STAY COZY, QUIET & EFFICIENT INSULATION THAT PERFORMS

While many builders settle for basic batt insulation, we go further because comfort, efficiency, and peace & quiet matter. Every Schell Brothers home is built with high-performance insulation systems that help you breathe easier, save on energy, and live more comfortably.

### EXTERIOR WALLS R-23 BLOWN-IN FIBERGLASS

We don't just meet code—we exceed it. Our R-23 dense-pack blown-in fiberglass fills every nook and cranny, providing superior thermal protection and sound control you can actually feel. Compare that to standard R-13 or R-15 batts, and there's simply no contest.

### BONUS ROOM COMFORT SPRAY FOAM WHERE IT COUNTS

While many builders ignore unfinished spaces, we insulate over unconditioned areas with open-cell spray foam, keeping bonus rooms comfortable and efficient year-round.

### BASEMENT WALLS CLOSED-CELL SPRAY FOAM INCLUDED

We insulate all exterior basement walls with 1.5" closed-cell spray foam, creating a tight, dry, and energy-efficient foundation, not a cold, drafty afterthought.

### SOUND INSULATION – SERENITY BUILT IN

We don't just insulate for temperature—we insulate for tranquility. Laundry rooms, bathrooms, and even the owner's suite are wrapped in sound-dampening insulation to give you the quiet you deserve.

## INSULATION COMPARISON

| Feature | Schell Brothers | Typical Builders |
|---|---|---|
| **Exterior Wall Insulation** | R-23 Dense-Pack Blown-In Fiberglass (Superior Performance & Sound Control) | R-13 to R-15 Batt Insulation (Standard Fiberglass Rolls |
| **Bonus Room Insulation** | Open-Cell Spray Foam Over Unconditioned Spaces | Batt Insulation or None at All |
| **Basement Wall Insulation** | 1.5" Closed-Cell Spray Foam on All Exterior Basement Walls | R-11 Fiberglass Batts or No Basement Wall Insulation |
| **Sound Insulation** | Sound Insulation in Laundry, Owner's Suite & All Bathrooms | Soundproofing Rarely Included or Only in Owner's Suite |

# Lighting

From foyer to front porch, every Schell Brothers home is thoughtfully lit with designer fixtures and smart technology that blend beauty, function, and future-forward convenience.

## FOYER

Welcome home with style. Your entry is lit by the elegant Oslo two-light semi-flush pendant or flush mount (plan-specific), creating a warm, inviting first impression.

## POWDER ROOM

Every detail shines—literally. The Holman Collection two-light fixture in brushed nickel or polished chrome adds a clean, modern touch.

## OWNER & SECONDARY BATHROOMS

Get ready in the best light. We include Holman Collection three-light fixtures, one per sink, in your choice of brushed nickel or polished chrome for a coordinated, upscale feel.

## UTILITY & WALK-IN CLOSETS

Even the behind-the-scenes spaces shine with flush mount fixtures in matching finishes—because every room deserves good design.

## OUTDOOR LIGHTING

Curb appeal meets quality with Sea Gull Lighting's Jamestowne fixture in a classic black finish—lighting your way home with timeless style.

## LED BULBS INCLUDED

Energy-efficient LED lighting throughout the home helps you save on utilities while providing long-lasting, warm illumination.

*Please note: photos include optional selections*

## SMART SWITCHES IN EVERY BEDROOM

This is where we really stand out. Each bedroom features a smart switch, integrated with Alexa so you can:

- Turn lights on/off with your voice
- Set a night light, play music, check the weather
- Receive announcements from Alexa devices
- Control lights remotely through the Alexa app

It's not just a light switch—it's your digital assistant in disguise.

## CONNECTED EXTERIOR SWITCHES

Your front porch lights are smart too. Control them from your kitchen Command Center with voice or touch—no more fumbling with switches when you pull into the driveway.

# LIGHTING COMPARISON

| Feature | Schell Brothers | Typical Builders |
|---|---|---|
| **Foyer Lighting** | Oslo Semi-Flush Pendant or Flush Mount (Plan Specific) | Basic Flush Mount or Dome Light |
| **Powder Room Lighting** | Holman Collection 2-Light Fixture (Brushed Nickel or Chrome) | Single-Bulb Variety Light |
| **Bath Vanity Lighting** | Holman Collection 3-Light Fixture per Sink | Single Fixture Shared Between Sinks |
| **Closet/Utility Lighting** | Lotus Round 12" Flush Mount | Basic Bulb or Dome Light |
| **Outdoor Lighting** | Sea Gull Jamestown in Black Finish | Standard Builder-Grade Sconce |
| **Light Bulbs** | LED Bulbs Included Throughout | Incandescent or CFL Bulbs |
| **Interior Smart Switches** | Smart Switch w/ Alexa Integration in Every Bedroom | Standard Toggle or Basic Rocker Switches |
| **Exterior Smart Lighting Control** | Smart Porch Light Controlled via Kitchen Command Center | Manual Wall Switch Only |

# Online Design Studio

Scan the QR code to get started

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.

# Decor Direct

Scan the QR code to get started

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. Go to decordirectinteriors.com for more information.

# Green Options

## SOLAR POWER PANELS

Solar power panels may 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.

# Clean Energy USA

Clean Energy USA has installed over 1,700 solar panel systems since 2007, making it Delaware's premier provider. Solar energy's benefits include reducing or even eliminating your electric bill, protecting you from power companies' rising rates, and solar tax incentives to help you recoup much of your upfront investment quickly and reduce your tax bill (or increase your refund) at the end of the year. Visit **ceusa.com** for more information.

Scan the QR code to get started

"Schell designs are gorgeous and the quality control is superior. We were met with smiles and professionalism every step of the way."

**Dawn & Roger**

"They never disappointed us; on the contrary, they made the whole process enjoyable!"

**Mike & Christina**

"Schell builds an outstanding, high-quality home but it is your people who are the reason why Schell Brothers succeeds."

**Mike & Jeanine**

"When we finally saw all of our selections installed in our new home, we found them absolutely stunning. We are delighted beyond expectation!"

**John & Margaret**

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