

B R E A K W A T E R

A decorative flourish consisting of a thin blue line that starts under the 'K', loops under the 'W', and ends under the 'R'. A thin orange line forms a partial circle above the 'W'.

Bay Series
Home Specifications
another exceptional project built by Schell Brothers

V1.0 Bay Series - 10.13.09

Breakwater Bay Series Home Specifications

All selections & options subject to change. Printed colors may vary from actual materials.

B R E A K W A T E R



SHELL
— brothers —

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These are the specifications for Breakwater Bay Series Homes. Numerous upgrades are available.

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Concrete & Masonry

**Unfinished basement options available.*

Footings 8" x 16" steel reinforced with minimum 3000 psi concrete

Foundation Walls 4' x 8" steel reinforced poured concrete with minimum 3000 psi concrete. Foundation walls shall have a brick form finish and walls shall be waterproofed on the exterior up to finished grade line.

Foundation Piers 16" x 16" concrete piers on top of 32" x 32" footers with steel reinforcing poured with minimum 3000 psi concrete

Concrete Slabs Minimum 3000 psi concrete where applicable

Crawl Space Interior of all crawl space walls shall be insulated with 2" thick extruded polystyrene foam insulation with one insulated crawl space access door. Conditioned crawl space shall include 3" clean sand or PEA gravel fill and reinforced 6-mil poly moisture barrier.

Draft Stopping US Environmental Protection Agency's (EPA) Energy Star Draft Stopping air sealer installed at the wood framing and concrete wall juncture.

Termite Treatment Applied around all exterior foundation walls

Concrete Asphalt Driveway with poured concrete front walk

Structural Framing

Exterior Walls Exterior walls constructed with 2" x 6" studs spaced 16" on center with 7/16" OSB Sheathing

Interior Walls Interior walls constructed with 2" x 4" studs spaced 16" on center

Floor System Constructed of either 2" x 12" lumber spaced according to plan, Wood I Joists or engineered open-web floor trusses per plan. All sub flooring shall be 3/4" tongue and groove Advantech or equivalent.

Roof System Engineered attic roof trusses for light storage capabilities with pull-down stair attic access where applicable, per plan. If basement option is chosen, traditional roof trusses shall be used.

Termite Treatment Galvanized termite shield and neoprene air sealer shall be installed at the junction of all exterior foundation walls.

Interior Stairs Carpeted pine tread and riser "box" style stairs



Insulation & EPA Draftstopping

Moisture Barrier R-Wrap protective house-wrap moisture barrier applied to all exterior walls

Exterior Walls R-19 Batt. Full Energy Star approved draft stopping applied to all exterior walls

Interior Walls R-11 Sound Batt Insulation on interior walls surrounding Utility Rooms, Powder Rooms, Owner Bedrooms & All Bathrooms

Garage Walls & Ceiling R-30 Batt insulation installed in garage ceilings that have finished floors above, R-19 Batt insulation for others.

Attic Areas R-30 blown-in-blanket insulation installed in flat ceilings (where possible). R-30 Batt insulation installed in all sloped attic ceilings and floors. 24" baffles installed between roof rafters as required.

HVAC Heating, Ventilation & Air Conditioning

Energy Star Schell Brothers is an Energy Star partner. All homes are built to Energy Star Standards.

HVAC zones One or two zone HVAC system depending on size of home. A third zone is available as an upgrade whenever the basement option is chosen.

Thermostats Digital thermostats in all zones

A/C unit 13 SEER high-efficiency Amana or equivalent A/C units. Sized according to Model Energy Code check

Furnace 90+ Efficiency Propane Gas Furnaces in primary zone with electric heat pumps in secondary zones where applicable.



*Energy Star is a government-backed program helping businesses and individuals protect the environment through superior energy efficiency.

Results are already adding up. Americans, with the help of Energy Star, saved enough energy in 2005 alone to avoid greenhouse gas emissions equivalent to those from 23 million cars — all while saving \$12 billion on their utility bills.

Energy efficient choices can save families about a third on their energy bill with similar savings of greenhouse gas emissions, without sacrificing features, style or comfort. Energy Star helps you make the energy efficient choice.

Exterior Finishes

Siding Crane American Dream maintenance-free vinyl siding with vinyl board and batten and cedar impression accents per plan.

Exterior Trim 8" aluminum wrapped fascia
3½" or 5 ½" vinyl lineals around all windows
Vinyl friezeboard per plan
Vinyl shutters per plan

Roofing Tamko 30 - year architectural shingles with standing seam metal accents per plan.

Gutters White aluminum 5" K-style gutters with 2" x 3" downspouts and fiberglass splash blocks.

Decks Trex™ or equivalent synthetic decking.

Columns Permacast or wood columns per plan

Windows M/W Freedom 600 Series double-hung windows with Low-E glass (below) with screens.

Front Door and French Doors Therma-Tru

Sliding Doors M/W Freedom or Therma-Tru

Garage Doors Non insulated garage door(s) either 16' x 8' with glass or 8' x 8' with glass sized per plan and manufactured by Overhead Door Company. Electric garage door opener with push button operation and remote control included.

Landscaping Base landscaping package includes full yard sod and irrigation.

Drywall

Walls 1/2" gypsum drywall with smooth finish installed on all interior walls except as noted below.

Ceilings 5/8" Regular or 1/2" High strength drywall with smooth finish installed on all living space ceiling as required.

Bathrooms 1/2" tile backerboard in tiled areas with 1/2" moisture resistant "green" board in other areas.

Garages 5/8" Type-X Fire-rated drywall installed per fire code in garage/house common walls.



Interior Finishes *upgrades available*

Interior Doors

Jeld-Wen
Bristol or equivalent
6-Panel smooth door



Door Hardware

Schlage
Dexter Series
Satin Nickel finish

A. Interior Doors
Torino Lever

B. Front Door
Barcelona Handleset
with Deadbolt



Running Trim

3¹/₄" Base moulding.

2¹/₄" Casing around all 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 Alabaster flat on all walls with Extra White semi-gloss on trim and doors.

Flooring *upgrades available*

Ceramic Floor Tile

12" x 12" Dal-Tile tile in Foyer and Kitchen, Breakfast Nook, and all Baths.

Vinyl Flooring

Portico/Mohawk high strength, tear resistant vinyl flooring to be used in Utility Room.

Plush Carpet

To be used in all areas not listed above

Included Pad

7/16" rebond pad

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Cabinets & Countertops *upgrades available*

Kitchen & Bathroom Cabinets

Wellborn Arlington Square Oak



Wellborn Cabinet, Inc. is a family owned and operated business that was established in 1961. The Wellborn family oversees the entire production process— from fresh-cut logs to finished cabinets. Quality assurance is an integral part of the company; one out of every eleven employees is a quality control inspector.

Cabinet Hardware



3910 PC



Z259-3 PC



3910 SN



Z259-3 SN



3910 BK



Z259-3 BK

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Kitchen Countertops

Tier 1

Granite Countertops



Luna Pearl



Tan Brown



New Caladonia



Santa Cecilia



Ubatuba



Verde Butterfly



Andes Black

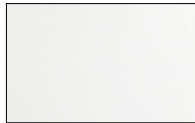


Bathroom Vanity Tops *upgrades available*

Virgina Marble cultured marble with matching integral sinks in the following colors:



102 Beige Vein/White



031 Bright White



117 Country Gray/White



019 Natural Vein/White



191 Solid Innoc. Blush



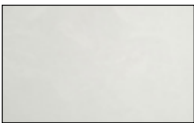
517 Solid Kohler Biscuit



530 White/Kohler Biscuit



120 Classic Cream



101 White Vein/White



139 White/A.S. Bone



135 White/Kohler Bone



143 White/Light Gray

Plumbing *upgrades available*

THE BOLD LOOK OF **KOHLER**®

With a diverse portfolio of brands and products that share a singular level of quality craftsmanship, Kohler Co. has long been recognized as a leader in bath and kitchen design.

Bathroom Sink Faucet

Kohler Coralais® Centerset Faucet in Polished Chrome (CP)



K-15241-4 (Owner's Bath)



K-15241-7 (Secondary Baths)

Shower Head & Faucet

A. Kohler Coralais® Shower Only Polished Chrome (CP)

K-T15611-4 (Owner's Bath)

B. Kohler Coralais® Tub/Shower Combo Polished Chrome (CP)

K-T15601-7 (Secondary Baths)

C. Kohler Coralais® Shower Only Polished Chrome (CP)

K-T15611-7 (Secondary Baths)

A



B



C



Tub Faucet

Kohler Coralais® Bath Faucet in Polished Chrome (CP)

K-T15294-4 (Owner's Bath, where applicable)



Plumbing *upgrades available*

Kitchen Sink



Elkay Dayton
8" Deep, Drop-in
Stainless Steel Sink
D12522



Elkay/Dayton
Stainless Steel
Drop-In Sink
32" wide x 22"
deep
8" bowl depth

Kitchen Sink Faucet



Kohler
Coralais® Kitchen
Faucet
Polished Chrome (CP)
K-15172-F

Pedestal Sink

(Powder rooms only) White porcelain pedestal sink.

Tub/Shower Combo Units

Lasco 2603-SG 60" x 32" x 72" fiberglass-reinforced polyester Tub/Shower Combo unit.

Owner's Bath Shower

Lasco fiberglass shower units sized according to plan.

Owner's Bath Shower Door

Clear or obscure glass Southeastern sliding or pivot doors, depending upon size of shower.

Owner's Bath Tub (select models only)

Lasco Soaker tubs or equivalent sized according to plan.

Toilets

White elongated toilets in all areas

Water Heater

50 Gallon propane gas high-efficiency water heater

Outside Hose Bibs

Two hose bibs, with location predetermined and located on plans

Electrical



For over 87 years, Sea Gull Lighting has grown to an established leader in the electrical and lighting industry. Their fixtures are the most sought after decorative, functional and specialty indoor lighting and outdoor lighting fixtures.

Foyer



Sea Gull Lighting
Sussex Collection
Brushed nickel finish
66062-962

Powder Room



Sea Gull Lighting
Westmont Collection
Brushed nickel finish
44019-962

Owner's Bath & Secondary Baths



Sea Gull Lighting
Westmont Collection
1 fixture per sink
Brushed nickel finish
44020-962

Utility & WICs



Sea Gull Lighting
Brushed nickel finish
77065-962

Outdoor Light



Sea Gull Lighting
Sheppard Collection
Textured Rust Patina
Finish
8882-08

Service

200 AMP main service to be located in the garage on an exterior wall (300 to 400 AMP may be used in larger homes).

Dining Room & Breakfast Nook

Rough-in for chandelier

Kitchen, Hallways & Stairwells

75 Watt Recessed lights. Number of lights is dependent upon layout.

Living Room, Great Room, Family Room, Keeping Room & Study

Rough-in for ceiling fan with light with separate wall switches for the fan and light. Great Rooms/Family Rooms will have (1) switched floor outlet.

Owner's Bedroom

Rough-in for ceiling fan with light with separate wall switches for the fan and light. (2) Switched wall outlets shall be located on either side of bed location (determined by furniture layout on marketing plans). Top outlet of these two outlets will be switched.

Bedrooms

Rough-in for ceiling fan with light with separate wall switches for the fan and light. (1) Switched wall outlet shall be located near bed (determined by furniture layout on marketing plans). Top outlet of the wall outlet will be switched.

Above Tubs & Showers

Recessed or surface mount light.

Telephone & Cable

Structured wiring package with On-q/Legrand Home Wiring Service Center Installed with 2 Telephone and 2 Cable outlets; quantities are exchangeable (ex: 3 Phone & 1 Cable); location to be determined upon meeting with Selections Coordinator.

Doorbell

Doorbell installed in each home

Appliances *upgrades available*



all included appliances available in white or black



Refrigerator

GE® 21.0 Cubic ft. Refrigerator
GTH21KCX



Dishwasher

GE® Built-In Dishwasher
GSD4000N



Range

GE® 30" Free-Standing Electric Range
JBP66DM



Microwave

GE Spacemaker® 1.7 Cubic ft.
JNM1541DM



Washer & Dryer

Rough-in for Washer/Dryer hookup with water, exhaust and electric outlet. Washer and Dryer not included.



The Schell Brothers Difference

At Schell Brothers, we pride ourselves on providing you with the highest quality home and the best service in the industry. This dedication to quality and service has been guiding the company since its beginning. Simply put, Schell Brothers was founded upon the premise of creating a “better” builder. After years of developing communities using other builders, we became more and more aware of the need for a customer oriented builder. We decided the only way to ensure our buyers were provided with high quality homes and great customer service was to start our own construction company. At Schell Brothers, our performance is measured by the happiness of our customers and not by profit. We are true believers in the philosophy that if our customers are happy, financial success will follow. To achieve our goal of being the best builder in the area, everything we do is guided by the principles of what we call the Schell Brothers Difference.

The Schell Brothers Difference begins with quality construction. While many construction companies focus on maximizing profit by trying to reduce costs by using cheaper materials, our philosophy is exactly the opposite. We are constantly searching for ways to provide our buyers with better materials and higher quality construction while still keeping the price of our homes reasonable. At Schell Brothers, one of our philosophies is to always ask ourselves “What would our customer want?” Applying this philosophy, we strive to provide the highest quality home possible even if it means making a smaller profit.

In addition to the quality of construction, another area where you’ll notice the Schell Brothers Difference is customer service. Schell Brothers has an entire Customer Service department dedicated to serving our home owners after settlement. Our Customer Service department was given the directive of keeping our customers happy no matter what it takes. We will not desert you after settlement. We realize that your home may need some repairs and tweaking from time to time. In order to address these issues quickly and thoroughly, the Schell Brothers Customer Service department is staffed with qualified tradesmen ready to respond at a moment’s notice.

