HOME FEATURES

EXTERIORS

SIDING:

STANDARD SIDING:
Horizontal 8" Fiber Cement Textured Lap Siding

UPGRADED SIDING:
Fiber Cement Board and Batten

UPGRADED SIDING:
Fiber Cement Shingle

UPGRADED SIDING:
Cedar T&G Horizontal or Vertical

PAINT:
Painted 2 Tone (Trim & Body) - Where Applicable

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BECAUSE EACH IRONTOWN HOME IS CUSTOM BUILT SOME UPGRADED ITEMS MAY BE SHOWN IN YOUR DESIRED FLOOR PLAN.
EXACT SPECIFICATIONS WILL BE DETAILED FOR EACH PROJECT BUILT AND INCLUDED IN THE PURCHASE CONTRACT.
**HOME FEATURES**

**EXTERIOR PAINT:**

<table>
<thead>
<tr>
<th>Color</th>
<th>Image</th>
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</thead>
<tbody>
<tr>
<td>Snowbound</td>
<td><img src="image1" alt="Snowbound" /></td>
</tr>
<tr>
<td>Gossamer Veil</td>
<td><img src="image2" alt="Gossamer Veil" /></td>
</tr>
<tr>
<td>Felted Wool</td>
<td><img src="image3" alt="Felted Wool" /></td>
</tr>
<tr>
<td>Urbane Bronze</td>
<td><img src="image4" alt="Urbane Bronze" /></td>
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<tr>
<td>Iron Ore</td>
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<tr>
<td>Passive</td>
<td><img src="image6" alt="Passive" /></td>
</tr>
<tr>
<td>Tin Lizzie</td>
<td><img src="image7" alt="Tin Lizzie" /></td>
</tr>
<tr>
<td>Gibraltar</td>
<td><img src="image8" alt="Gibraltar" /></td>
</tr>
<tr>
<td>Web Gray</td>
<td><img src="image9" alt="Web Gray" /></td>
</tr>
<tr>
<td>CyberSpace</td>
<td><img src="image10" alt="CyberSpace" /></td>
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</tbody>
</table>

**ROOF MATERIAL:**

**STANDARD COMPOSITE SHINGLE:**
30 Year Architectural Asphalt
Composite Shingles –
Black, Weathered Wood

**UPGRADE COMPOSITE SHINGLE:**
Lifetime Architectural Asphalt
Composite Shingles

<table>
<thead>
<tr>
<th>Color</th>
<th>Image</th>
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<tbody>
<tr>
<td>Rustic Black</td>
<td><img src="image11" alt="Rustic Black" /></td>
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<tr>
<td>Weathered Wood</td>
<td><img src="image12" alt="Weathered Wood" /></td>
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<tr>
<td>Antique Slate</td>
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<td>Oxford Grey</td>
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<tr>
<td>Rustic Slate</td>
<td><img src="image15" alt="Rustic Slate" /></td>
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**NOTICE:**
IronTown reserves the right to change or substitute any materials with comparable products without notification. Because each IronTown home is custom built, some upgraded items may be shown in your desired floor plan. Exact specifications will be detailed for each project built and included in the purchase contract.
HOME FEATURES

SOFFIT/FASCIA:

STANDARD SOFFIT/FASCIA: Aluminum Soffit/Fascia

UPGRADED SOFFIT/FASCIA: Fiber Cement Soffit/Fascia

EXTERIOR DECKING:

STANDARD: Trex Select with Exposed Fasteners

UPGRADE: Trex Select with Concealed Fasteners

PEBBLE GREY

SADDLE

EXTERIOR RAILING:

STANDARD RAILING: Painted Steel Railing – Black or White

UPGRADED RAILING: White Vinyl Railing

UPGRADED RAILING: Composite Railing

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HOME FEATURES

WINDOWS (Int/Ext Color):

STANDARD WINDOWS:
Builder Grade Vinyl Extruded Dual Pane
Low E – Black/Black or other colors

UPGRADED WINDOWS:
Marvin Essentials

FRONT DOOR:

STANDARD FRONT DOOR:
Thermatru Smooth Star Fiberglass ¾
Lite 1 Panel (S90/S880)

STANDARD FRONT DOOR (OPT A):
Thermatru Smooth Star Fiberglass ¾
Lite 1 Panel (S6021/S140)

STANDARD FRONT DOOR (OPT B):
Thermatru Smooth Star Fiberglass Half
Lite 1 Panel (S6021/S140)

STANDARD FRONT DOOR (OPT C):
Thermatru Smooth Star Fiberglass ¼
Lite 1 Panel

UPGRADED FRONT DOOR:
Thermatru Smooth Star Fiberglass Full
Lite Flush Glaze (S140/S8410)

FRONT DOOR HARDWARE:

STANDARD FRONT DOOR HARDWARE:
Kwikset Pismo (Round or Square Rosette)
– Polished Chrome, Black, Brushed Nickel

UPGRADED FRONT DOOR HARDWARE:
Kwikset Hawthorne Handle Set –
Polished Chrome, Black, Brushed Nickel

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HOME FEATURES

PATIO DOOR:

STANDARD PATIO DOOR:
Thermatru Smooth Star Fiberglass Full Lite (S140/S8140)

UPGRADED PATIO DOOR:
Thermatru – Stained Fiberglass Full Lite Door

EXTERIOR MAN DOOR:

STANDARD EXTERIOR MAN DOOR:
Thermatru Smooth Star Fiberglass 2 Panel Square Top (S220/S8200)

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HOME FEATURES

ELECTRICAL/LIGHTING

SWITCH:
Decora Switch

PRIMARY FLUSH-MOUNTS:
Design Classics 14" in Chrome, Satin Nickel, Matte Black

SECONDARY FLUSH-MOUNTS:
Design Classics 12" in Satin Nickel

UNDER CABINET LIGHTING (UPGRADE):
LED Tape with Dimmer/Driver

CAN/DISK LIGHTS:
Recesso Lighting 6" Canless LED Lights

BATHROOM VANITY LIGHTS:
Z-Lite Soledad Bathroom Light in Matte Black, Brushed Nickel, Chrome, or Brushed Gold

PRIMARY COACH LIGHTS:
Design Classics Outdoor Wall Light Cylinder Up/Down in Black

CEILING FANS (UPGRADED):
Minka Aire Espace 52" LED in White, Brushed Nickel, Coal, Oil Rubbed Bronze
HOME FEATURES

PLUMBING

STANDARD WATER HEATER:
50-gallon Natural Gas/Propane

UPGRADED WATER HEATER:
Tankless Gas; 30-gallon, 40-gallon, 50-gallon electric tank, Hybrid Electric

OPTIONAL SYSTEMS:
Water Softener Loop, Recirc Pump

KITCHEN SINK:

STANDARD KITCHEN SINK:
Undermount Stainless Steel
16G Single Bowl

UPGRADED KITCHEN SINK:
Undermount Stainless Steel
16G Double Bowl

UPGRADED KITCHEN SINK:
Undermount Stainless Steel
16G asymmetrical Double Bowl

UPGRADED KITCHEN SINK:
Apron Front Ceramic Farmhouse

UPGRADED KITCHEN SINK:
Apron Front Stainless

KITCHEN FAUCET:

STANDARD KITCHEN FAUCET:
Align One Handle High Arc-Chrome

UPGRADED KITCHEN FAUCET:
Align One Handle High Arc – Matte Black, Stainless, Brushed Gold

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HOME FEATURES

BATHROOM FIXTURES:

STANDARD BATH HARDWARE:
Align – Chrome

UPGRADED BATH HARDWARE:
Align – Matte Black, Brushed Nickel, Brushed Gold

STANDARD TUB:
Drop in Fiberglass Tub

UPGRADED TUB:
Drop in Cast-Iron Tub

UPGRADED TUB:
Freestanding Modern Fiberglass Tub; Optional - bubble, lights, jets

STANDARD TUB/SHOWER SURROUND:
3"x6" Subway Tile – White

UPGRADED TUB/SHOWER SURROUND:
4"x12" Subway Tile – White

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HOME FEATURES

**STANDARD SHOWER PAN:**
Fiberglass Shower Pan

**UPGRADED SHOWER PAN:**
Tile Set Mosaic Curbed Shower Floor

**UPGRADED SHOWER PAN:**
Curbless Tile Floor with Linear Drain with Tile Top

**STANDARD SHOWER DOOR:**
Clear Glass Semi-Frameless Enclosure – Chrome, Matte Black, Satin Nickel

**UPGRADED SHOWER DOOR:**
Full Euro-Style Enclosure – Matte Black, Bronze, Satin Nickel, Frosted Glass, Rain Glass

**STANDARD VANITY SINK:**
Vitreous China Undermount Rectangle (Granite/Quartz)

**UPGRADED VANITY SINK:**
Vessel Sink – Signature Hardware Hibiscus Round or Rectangle

**POWDER PEDESTAL:**
Gerber Maxwell

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HOME FEATURES

STANDARD TOILET:
Gerber Viper 2 Piece Elongated

UPGRADED TOILET:
2 Piece Elongated Comfort Height

BATHROOM HARDWARE:

STANDARD BATH HARDWARE:
Harney Daytona – Chrome, Satin Nickel, Matte Black

UPGRADED BATH HARDWARE:
Seattle Hardware Co Prelude – Chrome, Satin Nickel, Matte Black

UPGRADED BATH HARDWARE:
Moen Align – Brushed Gold

STANDARD (BATH) MIRROR:
42” Tall

UPGRADED (BATH) MIRROR:
Medicine Cabinet

UPGRADED (BATH) MIRROR:
Lighted Mirror

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HOME FEATURES

INTERIOR FINISHES:

STANDARD WALL:
Level 4 Imperfect Smooth

UPGRADED WALL:
Level 5 Smooth

STANDARD CEILING:
Level 4 Imperfect Smooth

STANDARD WINDOW/CASING:
¾” wood sill

UPGRADED WINDOW/CASING:
Window Casing

STANDARD INTERIOR DOOR:
Masonite Logan Two Panel

UPGRADED INTERIOR DOOR:
Masonite Two Panel Traditional Stained Wood

STANDARD BASEBOARD & CASING:
3” MDF Flat Stock Square Edge Casing
5” MDF Flat Stock Square Edge Base

BARN DOOR HARDWARE (PER SPEC):
National Black Hardware

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HOME FEATURES

STANDARD DOOR HARDWARE:
Kwikset Pismo (Round/Square Rosette)
– Polished Chrome

UPGRADED DOOR HARDWARE:
Kwikset Pismo (Round/Square Rosette)
– Satin Nickel, Matte Black

STANDARD INTERIOR STAIR TREADS:
Flooring Material

UPGRADED INTERIOR PAINT:
Two Tone/Three Tone

STANDARD INTERIOR PAINT:
One Tone, All Satin Sheen

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HOME FEATURES

STANDARD CABINETS:
Bellmont: Invoke, Evoke –
White, Silverplate, Silvermist, Olympic, Pepper, Cityscape

STANDARD CABINETS:
Bellmont, Index – Alder –
Nordic, Peppercorn, Folkstone

UPGRADED CABINETS:
Bellmont: Metro, Paris – Rift White Oak -
Nordic, Natural, Twilight

UPGRADED (KITCHEN ONLY)
CABINET CROWN MOULDING:
Bellmont: 3” Crown

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HOME FEATURES

STANDARD CABINET HARDWARE:

Charlotte Pull 128mm

Madison Pull 128 mm

MATTE BLACK

POLISHED CHROME

ROSE GOLD

SATIN NICKEL

OIL RUBBED BRONZE

OIL RUBBED BRONZE

MATTE BLACK

DARK PEWTER

POLISHED CHROME

ROSE GOLD

SATIN NICKEL

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HOME FEATURES

STANDARD COUNTERTOPS:
3cm Quartz – Frost White, Gris Expo

STANDARD COUNTERTOPS:
3cm Granite – Luna Pearl, Steel Grey

STANDARD COUNTERTOPS:
3cm Quartz – Arctic White, New Venatino Grey, Concrete Grey

STANDARD KITCHEN BACKSPLASH:
Full Height Backsplash
3"x6" White Subway Tile

UPGRADED KITCHEN BACKSPLASH:
Custom Tile

UPGRADED KITCHEN BACKSPLASH:
Full Height Backsplash with Countertop Material

UPGRADED COUNTERTOPS:
3cm Granite – Absolute Black

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HOME FEATURES

STANDARD FLOORING:

Johnson SPC – Skyview

UPGRADED FLOORING:

Allwood 7" Engineered

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HOME FEATURES

UPGRADED TILE FLOORING:
Daltile Portfolio 12”x24”

DOVE GREY
WHITE

FIREPLACE (WHERE APPLICABLE):

FIREPLACE:
42” Napoleon Ascent with Log Set

FIREPLACE SURROUND & MANTLE:
Stone Surround with Coordinating Hearthstones for the Hearth with 4”x8” Smooth Cedar Beam

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HOME FEATURES

APPLIENCES:

STANDARD RANGE:
Kitchen-Aid or Equal Stainless Steel

UPGRADED RANGE:
Jenn-Air or Equal Stainless Steel

UPGRADED HOOD VENT:
Zephyr or Z-line Stainless

STANDARD MICROHOOD:
Kitchen-Aid or Equal Stainless Steel

UPGRADED MICROHOOD:
Jenn-Air or Equal Stainless Steel

UPGRADED MICROWAVE:
Kitchen-Aid or Equal Built-In with Trim Piece

STANDARD DISHWASHER:
Kitchen-Aid or Equal Stainless Steel

UPGRADED DISHWASHER:
Jenn-Air or Equal Stainless Steel

STANDARD REFRIGERATOR:
Kitchen-Aid or Equal Stainless Steel

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FRAMING STRUCTURE

**Floor System**
- Engineered rim joist with TJI Engineered floor joists 16" on center
- Underlayment sheathing of 1/2" tongue-in-groove OSB, glued and nailed
- Under vinyl areas, 3/8" A/C plywood subfloor on top of 1/4" sub floor as above

**Wall System**
- 8’ interior ceiling height
- 2”x6” Exterior, 16” on center with 2”x6” interior plumbing walls
- Exterior walls sheathed with 7/16” OSB sheathing, glued and nailed and/or stapled as per engineering specifications with double top plates and single bottom plate
- Reinforcement blocking for towel racks, toilet paper holders before sheet rock

**Roof/Truss System**
- Engineered roof trusses with OSB sheathing to 30 ‘b. PSF Live load std. per engineering specifications with double top plates and single bottom plate
- 2”x4” Interior, 16” on center with 2”x6” Interior plumbing walls
- 2”x6” Exterior, 16” on center
- 8’ interior ceiling height

**Wall System**
- Underlayment sheathing of ¾” tongue-in-groove OSB, glued and nailed
- Engineered rim joist with TJI Engineered floor joists 16” on center
- Engineered rim joist with TJI Engineered floor joists 16” on center

**Floor System**
- Main Gas Line Included
- Standard: Horizontal 8” Fiber Cement Textured Lap Siding
- Eave overhang; 12” with 12” on gable ends and 2”x6” fascia. Gable roof.

**Light Fixtures**
- Outlets/Switches – Decor
- Disk Lights – Recesso Lighting 6” Canless LED Lights
- Primary Flush-Mounts: Design Classics 14” in Chrome, Satin Nickel, Matte Black
- Secondary Flush-Mounts: Design Classics 12” in Satin Nickel
- Bathroom Vanities: Z-Lite Soledad Bathroom Light in Matte Black, Brushed Nickel, Chrome, or Brushed Gold
- Upgraded – Ceiling Fan: Minka Aire Espace 52” LED in White, Nickel, Cobalt, Bronze
- Upgraded – Undercabinet Lighting: LED Tape with Dimmer/Driver
- Primary Coach Lights – Design Classics Outdoor Wall Light Cylinder Up/Down in Black

**Plumbing Fixtures**
- Standard Kitchen Sink – Undermount Stainless Steel 16G Single Bowl
- Upgraded Kitchen Sink – Undermount Stainless Steel 16G Double Bowl
- Upgraded Kitchen Sink – Undermount Stainless Steel 16G Asymmetrical Double Bowl Square Corner

**Painting**
- Standard: Vinyl/Rolling Metal
- Standard: Painted White Vinyl/Railing, Composite Decking
- Composite Decking over open frame deck

**Insulation**
- Standard Insulation: Fiberglass Batt – code required
- Upgraded Insulation: Blown in Fiberglass, Additional Fiberglass Batt as Available, 1”, R-6 Exterior Foam Board, Closed-Cell Foam

**Vapor Barrier**
- Tyvek House Wrap – to seal out air and moisture infiltration while allowing structure to “breathe.”

**Roof Cover**
- Impregnated Felt: 30” Tamko Ul. Felt or Equivalent
- Ice & Water Shield: Tamko Moisture Guard Plus or equivalent

**Standard Roof Material**
- Lifetime Architectural Asphalt Composite Shingles
- Turtle Vents: Contractors Choice
- Drip Edge: White Aluminum 90 Degrees

**Windows**
- Standard Windows: Builder Grade Vinyl Extruded Dual Pane Low E – Black/Black or other colors
- Upgraded Windows: Marvin Essentials
- Vinyl Siding Glass Door (if plan applicable)

**Exterior Siding**
- Standard: Horizontal 8” Fiber Cement Textured Lap Siding
- Upgraded: Fiber Cement Board and Batt, Fiber Cement Shingle, Cedar T&G Horizontal, Cedar T&G Vertical
- Standard Softi/Fascia: Aluminum Softi & Fascia
- Upgraded Softi/Fascia: Fiber Cement Softi & Fascia

**Exterior Doors**
- Standard: Thermatru Smooth Star Fiberglass 2 Panel Square Top (S220 or S8200)

**Systems Features**
- Standard: 50-gallon Natural Gas
- Standard: 50-gallon Electric Tank
- Standard: 12-gauge copper wiring

**Electrical**
- High Quality 12- and 14-gauge copper wiring
- 2 phone jacks and 2 cable TV outlet jacks
- Telephone Cable: Cat 5E
- 200-amp service – per plan

**Mechanical**
- High Efficiency forced air natural gas central heating system by Rheem
- Hard pipe and Flex pipe ventilation system
- Main Gas Line Included

**Interior Features**
- Standard Interior Door: Masonite Logan Two Panel
- Upgraded Interior Door: Masonite Two Panel Traditional Stained Wood
- Paint Grade – 5” MDF Flat Stock Square Edge Door Casing
- Paint Grade – 5” MDF Flat Stock Square Edge Baseboard
- Standard Interior Stair Railing: Mission Style Painted
- Upgraded Interior Stair Railing: Mission Style Stain Grade or 2 Tone Paint

**Cabinets**
- Standard Cabinet: Bellmont Invoke, Evoke – White, Silverplate, Silvermist, Olympic, Pepper, Cityscape
- Standard Cabinet: Bellmont Index (Alder) – Nordic, Peppercom, Fossilane
- Standard Cabinet: Bellmont Metro, Paris (Rift White Oak) – Nordic, Natural, Twilight
- Upgraded Crown Molding – Bellmont 3” Crown

**Countertops**
- Standard Countertops: (Level 4) Quartz – Arctic White, New Venatino Grey, Concrete Grey
- Standard Countertops: Granite – Ashen, Steel Grey
- Upgraded Countertops: Granite – Absolute Black

HOME FEATURES
HOME FEATURES

Floor Coverings
*Standard Flooring: Johnson SPC – Skyview
*Upgraded Flooring: Allwood Engineered/Johnson Engineered