

HOME FEATURES

EXTERIORS

SIDING:



STANDARD SIDING:

Horizontal 8" Fiber Cement Smooth Lap Siding



UPGRADED SIDING:

Rustic Cedar T&G – Vertical or Horizontal



UPGRADED SIDING:

Panels with Paint Grade, Z-Flashing/Reglet Trim



UPGRADED SIDING:

Smooth Board and Batten



UPGRADED SIDING:

Corrugated Metal



UPGRADED SIDING:

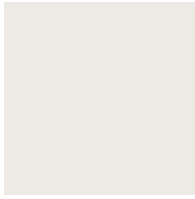
Standing Seam

PAINT:

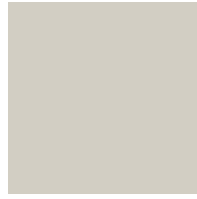
Painted 2 Tone (Trim & Body) - Where Applicable

HOME FEATURES

EXTERIOR PAINT:



SNOWBOUND



GOSSAMER VEIL



FELTED WOOL



URBANE BRONZE



IRON ORE



PASSIVE



TIN LIZZIE



GIBALTAR



WEB GRAY



CYBERSPACE

ROOF MATERIAL:

STANDARD COMPOSITE SHINGLE:

30 Year Architectural Asphalt Composite Shingles

UPGRADE COMPOSITE SHINGLE:

Lifetime Architectural Asphalt Composite Shingles



RUSTIC BLACK



WEATHERED WOOD



ANTIQUÉ SLATE



OXFORD GREY



RUSTIC SLATE

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HOME FEATURES

UPGRADED ROOF MATERIAL:

TPO Membrane – White & Grey



UPGRADED ROOF MATERIAL:

Metal Corrugated



UPGRADED ROOF MATERIAL:

Metal Standing Seam



SOFFIT/FASCIA:



STANDARD SOFFIT/FASCIA:

Aluminum Soffit/Fascia



UPGRADED SOFFIT/FASCIA:

Fiber Cement Soffit/Fascia



UPGRADED SOFFIT/FASCIA:

T&G Cedar Soffit/Fascia

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HOME FEATURES

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:

Horizontal Welded Steel Railing



UPGRADED RAILING:

Hog Wire in Wood Frame

WINDOWS (Int/Ext Color):



STANDARD WINDOWS:

Builder Grade Vinyl–
White/White, Black/White



UPGRADED WINDOWS:

Marvin Essentials



UPGRADED WINDOWS:

Marvin Elevate

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FRONT DOOR:



STANDARD FRONT DOOR:

Thermatru – Paint Grade Fiberglass
Flush Panel Door



UPGRADED FRONT DOOR:

Thermatru Smooth Star Fiberglass Full
Lite Frosted Flush-Glazed (S2000/S8000)

FRONT DOOR HARDWARE:

STANDARD FRONT DOOR HARDWARE:

Kwikset Milan Lever –
Chrome, Black, Brushed Nickel

UPGRADED FRONT DOOR HARDWARE:

Kwikset San Clemente Handleset –
Chrome, Black, Brushed Nickel



MILAN - ROUND



MILAN - SQUARE



SAN CLEMENTE

PATIO DOOR:



STANDARD PATIO DOOR:

Thermatru – Smooth Star Fiberglass Full
Lite Flush Glaze



UPGRADED PATIO DOOR:

Marvin Patio Doors

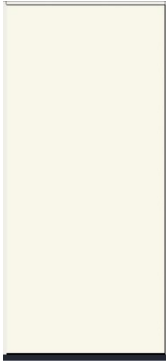


UPGRADED PATIO DOOR:

La Cantina Patio Doors

HOME FEATURES

EXTERIOR MAN DOOR:



STANDARD EXTERIOR MAN DOOR:

Thermatru – Paint Grade Fiberglass
Flush Panel Door



UPGRADED EXTERIOR MAN DOOR:

Thermatru – Stained Fiberglass Flush
Panel Door

HOME FEATURES

ELECTRICAL/LIGHTING



SWITCH:

Decora



PRIMARY FLUSH-MOUNTS:

Maxim Trim 9" LED 3000K in Chrome, Satin Nickel, Black



SECONDARY FLUSH-MOUNTS:

Maxim Trim 5" LED 3000K in Chrome, Satin Nickel, Black

UNDER CABINET LIGHTING (UPGRADE):

LED Tape with Dimmer/Driver



CAN/DISK LIGHTS:

Recesso Lighting 6" Canless LED Lights

BATHROOM VANITY LIGHTS:

Maxim Rail LED Vertical in Chrome, Satin Nickel, Black



PRIMARY COACH LIGHTS:

Nuvo Black Outdoor Wall Light



CEILING FANS (UPGRADED):

Minka Aire Airetor III 54" LED Fan in Flat White, Brushed Nickel, Silver, Coal, 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 Tank

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

KITCHEN FAUCET:



STANDARD KITCHEN FAUCET:

Genta One Handle High Arc-Chrome



UPGRADED KITCHEN FAUCET:

Genta One Handle High Arc –
Matte Black, Stainless



BATHROOM FIXTURES:



STANDARD BATH HARDWARE:

Moen Genta - Chrome



UPGRADED BATH HARDWARE:

Moen Genta –
Matte Black, Brushed Nickel



STANDARD MASTER TUB:

Fiberglass tub with Surround*



UPGRADED MASTER TUB:

Freestanding Modern Fiberglass Tub;
Optional bubble, lights, jets



STANDARD SECONDARY TUB:

One Piece Fiberglass Tub &
Surround Insert



UPGRADED SECONDARY TUB:

Fiberglass tub with Surround*



VERTICAL WHITE TILE

UPGRADED TUB/SHOWER SURROUND:

Miseno Ready-Set



WHITE



GREY



SANDSTONE



BASALT



GRAPHITE



STANDARD SHOWER PAN:

Fiberglass Shower Pan



UPGRADED SHOWER PAN:

Tile Set Mosaic Curbed Shower Floor



UPGRADED SHOWER PAN:

Curbless Tile Floor with Linear Drain, 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



STANDARD TOILET:

Gerber Avalanche CT 2 Piece Elongated



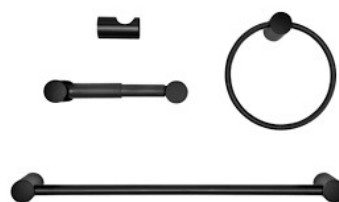
UPGRADED TOILET:

Toto Aquia II



STANDARD BATH HARDWARE:

Harney Clearwater - Chrome



UPGRADED BATH HARDWARE:

Harney Clearwater -
Satin Nickel, Matte Black



HOME FEATURES



STANDARD (BATH) MIRROR:

42" Tall



UPGRADED (BATH) MIRROR:

Medicine Cabinet



UPGRADED (BATH) MIRROR:

Lighted Mirror

HOME FEATURES

INTERIOR FINISHES:



STANDARD WALL:

Skip Trowel Wall Texture



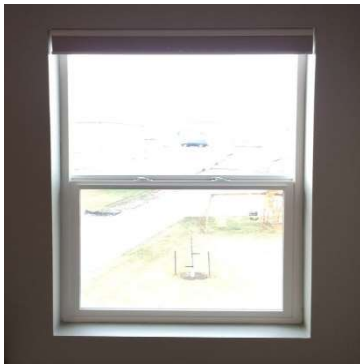
UPGRADED WALL:

Level 4 Imperfect Smooth



STANDARD CEILING:

Level 4 Imperfect Smooth



STANDARD WINDOW SURROUND:

No Sills, 4-Way Wrap



UPGRADED WINDOW SURROUND:

3-Way Wrap, 3/4" wood painted sill



STANDARD BASEBOARD & CASING:

2 1/4" MDF Flat Stock Square Edge Casing
4" MDF Flat Stock Square Edge Base



STANDARD INTERIOR DOOR:

Hardboard Flush Flat Panel Hollow Core



UPGRADED INTERIOR DOOR:

Hardboard Flush Flat Panel Solid Core,
Stained Wood Flush Panel



BARN DOOR HARDWARE (PER PLAN):

National Black Hardware

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STANDARD DOOR HARDWARE:

Kwikset Milan Lever (Round or Square)
– Polished Chrome



UPGRADED DOOR HARDWARE:

Kwikset Milan Lever (Round or Square)
– Satin Nickel, Matte Black



STANDARD INTERIOR STAIR RAILING:

Shiploose Hand Rails –
Standard: Wood, Upgrade: Metal



STANDARD INTERIOR STAIR TREADS:

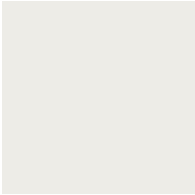
Carpet (Not Provided)



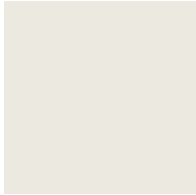
UPGRADED INTERIOR STAIR TREADS:

Match Flooring Material

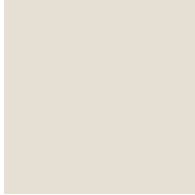
HOME FEATURES



PURE WHITE



ALABASTER



SHOJI WHITE



DRIFT OF MIST



ON THE ROCKS

STANDARD INTERIOR PAINT:

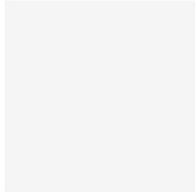
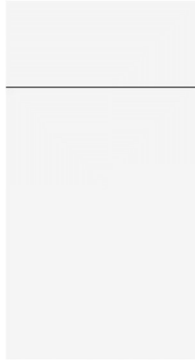
One Tone, All Satin Sheen

UPGRADED INTERIOR PAINT:

Two Tone/Three Tone

STANDARD CABINETS:

Bellmont Tempo – Matte Grey, Matte White



MATTE WHITE



MATTE GREY

STANDARD CABINETS:

Matte Horizon - Frax, Grau



FRAX



GRAU

STANDARD CABINETS:

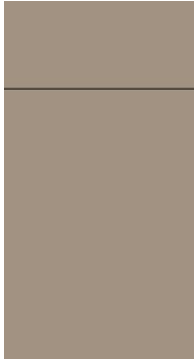
Matte Apex – Matte Black



MATTE BLACK

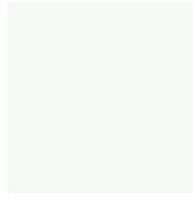
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HOME FEATURES



UPGRADED CABINETS:

Bellmont Veer – White, Silverplate, Silvermist, Olympic, Pepper, Cityscape



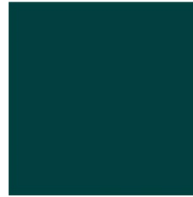
WHITE



SILVERPLATE



SILVERMIST



OLYMPIC



PEPPER



CITYSCAPE



FIRMA



TERRA



GRAIN



ROANOKE



HADLEY

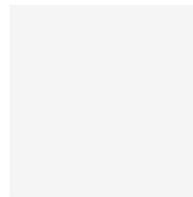
UPGRADED CABINETS:

Bellmont Firma/Terra – Grain, Roanoke, Hadley,



UPGRADED CABINETS:

Bellmont Porta – Bianco Matte, Nero Matte



BIANCO MATTE



NERO MATTE

STANDARD KITCHEN BACKSPLASH:

4" Backsplash with Countertop Material

UPGRADED KITCHEN BACKSPLASH:

4" X 12" White Subway Tile

UPGRADED (KITCHEN ONLY) CABINET CROWN MOLDING:

Bellmont 3" LMF Rectangular Flush

UPGRADED KITCHEN BACKSPLASH:

Full Height Backsplash with Countertop Material

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OIL BRUSHED BRONZE



MATTE BLACK



DARK PEWTER



POLISHED BRASS



POLISHED CHROME



ROSE GOLD



SATIN BRASS



SATIN NICKEL

STANDARD CABINET HARDWARE:

Modern Square Pull 128mm

HOME FEATURES



STANDARD COUNTERTOPS:

(LEVEL 2) 2cm Quartz – Frost, Steel,
White Sand



UPGRADED COUNTERTOPS:

(LEVEL 3) 3cm Quartz – Frost,
Gris Expo, Steel Grey



UPGRADED COUNTERTOPS:

(LEVEL 3) 3cm Granite – Absolute Black



UPGRADED COUNTERTOPS:

(LEVEL 3) 3cm Quartz – Arctic White,
New Venatino Grey, Concrete Grey



BARBERA



NEBBIOLO



CARIGNAN



SANGIOVESE



CHARBONO



DOLCETTO



GRENACHE



PRIMITIVO



SEMILLON



KERNER



ELBLING



MALVASIA

STANDARD FLOORING:

Johnson SPC – Cellar House

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ASTORIA



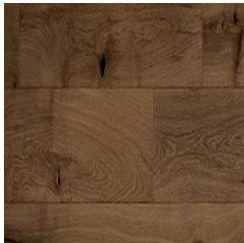
DUNTHORPE



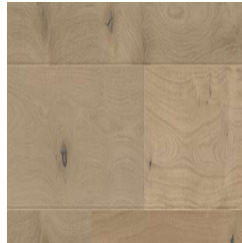
HAYDEN



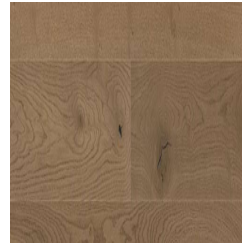
TAHOE



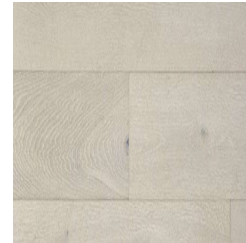
TETON



AVERY



FUME



BLANC



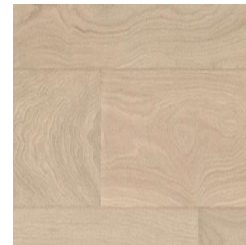
CAVA



CHAMPAGNE



CHAMPAGNE SELECT



CASCADE SELECT

UPGRADED FLOORING:

Allwood 7" Engineered



SONIC WHITE



STEREO GREY

UPGRADED TILE FLOORING:

Daltile Volume 12"x24"

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FIREPLACE (WHERE APPLICABLE):



FIREPLACE:

Ascent Liner, Heat-n-Glo Cosmo 32",
42" Regency 3100 WBS

FIREPLACE SURROUND & MANTLE:

Surround – Stone Surround (no hearth)

Mantle – 4" X 8" Smooth Cedar Beam

HOME FEATURES

APPLIANCES:



STANDARD RANGE:

Whirlpool, GE or equal Stainless 30”
Electric or Gas



UPGRADED RANGE:

Kitchen-Aid or Equal Stainless Steel



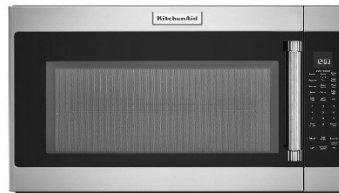
UPGRADED MICROWAVE:

Kitchen-Aid or Equal Built-in with Trim



STANDARD MICROHOOD:

Whirlpool, GE or Equal Stainless 30”



UPGRADED MICROHOOD:

Kitchen-Aid or Equal Stainless Steel



UPGRADED HOOD VENT:

Zephyr or Z-Line Stainless



STANDARD DISHWASHER:

Whirlpool, GE, or equal 24” Stainless
Resource-Efficient



UPGRADED DISHWASHER:

Kitchen-Aid or Equal Stainless Steel



STANDARD REFRIGERATOR:

36” Kitchen-Aid or Equal Bottom
Freezer French Door with Water in Door

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HOME FEATURES



FRAMING STRUCTURE

Floor System

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

Wall System

- *8' interior ceiling height
- *2"x6" Exterior, 16" on center
- *2"x4" Interior, 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 30lb. PSF Live load std.
- *5/12 pitch roof system with hinged trusses
- *Eave overhangs; 12" with 12" on gable ends and 2"x6" fascia. Gable roof.

EXTERIOR FEATURES

Railings

- *Standard: Painted Steel Railing
- *Upgraded: Horizontal Welded Steel Railing, Grater Mesh in Wood Frame

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-5 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: 30 Year Architectural Asphalt Composite Shingles
- *Upgraded Roof Material: TPO Membrane, Metal Corrugated, Metal Standing Seam
- *Turtle Vents: Contractors Choice
- *Drip Edge: White Aluminum 90 Degrees

Windows

- *Standard Windows: Builder Grade Vinyl – Black/Black, White/White, Black/White
- *Upgraded Windows: Marvin Essentials, Marvin Elevate, Western Windows
- *Vinyl Sliding Glass Door (if plan applicable)

Exterior Siding

- *Standard: Horizontal 8" Fiber Cement Smooth Lap Siding
- *Upgraded: 1"x6" Rustic Cedar T&G, Panels with Paint Grade Z-flashing, Reglet Trim, Smooth Board and Batten, Corrugated Metal Vertical or Horizontal, Standing Seam
- *Standard Soffit/Fascia: Aluminum soffit and fascia
- *Upgraded Soffit/Fascia: Fiber Cement Soffit and Fascia, T&G Cedar Soffit and Fascia

Exterior Doors

- *Standard: Thermatru – Paint Grade Fiberglass Flush Panel Door
- *Upgraded: Thermatru Smooth Star Fiberglass Full Lite Flush-Glazed, stained flush panel fiberglass, stained flush panel wood

SYSTEMS FEATURES

Plumbing

- *Vanguard Pex water supply system, sized per home
- *Waste and Vent System: ABS or PVC
- *Standard: 50-gallon Natural Gas/Propane
- *Upgraded: 30-gallon, 40-gallon, 50-gallon electric tank
- *Upgraded: Hybrid Electric Tank

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

- *95% Efficiency forced air natural gas central heating system by Rheem
- *Hard pipe and flex pipe ventilation system
- *Main Gas Line Included

INTERIOR FEATURES

Drywall

- *Ceiling lids and walls, glued and screwed on ceilings and exterior 1/2" gypsum drywall walls, with dense glass in wet areas, nailed/screwed, taped, floated
- *Standard Wall Texture: Skip Trowel Wall Texture
- *Upgraded Wall Texture: Level 4 Imperfect Smooth
- *Standard Ceiling Texture: Level 4 Imperfect Smooth

Interior Trimwork

- *Standard Interior Door: Hardboard Flush Flat Panel Hollow Core
- *Upgraded Interior Door: Hardboard Flush Flat Panel Solid Core, Stained Wood Flush Panel
- *Paint Grade – 2 1/4" MDF Flat Stock Square Edge Door Casing
- *Paint Grade – 4" MDF Flat Stock Square Edge Baseboard

Paint

- *Standard: Single Tone Paint VOC Paint – Stain
- *Upgraded: Two/Three Tone Paint VOC Paint – Stain
- *All walls, doors, trim work, ceilings are painted the single color, 1 coat of primer, 2 coats of color

Light Fixtures

- *Outlets/Switches – Decora
- *Disk Lights – Recesso Lighting 6" Canless LED Lights
- *Primary Flush-Mounts: Maxim Trim 9" LED 3000K in Chrome, Satin Nickel, Black
- *Secondary Flush-Mounts: Maxim Trim 5" LED 3000K in Chrome, Satin Nickel, Black
- *Bathroom Vanities: Maxim Rail LED Vertical in Chrome, Satin Nickel, Black
- *Upgraded – Ceiling Fan: Minka Aire Airetor III 54" LED Fan in Flat White, Brushed Nickel, Silver, Coal, Oil Rubbed Bronze
- *Upgraded – Undercabinet Lighting: LED Tape w Dimmer/Driver (requires light rail)
- *Primary Coach Lights – Nuvo Black Outdoor Wall Light

Plumbing Fixtures

- *Standard Kitchen Sink – Undermount Stainless Steel 18G Single Bowl Square
- *Upgraded Kitchen Sink – Undermount Stainless Steel 18G Double Bowl Square
- *Upgraded Kitchen Sink – Undermount Stainless Steel 18G Asymmetrical Double
- *Upgraded Kitchen Sink – Apron Front Ceramic Farmhouse
- *Upgraded Kitchen Sink – Apron Front Stainless
- *Standard Kitchen Faucet – Moen Genta One Handle High Arc, Chrome
- *Upgraded Kitchen Faucet – Moen Genta One Handle High Arc; Matte Black, Nickel
- *Standard Master Tub – Fiberglass Tub with Apron Front
- *Upgraded Master Tub – Freestanding modern fiberglass tub; bubble, lights, jets
- *Standard Secondary Tub – One piece fiberglass tub and surround insert
- *Upgraded Secondary Tub – Fiberglass tub with apron front
- *Standard Shower Pan – Fiberglass Shower Pan
- *Upgraded Shower Pan – Tile Set Mosaic Curbed Shower Floor
- *Upgraded Shower Pan – Curbless Tile Floor with Linear Drain, Tile Top
- *Standard Tub/Shower Surround – Fiberglass Insert
- *Upgraded Tub/Shower Surround – Misenso Ready-Set
- *Upgraded Tub/Shower Surround – Tile
- *Standard Vanity Sink – Vitreous China Undermount Rectangle (Granite/Quartz)
- *Upgraded Vanity Sink – Vessel Sink, Signature Hardware Hibiscus Round/Rectangle
- *Standard Powder Pedestal – Gerber Logan Square
- *Standard Toilet – Gerber Avalanche CT 2 Piece Elongated
- *Upgraded Toilet – Toto Aquia II, Toto Aquia II Dual Flush
- *Washer Shutoff Box with Laundry Drain
- *Ice Maker Supply Line to Fridge Location with Shut-Off
- *Exterior Hose Bibs

Hardware

- *Standard Front Door Hardware – Kwikset Milan Lever, Chrome
- *Upgraded Front Door Hardware- Kwikset San Clement Handleset
- *Standard Interior Door Hardware – Kwikset Milan Lever (Round or Square), Chrome
- *Upgraded Interior Door Hardware – Kwikset Milan Lever (R/S) Satin Nickel, M. Black
- *Bath Hardware: Harney Clearwater, Chrome, Satin Nickel, Matte Black

Mirrors/Shower Doors

- *Standard Mirror – 42" Tall
- *Upgraded Mirror – Medicine Cabinet
- *Upgraded Mirror – Lighted Mirror
- *Standard Shower Door – Clear Glass Semi-Frameless Enclosure, Chrome
- *Upgraded Shower Door – Full Euro-Style Enclosure, Chrome, Black, Bronze, Nickel

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



Appliance Package

- *Standard Range – Whirlpool, GE, or Equal Stainless 30” Electric/Gas
- *Upgraded Range – Kitchen-Aid or equal Stainless Steel
- *Standard Microhood – Whirlpool, GE, or Equal Stainless 30”
- *Upgraded Microhood – Kitchen-Aid or Equal Stainless Steel
- *Upgraded Microwave – Kitchen-Aid or Equal Built-in with Trim Piece
- *Upgraded Hood Vent – Zephyr or Z-Line Stainless
- *Standard Dishwasher – Whirlpool, GE, or equal 24” Stainless Resource Efficient
- *Upgraded Dishwasher – Kitchen-Aid or Equal Stainless Steel
- *Standard Refrigerator – 36” Kitchen-Aid or Equal Bottom Freezer French Door with Water in Door

Cabinets

- *Standard Cabinet – Belmont 1300, Tempo: Matte Grey, Matte White
- *Standard Cabinet – Belmont 1300, Horizon: Frax, Grau
- *Standard Cabinet – Belmont 1300, Apex: Matte Black
- *Upgraded Cabinet – Belmont 1600, Veer: White, Silverplate, Silvermist, Olympic, Pepper, Cityscape
- *Upgraded Cabinet – Belmont 1600, Firma, Terra: Grain, Roanoke, Hadley, Porta
- *Upgraded Cabinet – Belmont 1600, Porta: Bianco Matte, Nero Matte

Countertops

- *Standard Countertops – (Level 2) 2cm Quartz: Frost, Steel, White Sand
- *Upgraded Countertops – (Level 3) Quartz: Frost White, Gris Expo, Steel Grey
- *Upgraded Countertops – (Level 4) Quartz: Arctic White, New Venatino Grey, Concrete Grey
- *Upgraded Countertops – (Level 4) Granite: Absolute Black

Floor Coverings

- *Standard Flooring - Johnson SPC: Coffee House
- *Upgraded Flooring - Allwood Engineered/Johnson Engineered
- *Upgraded Flooring - Daltile, Volume 12”x24” : Sonic White, Stereo Grey