

HOME FEATURES

EXTERIORS

SIDING:

STANDARD HORIZONTAL SIDING:

Textured Lap Siding Throughout –
Painted 2 Sherwin Williams Color
(Trim & Body)



UPGRADED BOARD AND BATTEN:

Textured B&B Siding Throughout –
Painted 1 Sherwin Williams Color

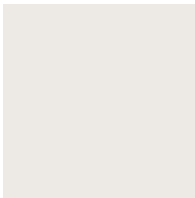


UPGRADED BOARD AND BATTEN:

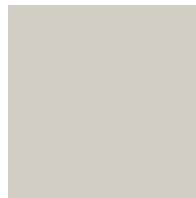
Plywood Sheets with Wood Battens
Over Top at 16" Spacing.



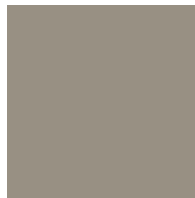
EXTERIOR PAINT:



SNOWBOUND



GOSSAMER VEIL



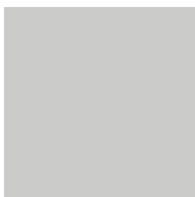
FELTED WOOL



URBANE BRONZE



IRON ORE



PASSIVE



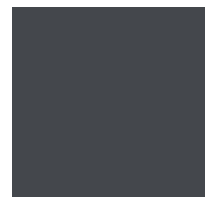
TIN LIZZIE



GIBALTAR



WEB GRAY



CYBERSPACE

IRONTOWN RESERVES THE RIGHT TO CHANGE OR SUBSTITUTE ANY MATERIALS WITH COMPARABLE PRODUCTS WITHOUT NOTIFICATION.
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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

SOFFIT/FASCIA:

STANDARD SOFFIT/FASCIA:

Open Eaves Painted to Match Trim



UPGRADED SOFFIT/FASCIA:

Aluminum Soffit/Fascia



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EXTERIOR DECKING:

STANDARD:

Trex Enhance with
Exposed Fasteners

UPGRADE:

Trex Enhance with
Concealed Fasteners



BEACH DUNE



SADDLE



CLAM SHELL



FOGGY WARF



ROCKY HARBOR



TOASTED SAND



COASTAL BLUFF

EXTERIOR RAILING:

STANDARD RAILING:

Painted Steel Railing, Black or White



UPGRADED RAILING:

White Vinyl Railing



UPGRADED RAILING:

Composite Railing



WINDOWS (Int/Ext Color):

STANDARD WINDOWS:

Builder Grade Vinyl Extruded Dual Pane
Low E – White/White



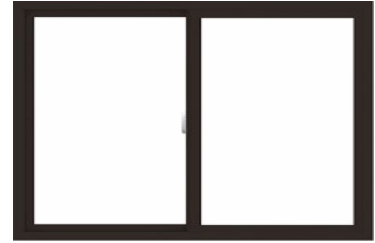
STANDARD WINDOWS:

Builder Grade Vinyl Extruded Dual Pane
Low E – Taupe/Taupe



UPGRADED WINDOWS:

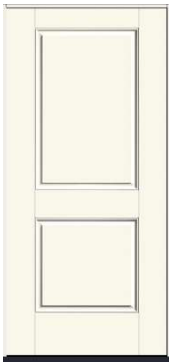
Builder Grade Vinyl Extruded Dual Pane
Low E – Black/Black or Other Colors



FRONT DOOR:

STANDARD FRONT DOOR:

Thermatru Smooth Star Fiberglass 2
Panel Square Top (S220 or S8200)



PATIO DOOR:

STANDARD PATIO DOOR:

Thermatru Smooth Star Fiberglass
Full Lite (S140 or S8140)



FRONT DOOR HARDWARE:

STANDARD FRONT DOOR HARDWARE:

Kwikset Hancock Knob –
Polished Chrome, Nickel, Matte Black

OPTIONAL FRONT DOOR HARDWARE:

Harney Hardware Callista –
Chrome, Satin Nickel, Matte Black



CHROME



NICKEL



BLACK

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HOME FEATURES

ELECTRICAL/LIGHTING

SWITCH:

Decora



PRIMARY FLUSH-MOUNTS:

Design Classics – 13” LED in Satin Nickel, Matte Black



SECONDARY FLUSH-MOUNTS:

Design Classics 11” LED in Satin Nickel, Matte Black



BATHROOM VANITY LIGHTS:

Design Classics Vashon Bathroom Light w/Cylinder; Satin White Glass in Matte Black, Satin Nickel, Chrome

UNDER CABINET LIGHTING (UPGRADE):

LED Tape with Dimmer/Driver (requires light rail)



CAN/DISK LIGHTS:

Recesso Lighting 6” Canless LED Lights

PRIMARY COACH LIGHTS:

Design Classics Tolman Powder Coated Black



CEILING FANS (UPGRADED):

Minka Aire Vital 44” LED in Flat White, Coal, Oil Rubbed Bronze



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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:

Drop-In Stainless Steel 18G Single Bowl



UPGRADED KITCHEN SINK:

Drop-In Stainless Steel 18G Double Bowl



UPGRADED KITCHEN SINK:

Drop-In Stainless Steel 18G Asymmetrical Double Bowl



KITCHEN FAUCET:

STANDARD KITCHEN FAUCET:

Moen Chateau One Handle with Side Sprayer - Chrome



UPGRADED KITCHEN FAUCET:

Camarist One Handle Pullout – Chrome, Spot Resistant Stainless



BATHROOM FIXTURES:

STANDARD BATHROOM HARDWARE:

Chateau - Chrome



UPGRADED BATHROOM HARDWARE:

Eva –
Chrome, Brushed Nickel, Matte Black



BRUSHED NICKEL



MATTE BLACK

STANDARD TUB:

One Piece Fiberglass Tub
& Surround Insert



UPGRADED TUB:

Fiberglass Tub – See Surrounds*



UPGRADED TUB/SHOWER SURROUND:

CRAFT + MAIN; JETCOAT



QUARRY



SHALE



SLATE



WHITE SUBWAY



DRIFTWOOD

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STANDARD SHOWER PAN:

Fiberglass Shower Pan



UPGRADED SHOWER PAN:

Tile Set Mosaic Shower Floor



STANDARD SHOWER DOOR:

Clear Glass Enclosure with Frame –
Chrome (Shower Only)



UPGRADED SHOWER DOOR:

Clear Glass Enclosure with Frame – Matte Black, Satin Nickel



STANDARD VANITY SINK:

Drop-In Oval (Granite/Quartz)



UPGRADED VANITY SINK:

Vitreous China Undermount Oval
(Granite/Quartz)



POWDER PEDESTAL:

Gerber Maxwell



STANDARD TOILET:

Gerber Maxwell 2 Piece Elongated



UPGRADED TOILET:

2 Piece Elongated Comfort Height



BATHROOM HARDWARE:

STANDARD BATH HARDWARE:

Harney Austin – Chrome or Satin Nickel



STANDARD (BATH) MIRROR:

36" Tall



UPGRADED (BATH) MIRROR:

Medicine Cabinet



HOME FEATURES

INTERIOR FINISHES:

STANDARD WALL:

Skip Trowel Wall Texture



UPGRADED WALL:

Level 4 Imperfect Smooth



STANDARD CEILING:

Skip Trowel Wall Texture



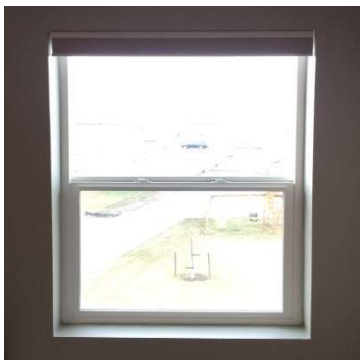
UPGRADED CEILING:

Level 4 Imperfect Smooth



STANDARD WINDOWSILLS:

No Sills, 4-Way Wrap



UPGRADED WINDOWSILLS:

¾" Wood Painted Sill



STANDARD BASEBOARD & CASING:

3" MDF Flat Stock Square Edge Casing
5" MDF Flat Stock Square Edge Base



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UPGRADED INTERIOR DOORS:

Masonite Hardboard 2 Panel Square Top
Hollow Core



UPGRADED INTERIOR DOORS:

Masonite Hardboard 2 Panel Square Top
Solid Core



BARN DOOR HARDWARE (PER PLAN):

National Black Hardware



STANDARD DOOR HARDWARE:

Kwikset Hancock Knob –
Polished Chrome



UPGRADED DOOR HARDWARE:

Kwikset Hancock Knob –
Satin Nickel, Matte Black



INTERIOR HAND RAILINGS:

Pony Wall with Shiploose Handrail –
Standard: Wood, Upgrade: Metal



STANDARD INTERIOR STAIR TREADS:

Carpet (Not Provided)



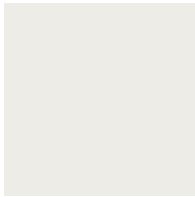
UPGRADED INTERIOR STAIR TREADS:

Flooring Material

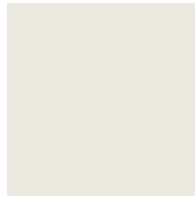


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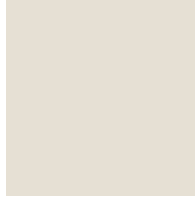
HOME FEATURES



PURE WHITE



ALABASTER



SHOJI WHITE



DRIFT OF MIST



ON THE ROCKS

STANDARD INTERIOR PAINT:

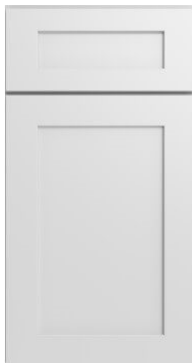
One Tone, All Satin Sheen

UPGRADED INTERIOR PAINT:

Two Tone/Three Tone

STANDARD CABINETS:

KCD Premier Shaker –
White, Kodiak, Sand



WHITE



KODIAK



SAND



UPGRADED (KITCHEN ONLY) CABINET CROWN MOLDING:

KCD 3" Cove Crown Molding

UPGRADED CABINETS:

KCD Premier Brooklyn –
Gray, Bright White, Slate, Midnight



GRAY



BRIGHT WHITE



SLATE



MIDNIGHT

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STANDARD CABINET HARDWARE:

5" Bar Pulls



OIL BRUSHED BRONZE



MATTE BLACK



DARK PEWTER



POLISHED CHROME



ROSE GOLD



SATIN NICKEL

STANDARD COUNTERTOPS:

(Level 1) 2cm Granite –
New Caledonia, Valle Nevado



UPGRADED COUNTERTOPS:

Wilsonart Laminate – Colors Upon
Request

UPGRADED COUNTERTOPS:

(Level 2) 3cm Granite – New Caledonia,
Valle Nevado, Crema Atlantico



UPGRADED COUNTERTOPS:

2cm Quartz – Frost, Steel, White Sand



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HOME FEATURES

STANDARD KITCHEN BACKSPLASH:

4" Backsplash with Countertop Material



UPGRADED KITCHEN BACKSPLASH:

3" X 6" White Subway Tile



STANDARD FLOORING:

Johnson SPC – Cellar House



BARBERA



NEBBIOLO



CARIGNAN



SANGIOVESE



CHARBONO



DOLCETTO



GRENACHE



PRIMITIVO



SEMILLON



KERNER



ELBLING



MALVASIA

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UPGRADED FLOORING:

Allwood 7" Engineered



ASTORIA



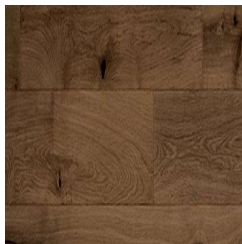
DUNTHORPE



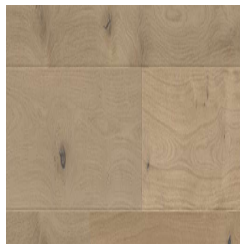
HAYDEN



TAHOE



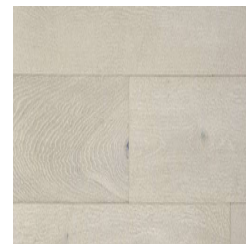
TETON



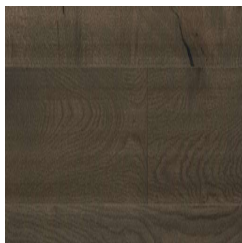
AVERY



FUME



BLANC



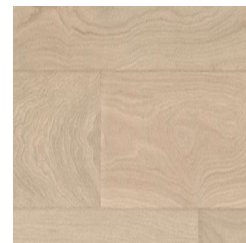
CAVA



CHAMPAGNE



CHAMPAGNE SELECT



CASCADE SELECT

UPGRADED TILE FLOORING:

Daltile Advantage 12"x24"



OFF WHITE



LIGHT BEIGE



LIGHT GRAY

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FIREPLACE (WHERE APPLICABLE):



FIREPLACE:

36" Napoleon Ascent with Log Set

FIREPLACE SURROUND & MANTLE:

Stone Surround with Coordinating Hearthstones Mantle
OR 4"x8" Smooth Cedar Beam

HOME FEATURES

APPLIANCES:

STANDARD RANGE:

Whirlpool, GE, or Equal -
Black 30" Electric



UPGRADED RANGE:

Whirlpool, GE, or Equal -
Black 30" Gas



STANDARD MICROHOOD:

Whirlpool, GE, or Equal – Black 30"



STANDARD DISHWASHER:

Whirlpool, GE, or Equal –
24" Black Resource-Efficient



UPGRADED REFRIGERATOR:

36" Whirlpool, GE, or Equal –
Black Side by Side with Water/Ice 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 ¾" tongue-in-groove OSB, glued and nailed
- *Under vinyl areas, 3/8" A/C plywood sub floor on top of ¾" 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 30 lb. PSF Live load std.
- *5/12 pitch roof system with hinged trusses
- *Eave overhang; 12" with 12" on gable ends and 2"x6" fascia. Gable roof.

EXTERIOR FEATURES

Railings

- *Standard: Painted Steel Railing, Black or White
- *Upgraded: White Vinyl Railing, Composite Railing

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

Windows

- *Standard: Builder Grade Vinyl Extruded Dual Pane Low E White/White or Taupe/Taupe
- *Upgraded: Builder Grade Vinyl Extruded Dual Pane Low E - Black/Black or other colors
- *Vinyl Sliding Glass Door (if plan applicable)

Exterior Siding

- *Standard: TrueWood Textured Lap Siding
- *Upgraded: Painted - Fiber Cement Board & Batten, Stained – RS Plywood Sheets with Wood Battens Over Top at XXX Spacing
- *Standard: Open Eaves Painted to Match Trim Color
- *Upgraded: Prefinished

Exterior Doors

- *Standard: Thermatru Smooth Star Fiberglass full lite (S140 or S8140)
- *Upgraded: Thermatru Smooth Star Fiberglass 2 Panel Square Top (S220 or S8200)

SYSTEMS FEATURES

Plumbing

- *Vanguard Pex water supply system, sized per home
- *Waste and Vent System: ABS or PVC
- *Standard: 50 Gallon Natural Gas Water Heater
- *Upgraded: 30-gal, 40-gal, 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 ½" 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: Skip Trowel Wall Texture
- *Upgraded Ceiling Texture: Level 4 Imperfect Smooth

Interior Trimwork

- *Standard Paint Grade – Masonite Interior Doors, Hardboard 2 Panel Arch Top
- *Upgraded Paint Grade – Masonite Interior Doors, Hardboard 2 Panel Square Top
- *Paint Grade – 3" MDF Flat Stock Square Edge Door Casing
- *Paint Grade - 5" MDF Flat Stock Square Edge Baseboard
- *Paint Grade – 2" Wood Stair Handrail

Paint

- *Single 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 – Standard Toggle
 - *Disk Lights – Recesso Lighting 6" Canless LED Lights
 - *Primary Flush-Mounts: Design Classics 13" LED in Stain Nickel, Matte Black
 - *Secondary Flush-Mounts: Design Classics 11" LED in Satin Nickel, Matte Black
 - *Bathroom Vanities: Design Classics Vashon Bathroom Light with Cylinder Satin White Glass in Matte Black, Satin Nickel, Chrome
 - *Upgraded – Ceiling Fan: Minka Aire Vital 44" LED in Flat White, Coal, Oil Rubbed Bronze
 - *Upgraded – Undercabinet Lighting: LED Tape with Dimmer/Driver
 - *Primary Coach Lights – Design Classics Tolman Powder Coated Black Wall Light
- ### Plumbing Fixtures
- *Standard Kitchen Sink – Drop-in Stainless Steel 18G Single Bowl
 - *Upgraded Kitchen Sink – Undermount Stainless Steel 18G Double Bowl
 - *Upgraded Kitchen Sink – Undermount Stainless Steel 18G Asymmetrical Double
 - *Standard Kitchen Faucet – Moen Chateau One Handle w/ Side Sprayer, Chrome
 - *Upgraded Kitchen Faucet – Banbury One-Handle Pullout, Chrome & Spot Resistant Stainless Steel
 - *Standard Tub – One Piece Fiberglass Tub & Surround Insert
 - *Upgraded Tub – Fiberglass Tub with Apron Front
 - *Standard Shower Pan – Fiberglass Shower Pan
 - *Upgraded Shower Pan – Tile Set Mosaic Shower Floor
 - *Standard Tub/Shower Surround – Fiberglass Insert
 - *Upgraded Tub/Shower Surround – CRAFT + MAIN
 - *Standard Vanity Sink: Vitreous China Drop-in Oval
 - *Upgraded Vanity Sink: Vitreous China Undermount Oval (Granite/Quartz)
 - *Powder Pedestal – Gerber Maxwell
 - *Standard Toilet: Gerber Maxwell 2 Piece Elongated
 - *Upgraded Toilet: Gerber Maxwell 2 Piece Elongated Comfort Height
 - *Washer Shutoff Box with Laundry Drain
 - *Ice Maker Supply Line to Fridge Location with Shut Off
 - *Exterior Hose Bibs

Hardware

- *Standard Front Door Hardware: Harney Hardware Callista – Chrome, Satin Nickel, Venetian Bronze
- *Upgraded Front Door Hardware: Harney Hardware Callista Handleset – Chrome, Satin Nickel, Black, Venetian Bronze
- *Standard Interior Door Hardware: Kwikset Hancock Knob – Polished Chrome, Satin Nickel, Matte Black
- *Bath Hardware: Harney Austin – Chrome or Satin Nickel

Mirrors/Shower Doors

- *Standard Mirror: 36" Tall
- *Upgraded Mirror: Medicine Cabinet
- *Standard Shower Door: Clear Glass Enclosure with Frame – Chrome (Shower Only)
- *Upgraded Shower Door: Clear Glass Enclosure with Frame – Matte Black, Satin Nickel

Appliance Package

- *Standard Range: Whirlpool, GE, or Equal Black 30" Electric
- *Upgraded Range: Whirlpool, GE, or Equal Black 30" Gas
- *Standard Microhood: Whirlpool, GE, or Equal Black 30"
- *Standard Dishwasher: Whirlpool, GE, or Equal 24" Black Resource-Efficient
- *Upgraded Refrigerator: 36" Whirlpool, GE, or Equal Black Side-by-Side with Water/Ice in Door

Cabinets

- *Standard Cabinet: KCD Premier Shaker – White, Kodiak, Sand
- *Upgraded Cabinet: KCD Premier Brooklyn – Gray, Bright White, Slate, Midnight
- *Upgraded Cabinet Crown Molding – KCD 2" Cove Crown Molding

Countertops

- *Standard Countertops: (Level 1) 2cm Granite – New Caledonia, Valle Nevada
- *Upgraded Countertops: (Level 2) 3cm Granite – New Caledonia, Valle Nevada, Crema Atlantico
- *Upgraded Countertops: 2 cm Quartz – Frost, Steel, White Sand
- *Upgraded Countertops: Wilsonart Laminate
- *Standard Backsplash: 4" Backsplash with countertop material
- *Upgraded Backsplash: 3"x6" White Subway Tile

Floor Coverings

- *Standard Flooring: Johnson SPC – Coffee House
- *Upgraded Flooring: Allwood Engineered

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