

EXTERIORS

SIDING:

STANDARD SIDING:

Horizontal 8" Fiber Cement Textured
Lap Siding



UPGRADED SIDING:

Fiber Cement Board and Batten



UPGRADED SIDING:

Fiber Cement Shingle

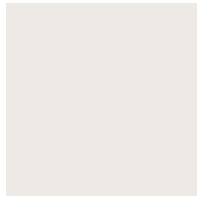


UPGRADED SIDING:

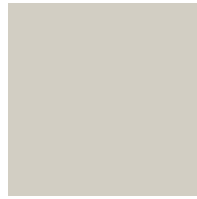
Cedar T&G Horizontal or Vertical



EXTERIOR PAINT:



SNOWBOUND



GOSSAMER VEIL



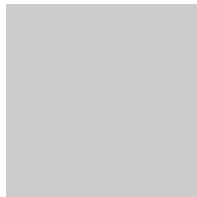
FELTED WOOL



URBANE BRONZE



IRON ORE



PASSIVE



TIN LIZZIE



GIBRALTAR



WEB GRAY



CYBERSPACE

ROOF MATERIAL:

STANDARD COMPOSITE SHINGLE:

Lifetime Architectural Asphalt
Composite Shingles



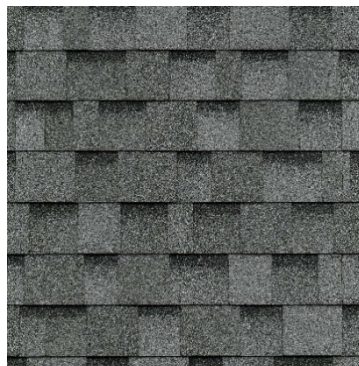
DUAL BLACK



WEATHERED WOOD



CHARCOAL GREY



DUAL GREY



DUAL BROWN

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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

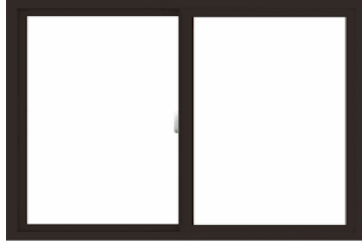


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WINDOWS (Int/Ext Color):

STANDARD WINDOWS:

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



UPGRADED WINDOWS:

Marvin Essentials



FRONT DOOR:

STANDARD FRONT DOOR (OPT A):

Thermatru Smooth Star Fiberglass ¾
Lite 1 Panel (S90/S880)



FRONT DOOR:

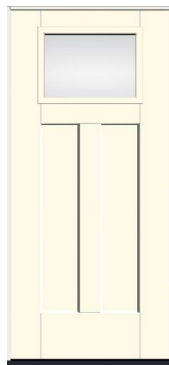
STANDARD FRONT DOOR (OPT B):

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, Satin Nickel

UPGRADED FRONT DOOR HARDWARE:

Kwikset Hawthorne Handle Set –
Polished Chrome, Black, Satin Nickel



PISMO - ROUND



PISMO - SQUARE



HAWTHORNE

PATIO DOOR:

STANDARD PATIO DOOR:

Thermatru Smooth Star Fiberglass Full Lite (S140/S8140)



UPGRADED PATIO DOOR:

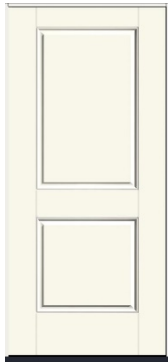
Thermatru – Stained Fiberglass Full Lite Door



EXTERIOR MAN DOOR:

STANDARD EXTERIOR MAN DOOR:

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



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, Bronze



BATHROOM VANITY LIGHTS:

Z-Lite Soledad Bathroom Light in Matte Black, Brushed Nickel, Chrome, or Brushed Gold



UNDER CABINET LIGHTING (UPGRADE):

LED Tape with Dimmer/Driver

CAN/DISK LIGHTS:

Recesso Lighting 6" Canless LED Lights

PRIMARY COACH LIGHTS:

Design Classics Outdoor Wal Light Cylinder Up/Down in Black



CEILING FANS (UPGRADED):

Minka Aire Espace 52" LED in White, Brushed Nickel, Coal, Oil Rubbed Bronze



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:

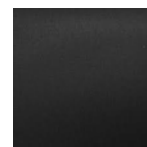


STANDARD KITCHEN FAUCET:

Align One Handle High Arc-Chrome

UPGRADED KITCHEN FAUCET:

Align One Handle High Arc –
Matte Black, Stainless, Brushed Gold



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



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



STANDARD TOILET:

Gerber Viper 2 Piece Elongated



UPGRADED TOILET:

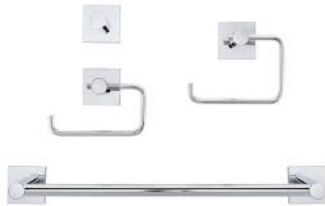
2 Piece Elongated Comfort Height



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

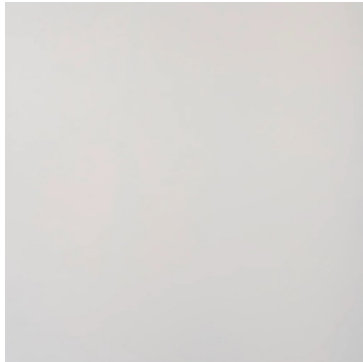


HOME FEATURES

INTERIOR FINISHES:

STANDARD WALL:

Level 4 Imperfect Smooth

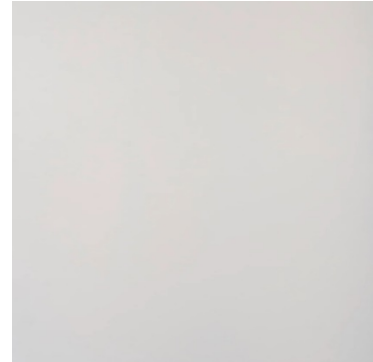


UPGRADED WALL:

Level 5 Smooth

STANDARD CEILING:

Level 4 Imperfect Smooth



STANDARD WINDOW/CASING:

3/4" wood sill



UPGRADED WINDOW/CASING:

Window Casing



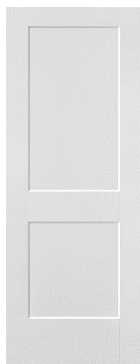
STANDARD BASEBOARD & CASING:

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



STANDARD INTERIOR DOOR:

Masonite Logan Two Panel



UPGRADED INTERIOR DOOR:

Masonite Two Panel Traditional
Stained Wood



BARN DOOR HARDWARE (PER SPEC):

National Black Hardware



STANDARD DOOR HARDWARE:

Kwikset Pismo (Round/Square Rosette)
 – Polished Chrome



UPGRADED DOOR HARDWARE:

Kwikset Pismo (Round/Square Rosette)
 – Satin Nickel, Matte Black



INTERIOR HAND RAILINGS:

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



STANDARD INTERIOR STAIR TREADS:

Flooring Material

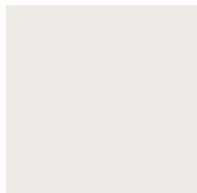


STANDARD INTERIOR PAINT:

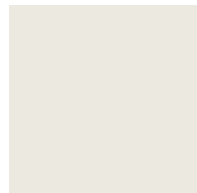
One Tone, All Satin Sheen

UPGRADED INTERIOR PAINT:

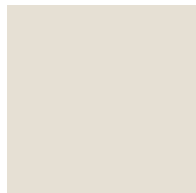
Two Tone/Three Tone



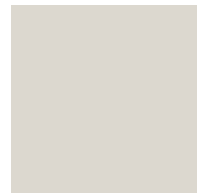
PURE WHITE



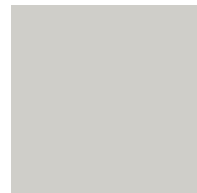
ALABASTER



SHOJI WHITE



DRIFT OF MIST

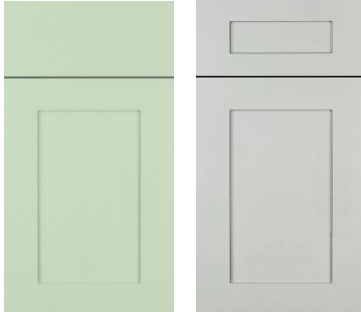


ON THE ROCKS

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STANDARD CABINETS:

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



WHITE

SILVERPLATE

SILVERMIST



OLYMPIC

PEPPER

CITYSCAPE

STANDARD CABINETS:

Bellmont, Index – Alder –
Nordic, Peppercorn, Folkstone



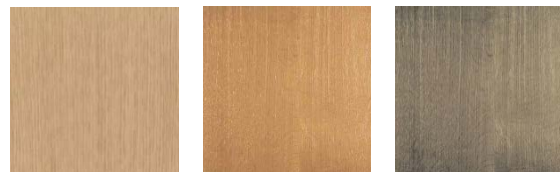
NORDIC

PEPPERCORN

FOLKSTONE

UPGRADED CABINETS:

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



NORDIC

NATURAL

TWILIGHT

**UPGRADED (KITCHEN ONLY)
CABINET CROWN MOULDING:**

Bellmont: 3" Crown

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

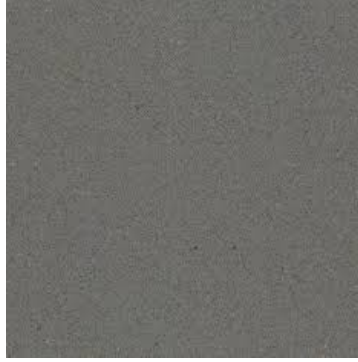


SATIN NICKEL

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STANDARD COUNTERTOPS:

3cm Quartz – Frost, Gris Expo



STANDARD COUNTERTOPS:

3cm Granite – Luna Pearl, Steel Grey



UPGRADED COUNTERTOPS:

3cm Quartz – Arctic White, New Venatino Grey, Concrete Grey



STANDARD KITCHEN BACKSPLASH:

Full Height Backsplash
3”X6” White Subway Tile

UPGRADED KITCHEN BACKSPLASH:

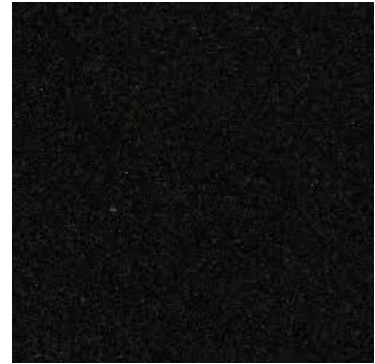
Custom Tile

UPGRADED KITCHEN BACKSPLASH:

Full Height Backsplash with
Countertop Material

UPGRADED COUNTERTOPS:

3cm Granite – Absolute Black



STANDARD FLOORING:

Johnson SPC – Skyview



LIGHTNING



CELESTIAL



NIMBUS



MORNING FOG



STORM



CUMULUS



AURORA



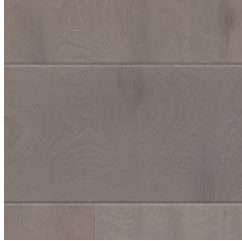
METEOR

UPGRADED FLOORING:

Allwood 7" Engineered



ASTORIA



DUNTHORPE



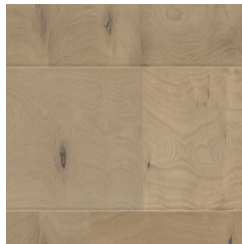
HAYDEN



TAHOE



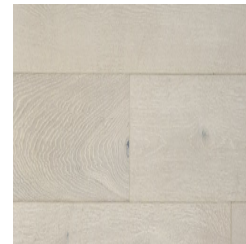
TETON



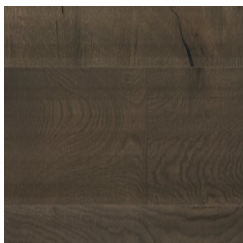
AVERY



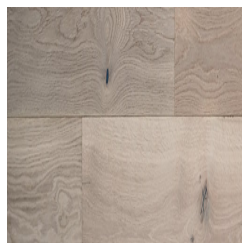
FUME



BLANC



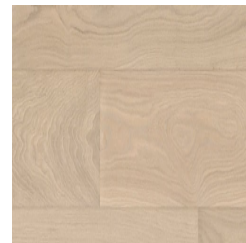
CAVA



CHAMPAGNE



CHAMPAGNE SELECT



CASCADE SELECT

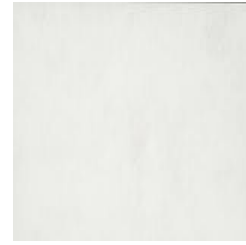
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UPGRADED TILE FLOORING:

Daltile Portfolio 12"x24"



DOVE GREY



WHITE

FIREPLACE (WHERE APPLICABLE):



FIREPLACE:

42" Napolean Ascent with Log Set

FIREPLACE SURROUND & MANTLE:

Stone Surround with Coordinating Hearthstones for the Hearth
with 4"x8" Smooth Cedar Beam

APPLIANCES:

STANDARD RANGE:

Kitchen-Aid or Equal Stainless Steel



UPGRADED RANGE:

Jenn-Air or Equal Stainless Steel



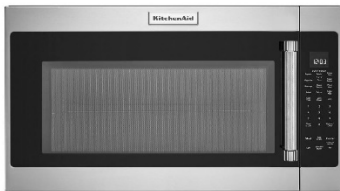
UPGRADED HOOD VENT:

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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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 30' b. 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
- *Upgraded: White Vinyl Railing, Composite Decking

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: 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 Sliding Glass Door (if plan applicable)

Exterior Siding

- *Standard: Horizontal 8" Fiber Cement Textured Lap Siding
- *Upgraded: Fiber Cement Board and Batten, Fiber Cement Shingle, Cedar T&G Horizontal, Cedar T&G Vertical
- *Standard Soffit/Fascia: Aluminum Soffit & Fascia
- *Upgraded Soffit/Fascia: Fiber Cement Soffit & Fascia

Exterior Doors

- *Standard: 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
- *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: Level 4 Imperfect Smooth
- *Standard Ceiling Texture: Level 4 Imperfect Smooth

Interior Trimwork

- *Standard Interior Door: Masonite Logan Two Panel
- *Upgraded Interior Door: Masonite Two Panel Traditional Stained Wood
- *Paint Grade – 3" 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

- *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: 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, Coal, 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
- *Upgraded Kitchen Sink – Apron Front Ceramic Farmhouse
- *Upgraded Kitchen Sink – Apron Front Stainless
- *Standard Kitchen Faucet – Moen Align One Handle High Arc-Chrome
- *Upgraded Kitchen Faucet – Moen Align One Handle High Arc- Matte Black, Spot Resistant Stainless, Brushed Gold
- *Standard Master Tub – Drop in Fiberglass Tub
- *Upgraded Master Tub – Drop in cast-iron tub
- *Upgraded Master Tub – Freestanding modern fiberglass tub, optional: bubble, lights, jets
- *Standard Secondary Tub – Fiberglass tub
- *Upgraded Secondary Tub – Drop in fiberglass tub
- *Upgraded Secondary Tub – Apron front cast-iron tub
- *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 – 3"x6" subway tile, White
- *Upgraded Tub/Shower Surround – 4"x12" Subway Tile, White
- *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 Viper 2 Piece Elongated
- *Upgraded Toilet – 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: Kwikset Pismo (Round or Square Rosette) - Polished Chrome
- *Upgraded Front Door Hardware: Kwikset Hawthorne Handleset
- *Standard Interior Door Hardware: Kwikset Pismo (Round or Square Rosette) – Polished Chrome
- *Upgraded Interior Door Hardware: Kwikset Pismo (Round or Square Rosette) – Satin Nickel, Matte Black
- *Standard Barn Door Hardware: National Black Hardware
- *Bath Hardware: Harney Daytona – 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, Matte Black, Satin Nickel
- *Upgraded Shower Door: Full Euro-Style Enclosure – Matte Black, Bronze, Satin Nickel, Frosted Glass, Rain Glass

Appliance Package

- *Standard Range: Kitchen-Aid or Equal Stainless Steel
- *Upgraded Range: Jenn-Air or Equal Stainless Steel
- *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
- *Upgraded Microwave: Jenn-Air or Equal Built-in with Trim Piece
- *Upgraded Hood Vent: Zephyr or Z-Line Stainless
- *Standard Dishwasher: Kitchen-Aid or Equal Stainless Steel
- *Upgraded Dishwasher: Jenn-Air or Equal Stainless Steel

Cabinets

- *Standard Cabinet: Belmont Invoke, Evoke – White, Silverplate, Silvermist, Olympic, Pepper, Cityscape
- *Standard Cabinet: Belmont Index (Alder) – Nordic, Peppercorn, Folkstone
- *Upgraded Cabinet: Belmont Metro, Paris (Rift White Oak) – Nordic, Natural, Twilight
- *Upgraded Crown Molding – Belmont 3" Crown

Countertops

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

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



Floor Coverings

*Standard Flooring: Johnson SPC – Skyview

*Upgraded Flooring: Allwood Engineered/Johnson Engineered