



EXTERIORS

SIDING:

STANDARD SIDING:

Horizontal 8" Fiber Cement Smooth Lap Siding



UPGRADED SIDING:

Smooth Board and Batten



PAINT:

Painted 2 Tone (Trim & Body) - Where Applicable

UPGRADED SIDING:

Rustic Cedar T&G – Vertical or Horizontal



UPGRADED SIDING:

Corrugated Metal



UPGRADED SIDING:

Panels with Paint Grade, Z-Flashing/Reglet Trim



UPGRADED SIDING:

Standing Seam







EXTERIOR PAINT:



ROOF MATERIAL:

STANDARD COMPOSITE SHINGLE:

Lifetime Architectural Asphalt Composite Shingles



DUAL BLACK



WEATHERED WOOD



CHARCOAL GREY



DUAL GREY



DUAL BROWN





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







EXTERIOR DECKING:

STANDARD:

Trex Select with Exposed Fasteners

UPGRADE:

Trex Select with Concealed Fasteners







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







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





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







EXTERIOR MAN DOOR:

STANDARD EXTERIOR MAN DOOR:

Thermatru – Paint Grade Fiberglass Flush Panel Door



UPGRADED EXTERIOR MAN DOOR:

Thermatru – Stained Fiberglass Flush Panel Door



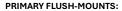




ELECTRICAL/LIGHTING

SWITCH:

Decora



Maxim Trim 9" LED 3000K in Chrome, Satin Nickel, Black **SECONDARY FLUSH-MOUNTS:**

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







BATHROOM VANITY LIGHTS:

Maxim Rail LED Vertical in Chrome, Satin Nickel, Black

UNDER CABINET LIGHTING (UPGRADE):

LED Tape with Dimmer/Driver





CAN/DISK LIGHTS:

Recesso Lighting 6" Canless LED Lights

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





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 SPECIFICATOINS WILL BE DETAILED FOR EACH PROJECT BUILT AND INCLUDED IN THE PURCHASE CONTRACT.





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

0

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



STANDARD MASTER TUB:

Fiberglass tub with Surround*



STANDARD SECONDARY TUB:

One Piece Fiberglass Tub & Surround Insert



UPGRADED BATH HARDWARE:

Moen Genta – Matte Black, Brushed Nickel



UPGRADED MASTER TUB:

Freestanding Modern Fiberglass Tub; Optional bubble, lights, jets



UPGRADED SECONDARY TUB:

Fiberglass tub with Surround*









UPGRADED TUB/SHOWER SURROUND:

CRAFT + MAIN; JETCOAT







SLATE





QUARRY

SHALE

WHITE SUBWAY

DRIFTWOOD

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







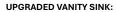
STANDARD VANITY SINK:

Vitreous China Undermount Rectangle (Granite/Quartz)



STANDARD TOILET:

Gerber Avalanche CT 2 Piece Elongated



Vessel Sink – Signature Hardware Hibiscus Round or Rectangle



UPGRADED TOILET:

Toto Aquia II



POWDER PEDESTAL:

Gerber Maxwell



STANDARD BATH HARDWARE:

Harney Clearwater - Chrome





UPGRADED BATH HARDWARE:

Harney Clearwater – Satin Nickel, Matte Black



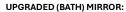






STANDARD (BATH) MIRROR:

42" Tall



Medicine Cabinet

UPGRADED (BATH) MIRROR:

Lighted Mirror











INTERIOR FINISHES:

STANDARD WALL:

Hand Texture



STANDARD WINDOW SURROUND:

No Sills, 4-Way Wrap



STANDARD INTERIOR DOOR:

Hardboard Flush Flat Panel Hollow Core



UPGRADED WALL:

Level 4 Imperfect Smooth



UPGRADED WINDOW SURROUND:

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



UPGRADED INTERIOR DOOR:

Hardboard Flush Flat Panel Solid Core, Stained Wood Flush Panel



STANDARD CEILING:

Level 4 Imperfect Smooth



STANDARD BASEBOARD & CASING:

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



BARN DOOR HARDWARE (PER PLAN):

National Black Hardware







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







STANDARD INTERIOR PAINT:

UPGRADED INTERIOR PAINT:

One Tone, All Satin Sheen

Two Tone/Three Tone











PURE WHITE

ALABASTER

SHOJI WHITE

DRIFT OF MIST

ON THE ROCKS



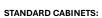




STANDARD CABINETS:

Bellmont Tempo – Matte Grey, Matte White





Matte Horizon - Frax, Grau







FRAX

GRAU

STANDARD CABINETS:

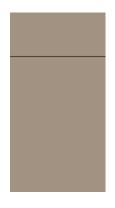
Matte Apex - Matte Black



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 SPECIFICATOINS WILL BE DETAILED FOR EACH PROJECT BUILT AND INCLUDED IN THE PURCHASE CONTRACT.







UPGRADED CABINETS:

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



FIRMA





SILVERPLATE



SILVERMIST



OLYMPIC



PEPPER



CITYSCAPE





TERRA



ROANOKE



HADLEY

UPGRADED CABINETS:

Bellmont Firma/Terra – Grain, Roanoke, Hadley,



UPGRADED CABINETS:

Bellmont Porta – Bianco Matte, Nero Matte

STANDARD KITCHEN BACKSPLASH:

4" Backsplash with Countertop Material



BIANCO MATTE



NERO MATTE

UPGRADED (KITCHEN ONLY) CABINET CROWN MOLDING:

Bellmont 3" LMF Rectangular Flush

UPGRADED KITCHEN BACKSPLASH:

Full Height Backsplash with Countertop Material

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 SPECIFICATOINS WILL BE DETAILED FOR EACH PROJECT BUILT AND INCLUDED IN THE PURCHASE CONTRACT.

UPGRADED KITCHEN BACKSPLASH:

4" X 12" White Subway Tile



POLISHED BRASS

HOME FEATURES





SATIN BRASS

SATIN NICKEL





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







STANDARD FLOORING:

Johnson SPC - Cellar House











BARBERA



NEBBIOLO





PRIMITIVO

SANGIOVESE



CHARBONO







SEMILLON KI

ELBLING

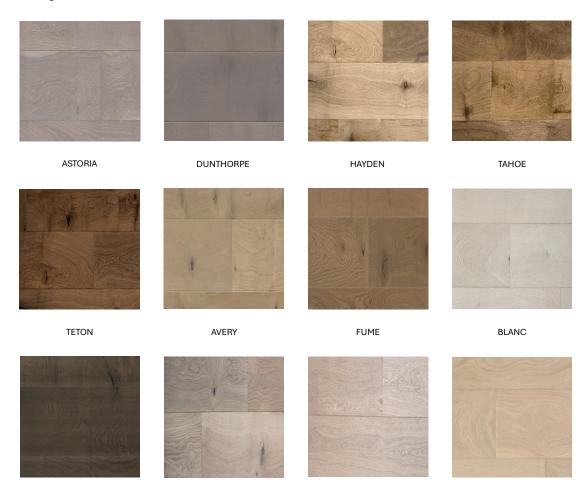
MALVASIA





UPGRADED FLOORING:

Allwood 7" Engineered



CHAMPAGNE SELECT

CASCADE SELECT

UPGRADED TILE FLOORING:

CAVA

Daltile Volume 12"x24"



CHAMPAGNE

SONIC WHITE STEREO GREY





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





APPLIANCES:

STANDARD RANGE:

Whirlpool, GE or equal Stainless 30" Electric or Gas



STANDARD MICROHOOD:

Whirlpool, GE or Equal Stainless 30"



STANDARD DISHWASHER:

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



UPGRADED RANGE:

Kitchen-Aid or Equal Stainless Steel



UPGRADED MICROHOOD:

Kitchen-Aid or Equal Stainless Steel



UPGRADED DISHWASHER:

Kitchen-Aid or Equal Stainless Steel



UPGRADED MICROWAVE:

Kitchen-Aid or Equal Built-in with Trim



UPGRADED HOOD VENT:

Zephyr or Z-Line Stainless



STANDARD REFRIGERATOR:

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







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 sheeted with 7/16" OSB sheeting, glued and nailed and/or stapled as per engineering specifications with double top plates and single bottom plate
- ${}^{\star}\text{Reinforcement blocking for towel racks, toilet paper holders before sheet rock}$

Roof/Truss System

- *Engineered roof trusses with OSB sheeting 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 Barrie

*Tyvek House Wrap – to seal out air and moisture infiltration while allowing structure to "breathe."

to "breathe."

- *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
- *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
- ${}^\star \text{Upgraded Windows: Marvin Essentials, Marvin Elevate, Western Windows}$
- $\hbox{*Vinyl Sliding Glass Door (if plan applicable)}\\$

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
- ${\tt *Upgraded: Thermatru\ Smooth\ Star\ Fiberglass\ Full\ Lite\ Flush\ -Glazed,\ stained\ flush\ panel\ fiberglass,\ stained\ flush\ panel\ wood}$

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

Mechanica

- *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: 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 Miseno 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
- *Nasher 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





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 Bellmont 1300, Tempo: Matte Grey, Matte White
- *Standard Cabinet Bellmont 1300, Horizon: Frax, Grau
- *Standard Cabinet Bellmont 1300, Apex: Matte Black
- *Upgraded Cabinet Bellmont 1600, Veer: White, Silverplate, Silvermist, Olympic,

Pepper, Cityscape

- *Upgraded Cabinet Bellmont 1600, Firma, Terra: Grain, Roanoke, Hadley, Porta
- *Upgraded Cabinet Bellmont 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