

EXTERIORS

SIDING:

STANDARD SIDING:

Horizontal 8" Fiber Cement Textured Lap Siding



UPGRADED SIDING:

Rustic Cedar T&G



UPGRADED SIDING:

Rough Sawn Board and Batten



UPGRADED SIDING:

Corrugated Metal



UPGRADED SIDING:

Wood-look Fiber Cement



SOFFIT/FASCIA:

STANDARD SOFFIT/FASCIA:

Open Eaves – Painted to Match Trim



UPGRADED SOFFIT/FASCIA:

Rough Sawn Plywood



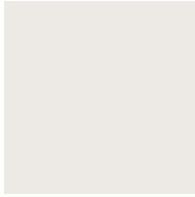
UPGRADED SOFFIT/FASCIA:

T&G Cedar Soffit/Fascia

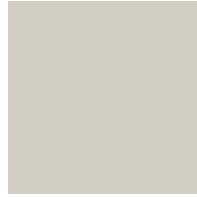


IRONTOWN RESERVES THE RIGHT TO CHANGE OR SUBSTITUTE ANY MATERIALS WITH COMPARABLE PRODUCTS WITHOUT NOTIFICATION. BECAUSE EACH IRONTOWN HOME IS CUSTOM BUILT SOME UPGRADED ITEMS MAY BE SHOWN IN YOUR DESIRED FLOOR PLAN. EXACT SPECIFICATOINS WILL BE DETAILED FOR EACH PROJECT BUILT AND INCLUDED IN THE PURCHASE CONTRACT.

EXTERIOR PAINT:



SNOWBOUND



GOSSAMER VEIL



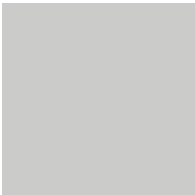
FELTED WOOL



URBANE BRONZE



IRON ORE



PASSIVE



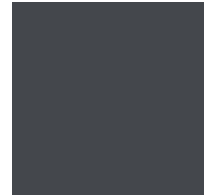
TIN LIZZIE



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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HOME FEATURES

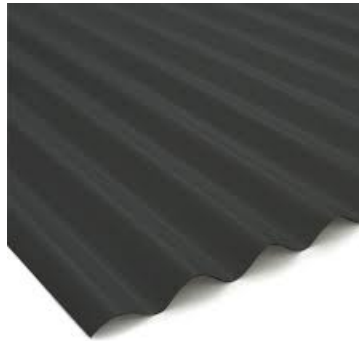
UPGRADED ROOF MATERIAL:

TPO Membrane – White & Grey



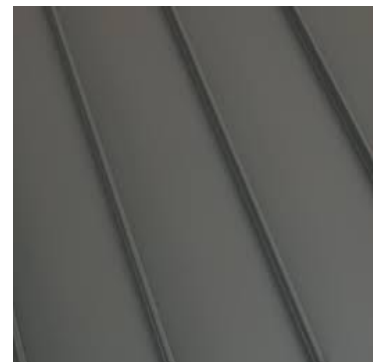
UPGRADED ROOF MATERIAL:

Metal Corrugated



UPGRADED ROOF MATERIAL:

Metal Standing Seam



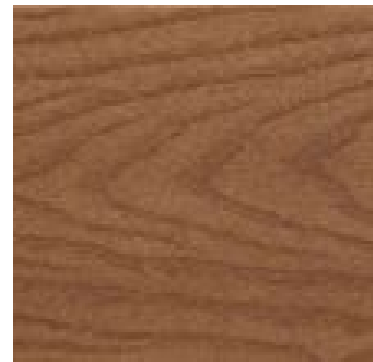
EXTERIOR DECKING:

STANDARD:

Cedar Decking

UPGRADE:

Trex with Concealed Fasteners



EXTERIOR RAILING:

STANDARD RAILING:

Painted Steel Railing



UPGRADED RAILING:

Horizontal Welded Steel



UPGRADED RAILING:

Hog Wire in Wood Frame



UPGRADED RAILING:

Horizontal Steel Cable



WINDOWS (Int/Ext Color):

STANDARD WINDOWS:

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



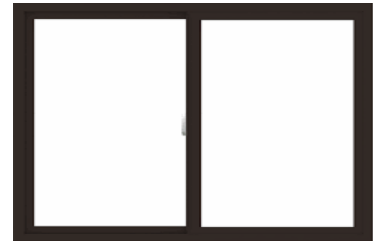
STANDARD WINDOWS:

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



UPGRADED WINDOWS:

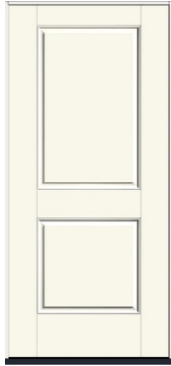
Builder Grade Vinyl Extruded Dual Pane
Low E – Black/White



FRONT DOOR:

STANDARD FRONT DOOR:

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



UPGRADED FRONT DOOR:

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



UPGRADED FRONT DOOR:

Stained Flush Panel Fiberglass/Wood



FRONT DOOR HARDWARE:

STANDARD FRONT DOOR HARDWARE:

Kwikset Balboa Lever –

Satin Nickel, Satin Chrome, Polished Chrome, Matte Black, Venetian Bronze



BALBOA

UPGRADED FRONT DOOR HARDWARE:

Kwikset Henley Handle Set –
Satin Nickel, Matte Black



HENLEY

PATIO DOOR:

STANDARD PATIO DOOR:

Thermatru – Smooth Star Fiberglass Full Lite Flush Glaze



UPGRADED PATIO DOOR:

Marvin Patio Doors



UPGRADED PATIO DOOR:

Marvin Bifold Elevate



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:

Standard Toggle



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:

Maxim Spec LED Bath Light in Black, Polished Chrome, Satin Nickel

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 Outside Wall Light Square Cylinder 3000K



CEILING FANS (UPGRADED):

Minka Aire Java 54” (No Light Kit) in Flat White, Polished Nickel, Brushed Nickel, Coal, Cocoa



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
18G Single Bowl



UPGRADED KITCHEN SINK:

Undermount Stainless Steel
18G Double Bowl



UPGRADED KITCHEN SINK:

Undermount Stainless Steel 18G
Asymmetrical Double Bowl



KITCHEN FAUCET:

STANDARD KITCHEN FAUCET:

Sleek One Handle High Arc – Chrome



UPGRADED KITCHEN FAUCET:

Sleek One Handle High Arc –
Matte Black, Spot Resistant Stainless



BATHROOM FIXTURES:

STANDARD BATHROOM HARDWARE:

Moen, Gibson High Arc - Chrome



UPGRADED BATHROOM HARDWARE:

Moen, Gibson High Arc –
Matte Black, Brushed Nickel



BRUSHED NICKEL

STANDARD MASTER TUB:

Fiberglass Tub – See Surrounds*



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 – See Surrounds*



HOME FEATURES

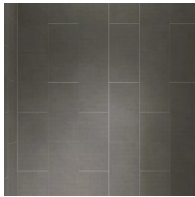
UPGRADED TUB/SHOWER SURROUND:

4"x12" Subway Tile, White

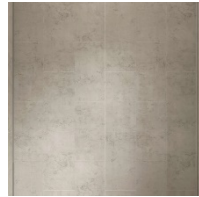


UPGRADED TUB/SHOWER SURROUND:

CRAFT + MAIN; JETCOAT



QUARRY



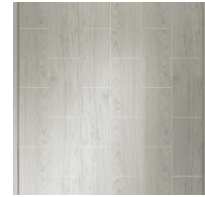
SHALE



SLATE



WHITE SUBWAY



DRIFTWOOD

STANDARD SHOWER PAN:

Fiberglass Shower Pan



UPGRADED SHOWER PAN:

Tile Set Mosaic Curbed 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:

Vitreous China Undermount Oval
(Granite/Quartz)



UPGRADED VANITY SINK:

Vitreous China Undermount Rectangle
(Granite/Quartz)



POWDER PEDESTAL:

Gerber Maxwell



STANDARD TOILET:

Gerber Maxwell 2 Piece Elongated



UPGRADED TOILET:

2 Piece Elongated Comfort Height



BATHROOM HARDWARE:

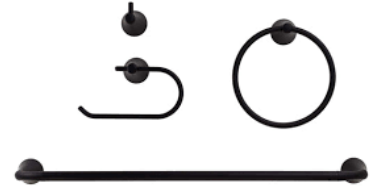
STANDARD BATH HARDWARE:

Harney Duval – Chrome



UPGRADED BATH HARDWARE:

Harney Duval –
Satin Nickel, Matte Black



STANDARD (BATH) MIRROR:

42" Tall



UPGRADED (BATH) MIRROR:

Medicine Cabinet



HOME FEATURES

INTERIOR FINISHES:

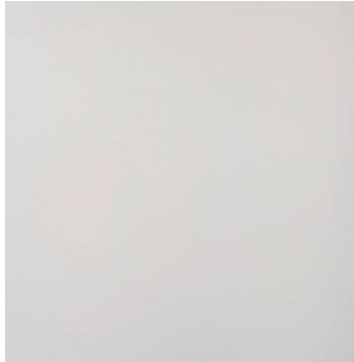
STANDARD WALL/CEILING:

Hand Texture



UPGRADED WALL/CEILING:

Level 4 Imperfect Smooth



STANDARD WINDOWSILLS:

3/4" Wood Painted Sill



UPGRADED WINDOWSILLS:

3/4" Wood Stained Sill



STANDARD BASEBOARD & CASING:

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



UPGRADED BASEBOARD & CASING:

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



STANDARD INTERIOR DOORS:

Masonite Lincoln Park One Panel



UPGRADED INTERIOR DOORS:

Masonite One Panel Square Sticking
Stained Wood



BARN DOOR HARDWARE:

National Black Hardware



STANDARD DOOR HARDWARE:

Kwikset Balboa Lever (Round Rosette) –
Polished Chrome



UPGRADED DOOR HARDWARE:

Kwikset Balboa Lever (Round Rosette) –
Satin Nickel, Matte Black



STANDARD INTERIOR STAIR TREADS:

Carpet (Not Provided)



UPGRADED INTERIOR STAIR TREADS:

Flooring Material

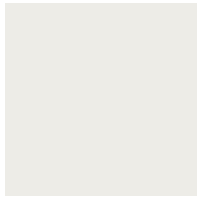


STANDARD INTERIOR PAINT:

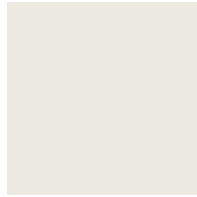
One Tone, All Satin Sheen

UPGRADED INTERIOR PAINT:

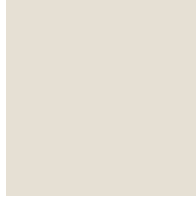
Two Tone/Three Tone



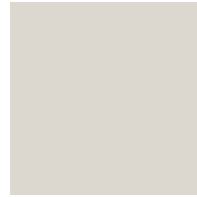
PURE WHITE



ALABASTER



SHOJI WHITE



DRIFT OF MIST



ON THE ROCKS

STANDARD CABINETS:

KCD Premier Shaker –
White, Kodiak, Sand



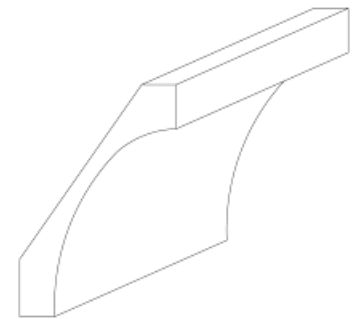
WHITE



KODIAK



SAND



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

KCD 3" Cove Crown Molding

UPGRADED CABINETS:

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



SLATE



MIDNIGHT

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OIL RUBBED BRONZE



MATTE BLACK



DARK PEWTER



POLISHED CHROME



ROSE GOLD



SATIN NICKEL

STANDARD CABINET HARDWARE:

KCD Decorative Hardware –
Colorado Pull

STANDARD COUNTERTOPS:

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



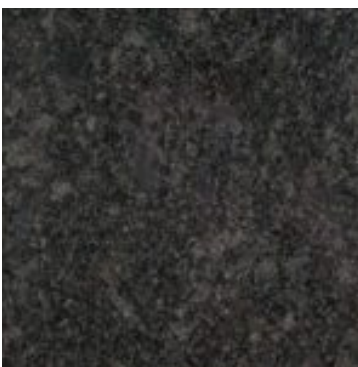
UPGRADED COUNTERTOPS:

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



UPGRADED COUNTERTOPS:

3cm Granite – Luna Pearl, Steel Grey



STANDARD KITCHEN BACKSPLASH:

4” Backsplash with Countertop Material



UPGRADED KITCHEN BACKSPLASH:

4” X 8” White Subway Tile

UPGRADED KITCHEN BACKSPLASH:

Full height backsplash with countertop material

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UPGRADED FLOORING:

Johnson SPC – Skyview



LIGHTNING



CELESTIAL



NIMBUS



MORNING FOG



STORM



CUMULUS



AURORA



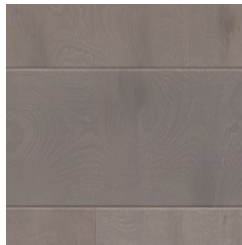
METEOR

UPGRADED FLOORING:

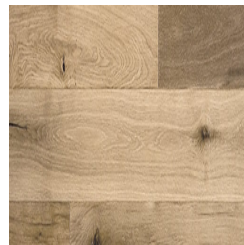
Allwood 7” Engineered



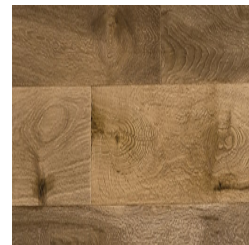
ASTORIA



DUNTHORPE



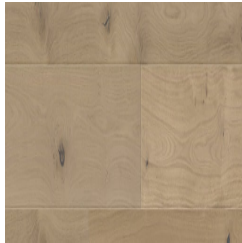
HAYDEN



TAHOE



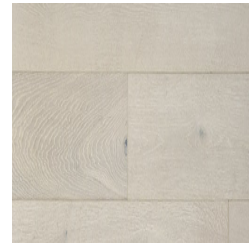
TETON



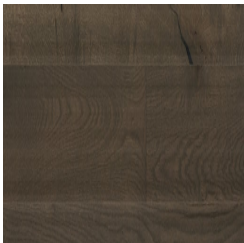
AVERY



FUME



BLANC



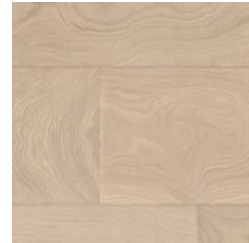
CAVA



CHAMPAGNE



CHAMPAGNE SELECT



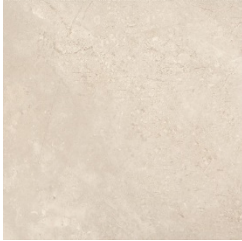
CASCADE SELECT

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HOME FEATURES

UPGRADED TILE FLOORING:

Daltile Affinity 12"x24"



CREAM



BEIGE



GRAY

FIREPLACE (WHERE APPLICABLE):

OPTION A FIREPLACE:

Wood Burning Stove – Osmn 1700 w/
Traditional Legs or Pedestal



OPTION B FIREPLACE:

Pellet Stove – Quadrafire Santa Fe



HOME FEATURES

APPLIANCES:

STANDARD RANGE:

Whirlpool, GE, or Equal -
Black, Stainless 30" Electric



UPGRADED RANGE:

Whirlpool, GE, or Equal -
Black, Stainless 30" Gas



STANDARD MICROHOOD:

Whirlpool, GE, or Equal -
Black, Stainless 30"



STANDARD DISHWASHER:

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



UPGRADED REFRIGERATOR:

36" Whirlpool, GE, or Equal -
Black, Stainless Side by Side with
Water/Ice in Door





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

Decking

- *Composite Decking over open frame deck

Insulation

- *Standard Insulation: Fiberglass Batt R-19 Walls, R-30 Ceiling, R-30 Floor (w/ Crawl)
- *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
- *Upgraded Roof Material: TPO Membrane, Metal Corrugated, Metal Standing Seam
- *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: Marvin Essentials
- *Vinyl Sliding Glass Door (if plan applicable)

Exterior Siding

- *Standard: Horizontal 8" Fiber Cement Textured Lap Siding
- *Upgraded: 1x6 Rustic Cedar TNG, Rough Sawn Board and Batten, Corrugated Metal Vertical or Horizontal, Wood-look Fiber Cement
- *Standard: Open Eaves Painted to match Trim Color
- *Upgraded: Fiber Cement Soffit and Fascia, T&G Cedar Soffit and Fascia

Exterior Doors:

- *Standard: Thermatru – Paint Grade Fiberglass Flush Panel Door
- *Upgraded: Thermatru – Stained Fiberglass Flush Panel Door

SYSTEM FEATURES

Plumbing

- *Vanguard Pex water supply system, sized per home
- *Waste and Vent System: ABS or PVC
- *Standard: 50-gallon Natural Gas/Propane 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, tapped, 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 Hardboard 2 Panel Arch Top
- *Upgraded Paint Grade- Masonite Hardboard 2 Panel Square Top
- *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 13" LED in Satin Nickel, Matte Black
- *Secondary Flush-Mounts: Design Classics 11" LED in Satin Nickel, Matte Black
- *Bathroom Vanities: Maxim Spec LED Bath Light in Black, Polished Chrome, Nickel
- *Upgraded – Ceiling Fan: Mink Aire Java 54" in Flat White, Polished Nickel, Brushed Nickel, Coal, Cocoa
- *Upgraded – Undercabinet Lighting: LED Tape w Dimmer/Driver (requires light rail)
- *Primary Coach Lights: Design Classics Outside Wall Light Square Cylinder 3000K

Plumbing Fixtures

- *Standard Kitchen Sink: Undermount 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 Sleek One Handle High Arc – Chrome
- *Upgraded Kitchen Faucet: Moen Sleek One Handle High Arc – M. Black, Nickel
- *Standard Master Tub: Fiberglass Tub with Apron Front
- *Upgraded Master Tub: Freestanding fiberglass tub; bubble, lights, jets
- *Standard Secondary Tub: One piece fiberglass tub & surround insert
- *Upgraded Secondary Tub: Fiberglass tub with apron front
- *Standard Tub/Shower Surround: Fiberglass insert
- *Upgraded Tub/Shower Surround: Miseno Ready-set
- *Upgraded Tub/Shower Surround: 4"x12" Subway Tile, White
- *Standard Vanity Sink: Vitreous China Undermount Oval (Granite/Quartz)
- *Upgraded Vanity Sink: Vitreous China Undermount Rectangle (Granite/Quartz)
- *Standard Powder Pedestal: Gerber Maxwell
- *Standard Toilet: Gerber Maxwell 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 Trafford Lever, Chrome
- *Upgraded Front Door Hardware: Kwikset Hentley Handleset
- *Standard Interior Door Hardware: Kwikset Balboa Lever (Round), Chrome
- *Upgraded Interior Door Hardware: Kwikset Balboa Lever (Round), Nickel, M. Black
- *Bath Hardware: Harney Duval – Chrome, Satin Nickel, Matte Black

Mirrors/Shower Doors

- *Standard Mirror: 42" Tall
- *Upgraded Mirror: Medicine Cabinet
- *Standard Shower Door: Clear Glass Enclosure with Frame, Chrome
- *Upgraded Shower Door: Clear Glass Enclosure with Frame – M. Black, Satin Nickel

Appliance Package

- *Standard Range: Whirlpool, GE, or Equal Black/Stainless 30" Electric
- *Upgraded Range: Whirlpool, GE, or Equal Black/Stainless 30" Gas
- *Standard Microhood: Whirlpool, GE, or Equal Black/Stainless 30"
- *Standard Dishwasher: Whirlpool, GE, or Equal 24" Black/Stainless Resource-Efficient
- *Upgraded Refrigerator: 36" Whirlpool, GE, or Equal Black/Stainless 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) 2 cm Granite – New Caldonia, Valle Nevada
- *Upgraded Countertops: (Level 2) Granite – New Caldonia, Valle Nevada, Crema Atlantico

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



- *Upgraded Countertops: (Level 3) Granite – Ashen, Steel Grey
 - *Standard Backsplash: 4" Backsplash with countertop material
 - *Upgraded Backsplash: 4"x8" subway Tile
 - *Upgraded Backsplash: Full height backsplash with countertop material
- Floor Coverings**
- *Standard Flooring: Johnson SPC – Skyview
 - *Upgraded Flooring: Allwood Engineered
 - *Upgraded Flooring: Daltile, Affinity 12"x24" – Cream, Beige, Gray