

## EXTERIORS

### SIDING:

#### STANDARD SIDING:

Horizontal 8" Fiber Cement Textured  
Lap Siding



#### UPGRADED SIDING:

Fiber Cement Board and Batten



#### UPGRADED SIDING:

Fiber Cement Shingle

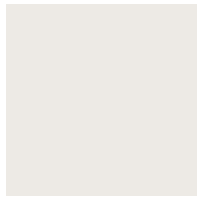


#### UPGRADED SIDING:

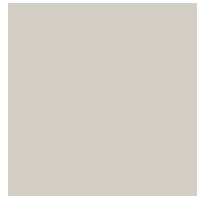
Cedar T&G Horizontal or Vertical



## EXTERIOR PAINT:



SNOWBOUND



GOSSAMER VEIL



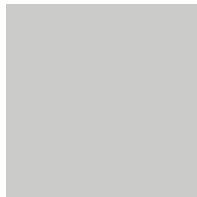
FELTED WOOL



URBANE BRONZE



IRON ORE



PASSIVE



TIN LIZZIE



GIBRALTAR



WEB GRAY



CYBERSPACE

\*\*We recommend making color selections from physical Sherwin Williams paint swatches\*\*

## 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



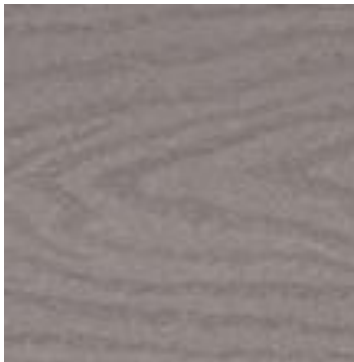
## EXTERIOR DECKING:

### 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

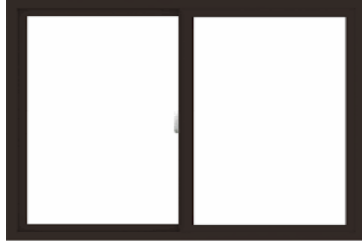


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## WINDOWS (Int/Ext Color):

### 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:

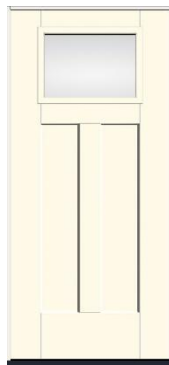
### STANDARD FRONT DOOR (OPT B):

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:

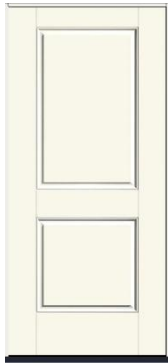
Thermatru – Stained Fiberglass Full Lite Door



## 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:

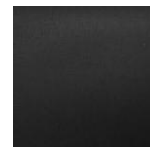


### STANDARD KITCHEN FAUCET:

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

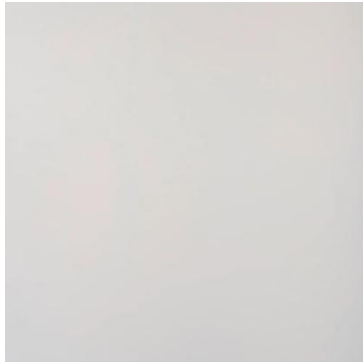


# HOME FEATURES

## INTERIOR FINISHES:

### STANDARD WALL:

Level 4 Imperfect Smooth



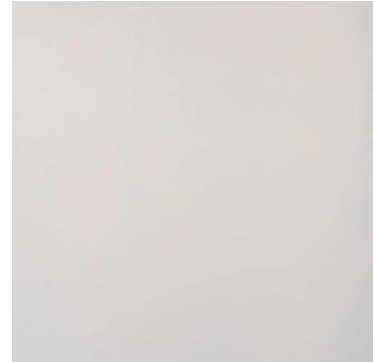
### UPGRADED WALL:

Level 5 Smooth



### STANDARD CEILING:

Level 4 Imperfect Smooth



### STANDARD WINDOW/CASING:

3/4" wood sill



### UPGRADED WINDOW/CASING:

Window Casing



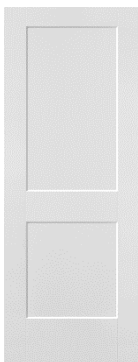
### STANDARD BASEBOARD & CASING:

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

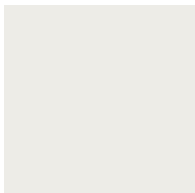


**STANDARD INTERIOR PAINT:**

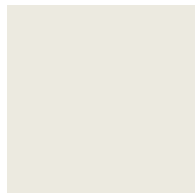
One Tone, All Satin Sheen

**UPGRADED INTERIOR PAINT:**

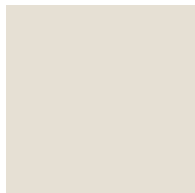
Two Tone/Three Tone



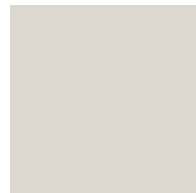
PURE WHITE



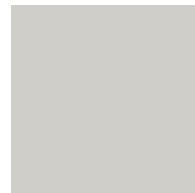
ALABASTER



SHOJI WHITE



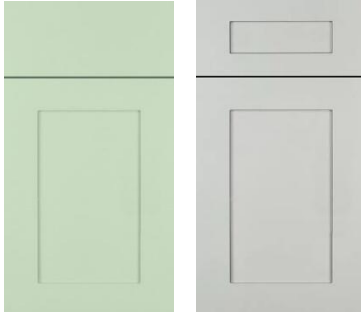
DRIFT OF MIST



ON THE ROCKS

**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



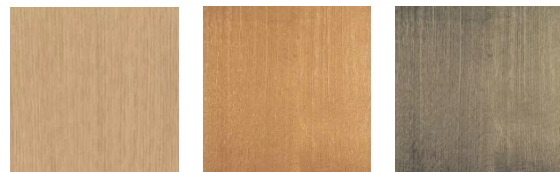
NORDIC

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

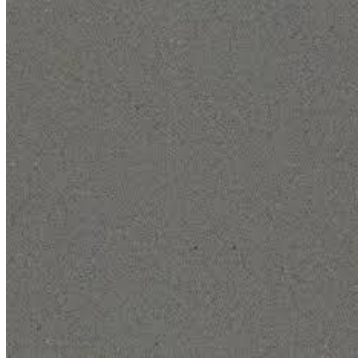


SATIN NICKEL

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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:**

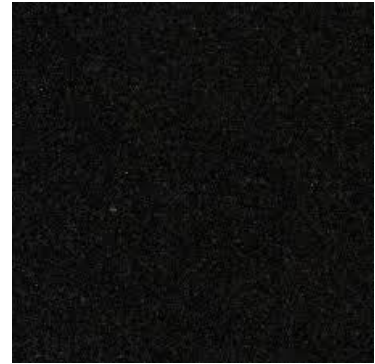
Custom Tile

**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



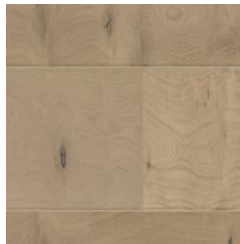
HAYDEN



TAHOE



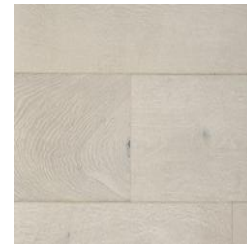
TETON



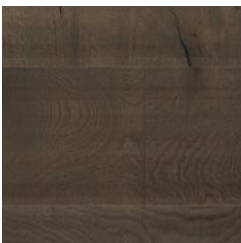
AVERY



FUME



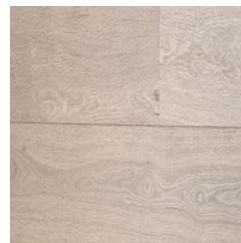
BLANC



CAVA



CHAMPAGNE



CHAMPAGNE SELECT



CASCADE SELECT

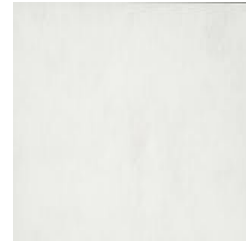
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**UPGRADED TILE FLOORING:**

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



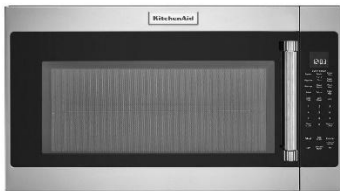
### UPGRADED HOOD VENT:

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





# 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 R-19 Walls, R-30 Ceiling, R-30 Floor (w/ Crawl)
- \*Additional 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) Cat 5E Connections
- \*200-amp service – per plan

### Mechanical

- \*95% AFUE Rheem natural gas forced-air central heating system (multi-module homes)
- \*Electric baseboard heating system (single-module homes)
- \*Hard pipe and flex pipe ventilation system
- \*Main gas line included
- \*Upgraded: PTAC heating and cooling unit
- \*Upgraded: Wall-mounted mini-split heating and cooling system
- \*Upgraded: Split-system air conditioning (multi-module homes)
- \*Upgraded: Ducted cassette mini-split heating and cooling system
- \*Upgraded: Alternative heating and cooling systems available per plan

## 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 Rosete) – 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, Olympick, 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

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



## **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

## **Floor Coverings**

\*Standard Flooring: Johnson SPC – Skyview

\*Upgraded Flooring: Allwood Engineered/Johnson Engineered