

## 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:

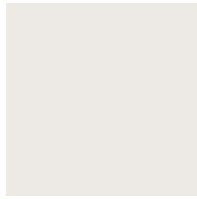
T&G Cedar Soffit/Fascia



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.

# HOME FEATURES

## EXTERIOR PAINT:



SNOWBOUND



GOSSAMER VEIL



FELTED WOOL



URBANE BRONZE



IRON ORE



PASSIVE



TIN LIZZIE



GIBALTAR



WEB GRAY



CYBERSPACE

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

## ROOF MATERIAL:

### STANDARD COMPOSITE SHINGLE:

Lifetime Architectural Asphalt Composite Shingles



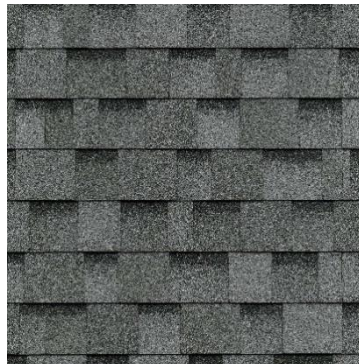
DUAL BLACK



WEATHERED WOOD



CHARCOAL GREY



DUAL GREY



DUAL BROWN

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# HOME FEATURES

**UPGRADED ROOF MATERIAL:**

TPO Membrane – White & Grey



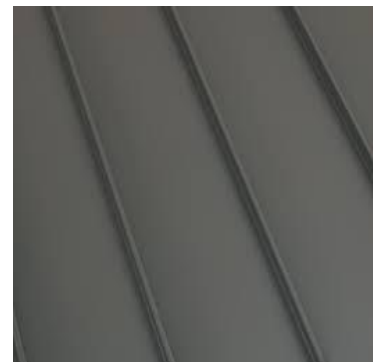
**UPGRADED ROOF MATERIAL:**

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



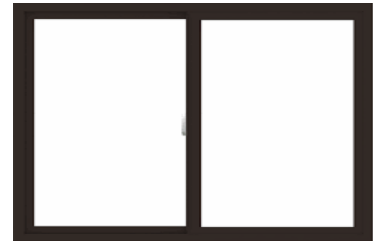
**STANDARD WINDOWS:**

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



**UPGRADED WINDOWS:**

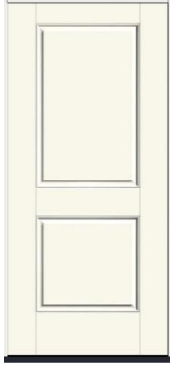
Builder Grade Vinyl Extruded Dual Pane  
Low E – Black/White



## 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:

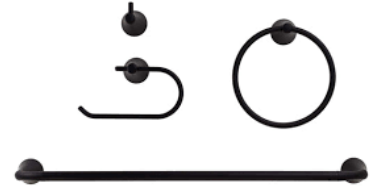
### STANDARD BATH HARDWARE:

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:

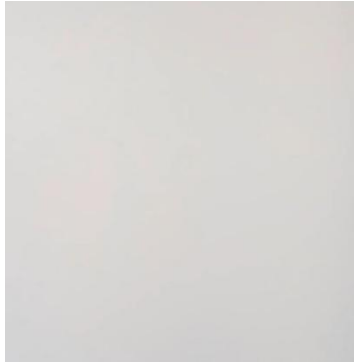
**STANDARD WALL/CEILING:**

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:**

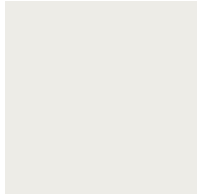
Flooring Material



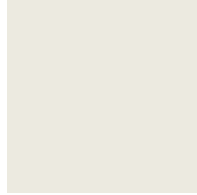
# HOME FEATURES

**STANDARD INTERIOR PAINT:**

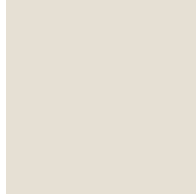
One Tone, All Satin Sheen



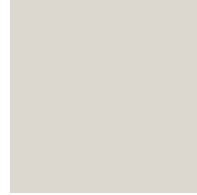
PURE WHITE



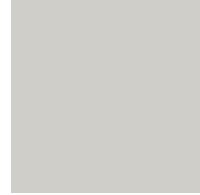
ALABASTER



SHOJI WHITE



DRIFT OF MIST



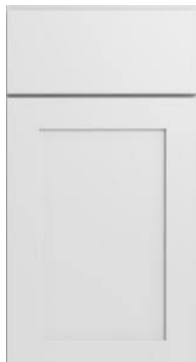
ON THE ROCKS

**UPGRADED INTERIOR PAINT:**

Two Tone/Three Tone

**STANDARD CABINETS:**

KCD Premier Shaker –  
White, Kodiak, Sand



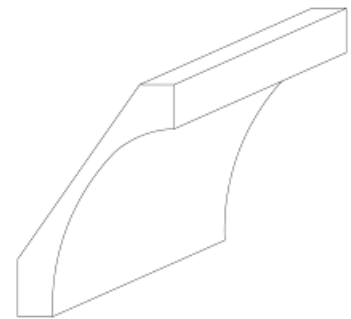
WHITE



KODIAK



SAND



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

KCD 3" Cove Crown Molding

**UPGRADED CABINETS:**

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



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

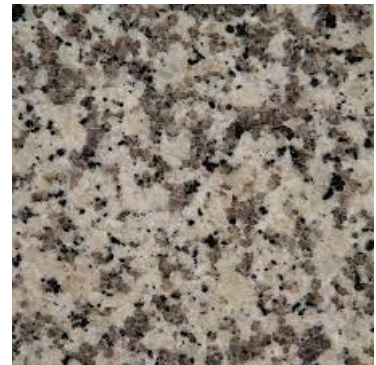
**STANDARD COUNTERTOPS:**

(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



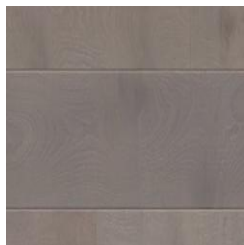
METEOR

**UPGRADED FLOORING:**

Allwood 7” Engineered



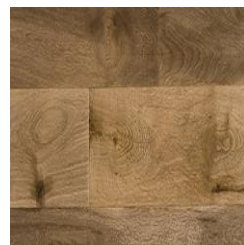
ASTORIA



DUNTHORPE



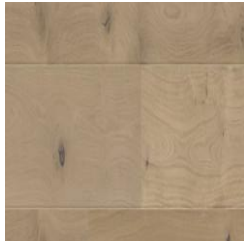
HAYDEN



TAHOE



TETON



AVERY



FUME



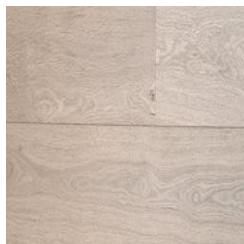
BLANC



CAVA



CHAMPAGNE



CHAMPAGNE SELECT



CASCADE SELECT

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**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 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 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) 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, 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 Henley Handset
- \*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

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# HOME FEATURES



- \*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 Nevado
- \*Upgraded Countertops: (Level 2) Granite – New Caldonia, Valle Nevado, Crema Atlantico
- \*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

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.