

# HOME FEATURES

## EXTERIORS

### SIDING:

#### STANDARD HORIZONTAL SIDING:

Textured Lap Siding Throughout –  
Painted 2 Sherwin Williams Color  
(Trim & Body)



#### UPGRADED BOARD AND BATTEN:

Textured B&B Siding Throughout –  
Painted 1 Sherwin Williams Color

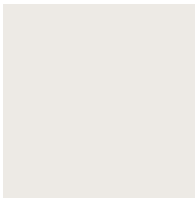


#### UPGRADED BOARD AND BATTEN:

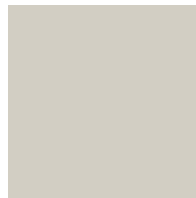
Plywood Sheets with Wood Battens  
Over Top at 16" Spacing.



### EXTERIOR PAINT:



SNOWBOUND



GOSSAMER VEIL



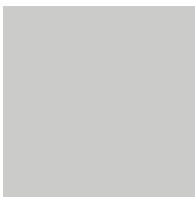
FELTED WOOL



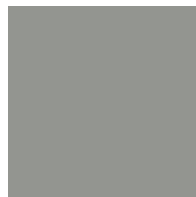
URBANE BRONZE



IRON ORE



PASSIVE



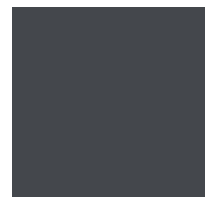
TIN LIZZIE



GIBRALTAR



WEB GRAY



CYBERSPACE

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

IRONTOWN RESERVES THE RIGHT TO CHANGE OR SUBSTITUTE ANY MATERIALS WITH COMPARABLE PRODUCTS WITHOUT NOTIFICATION.  
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## ROOF MATERIAL:

### STANDARD COMPOSITE SHINGLE:

Lifetime Architectural Asphalt  
Composite Shingles



DUAL BLACK



WEATHERED WOOD



CHARCOAL GREY



DUAL GREY



DUAL BROWN

## SOFFIT/FASCIA:

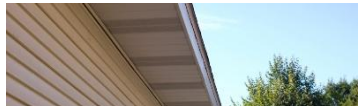
### STANDARD SOFFIT/FASCIA:

Open Eaves Painted to Match Trim



### UPGRADED SOFFIT/FASCIA:

Aluminum Soffit/Fascia



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## EXTERIOR DECKING:

### STANDARD:

Trex Enhance with  
Exposed Fasteners

### UPGRADE:

Trex Enhance with  
Concealed Fasteners



BEACH DUNE



SADDLE



CLAM SHELL



FOGGY WARF



ROCKY HARBOR



TOASTED SAND



COASTAL BLUFF

## EXTERIOR RAILING:

### STANDARD RAILING:

Painted Steel Railing, Black or White



### UPGRADED RAILING:

White Vinyl Railing



### UPGRADED RAILING:

Composite Railing



## WINDOWS (Int/Ext Color):

### STANDARD WINDOWS:

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



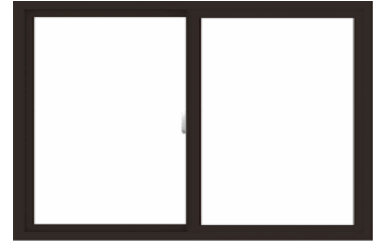
### STANDARD WINDOWS:

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



### UPGRADED WINDOWS:

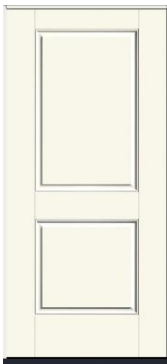
Builder Grade Vinyl Extruded Dual Pane  
Low E – Black/Black or Other Colors



## FRONT DOOR:

### STANDARD FRONT DOOR:

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



## PATIO DOOR:

### STANDARD PATIO DOOR:

Thermatru Smooth Star Fiberglass  
Full Lite (S140 or S8140)



## FRONT DOOR HARDWARE:

### STANDARD FRONT DOOR HARDWARE:

Kwikset Hancock Knob –  
Polished Chrome, Nickel, Matte Black

### OPTIONAL FRONT DOOR HARDWARE:

Harney Hardware Callista –  
Chrome, Satin Nickel, Matte Black



CHROME

NICKEL

BLACK

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# HOME FEATURES

## ELECTRICAL/LIGHTING

### SWITCH:

Decora



### 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:

Design Classics Vashon Bathroom Light w/Cylinder; Satin White Glass in Matte Black, Satin Nickel, Chrome

### 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 Tolman Powder Coated Black



### CEILING FANS (UPGRADED):

Minka Aire Vital 44" LED in Flat White, Coal, Oil Rubbed Bronze



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# 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:

Drop-In Stainless Steel 18G Single Bowl



#### UPGRADED KITCHEN SINK:

Drop-In Stainless Steel 18G Double Bowl



#### UPGRADED KITCHEN SINK:

Drop-In Stainless Steel 18G Asymmetrical Double Bowl



### KITCHEN FAUCET:

#### STANDARD KITCHEN FAUCET:

Moen Chateau One Handle with Side Sprayer - Chrome



#### UPGRADED KITCHEN FAUCET:

Camarist One Handle Pullout – Chrome, Spot Resistant Stainless



## BATHROOM FIXTURES:

### STANDARD BATHROOM HARDWARE:

Chateau - Chrome



### UPGRADED BATHROOM HARDWARE:

Banbury -  
Chrome, Brushed Nickel



BRUSHED NICKEL

### STANDARD TUB:

One Piece Fiberglass Tub  
& Surround Insert



### UPGRADED TUB:

Fiberglass Tub - See Surrounds\*



### UPGRADED TUB/SHOWER SURROUND:

CRAFT + MAIN; JETCOAT



QUARRY



SHALE



SLATE



WHITE SUBWAY



DRIFTWOOD

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**STANDARD SHOWER PAN:**

Fiberglass Shower Pan



**UPGRADED SHOWER PAN:**

Tile Set Mosaic 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:**

Drop-In Oval (Granite/Quartz)



**UPGRADED VANITY SINK:**

Vitreous China Undermount Oval  
(Granite/Quartz)



**POWDER PEDESTAL:**

Gerber Maxwell



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**STANDARD TOILET:**

Gerber Maxwell 2 Piece Elongated



**UPGRADED TOILET:**

2 Piece Elongated Comfort Height



## BATHROOM HARDWARE:

**STANDARD BATH HARDWARE:**

Harney Austin – Chrome or Satin Nickel



**STANDARD (BATH) MIRROR:**

36" Tall



**UPGRADED (BATH) MIRROR:**

Medicine Cabinet



# HOME FEATURES

## INTERIOR FINISHES:

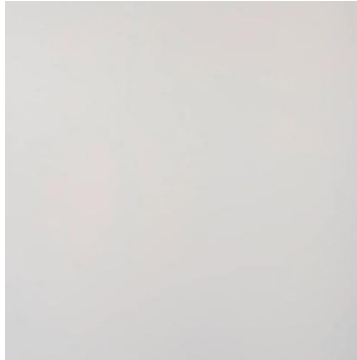
### STANDARD WALL:

Hand Texture



### UPGRADED WALL:

Level 4 Imperfect Smooth



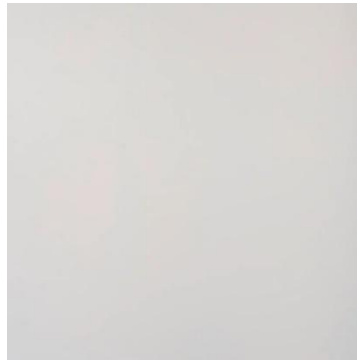
### STANDARD CEILING:

Hand Texture



### UPGRADED CEILING:

Level 4 Imperfect Smooth



### STANDARD WINDOWSILLS:

No Sills, 4-Way Wrap



### UPGRADED WINDOWSILLS:

¾" Wood Painted Sill



### STANDARD BASEBOARD & CASING:

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



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## UPGRADED INTERIOR DOORS:

Masonite Hardboard 2 Panel Square Top  
Hollow Core



## UPGRADED INTERIOR DOORS:

Masonite Hardboard 2 Panel Square Top  
Solid Core



## BARN DOOR HARDWARE (PER PLAN):

National Black Hardware



## STANDARD DOOR HARDWARE:

Kwikset Hancock Knob –  
Polished Chrome



## UPGRADED DOOR HARDWARE:

Kwikset Hancock Knob –  
Satin Nickel, Matte Black



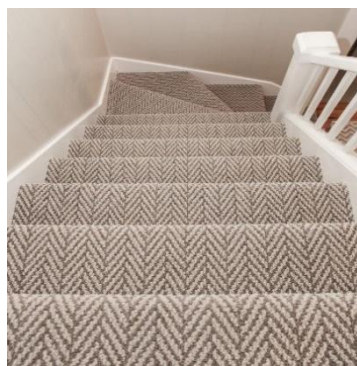
## INTERIOR HAND RAILINGS:

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



## STANDARD INTERIOR STAIR TREADS:

Carpet (Not Provided)



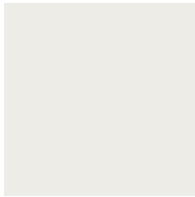
## UPGRADED INTERIOR STAIR TREADS:

Flooring Material

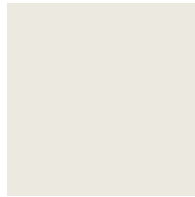


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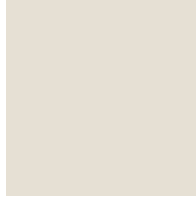
# HOME FEATURES



PURE WHITE



ALABASTER



SHOJI WHITE



DRIFT OF MIST



ON THE ROCKS

## STANDARD INTERIOR PAINT:

One Tone, All Satin Sheen

## UPGRADED INTERIOR PAINT:

Two Tone/Three Tone

## STANDARD CABINETS:

KCD Premier Shaker –  
White, Kodiak, Sand



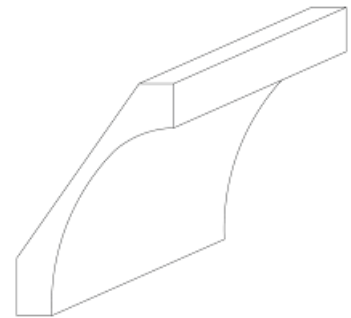
WHITE



KODIAK



SAND



## UPGRADED (KITCHEN ONLY) CABINET CROWN MOLDING:

KCD 3" Cove Crown Molding

## UPGRADED CABINETS:

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



GRAY



BRIGHT WHITE



SLATE



MIDNIGHT

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# HOME FEATURES



## STANDARD CABINET HARDWARE:

5" Bar Pulls



OIL BRUSHED BRONZE



MATTE BLACK



DARK PEWTER



POLISHED CHROME



ROSE GOLD



SATIN NICKEL

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## STANDARD COUNTERTOPS:

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

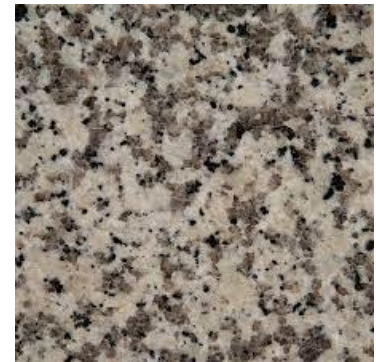


## UPGRADED COUNTERTOPS:

Wilsonart Laminate – Colors Upon  
Request

## UPGRADED COUNTERTOPS:

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



## UPGRADED COUNTERTOPS:

2cm Quartz – Frost, Steel, White Sand



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## STANDARD KITCHEN BACKSPLASH:

4" Backsplash with Countertop Material



## UPGRADED KITCHEN BACKSPLASH:

3" X 6" White Subway Tile



## STANDARD FLOORING:

Johnson SPC – Cellar House



BARBERA



NEBBIOLO



CARIGNAN



SANGIOVESE



CHARBONO



DOLCETTO



GRENACHE



PRIMITIVO



SEMILLON



KERNER



ELBLING



MALVASIA

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## UPGRADED FLOORING:

Allwood 7" Engineered



ASTORIA



DUNTHORPE



HAYDEN



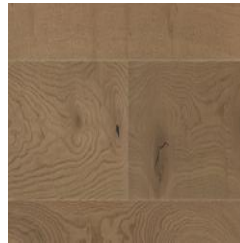
TAHOE



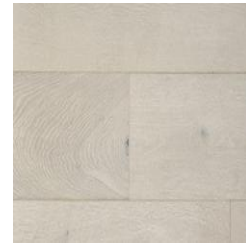
TETON



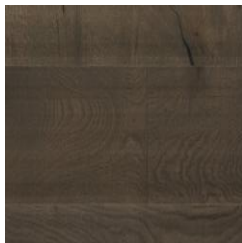
AVERY



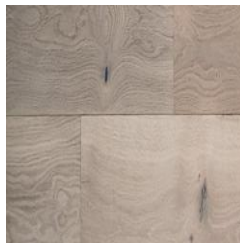
FUME



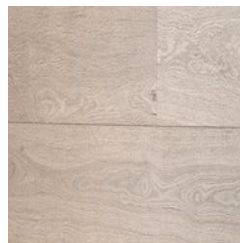
BLANC



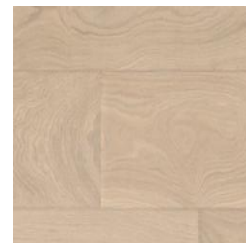
CAVA



CHAMPAGNE



CHAMPAGNE SELECT



CASCADE SELECT

## UPGRADED TILE FLOORING:

Daltile Advantage 12"x24"



OFF WHITE



LIGHT BEIGE



LIGHT GRAY

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## FIREPLACE (WHERE APPLICABLE):



**FIREPLACE:**

36" Napoleon Ascent with Log Set

**FIREPLACE SURROUND & MANTLE:**

Stone Surround with Coordinating Hearthstones Mantle  
OR 4"x8" Smooth Cedar Beam

# HOME FEATURES

## APPLIANCES:

### STANDARD RANGE:

Whirlpool, GE, or Equal -  
Black 30" Electric



### UPGRADED RANGE:

Whirlpool, GE, or Equal -  
Black 30" Gas



### STANDARD MICROHOOD:

Whirlpool, GE, or Equal – Black 30"



### STANDARD DISHWASHER:

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



### UPGRADED REFRIGERATOR:

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



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## FRAMING STRUCTURE

### Floor System

- \*Engineered rim joist with TJI Engineered floor joists.
- \*Underlayment sheathing of ¾" tongue-in-groove OSB, glued and nailed

### Wall System

- \*Standard: 8' interior ceiling height
- Upgraded: 9' or 10' ceiling height (may require roof trusses be shipped separately)
- \*2"x6" Exterior
- \*2"x4" Interior with 2"x6" interior plumbing walls
- \*Exterior walls sheathed with 7/16" OSB sheathing, glued and nailed and as per engineering specifications with top and bottom plates
- \*Reinforcement blocking for towel racks, toilet paper holders, etc

### Roof/Truss System

- \*Engineered roof trusses with OSB sheathing to 30 lb. PSF Live load std.
- \*5/12 pitch roof system with cap trusses per plan
- \*Eave overhang: 12" with 12" on gable ends and 2"x6" fascia. Gable roof.
- Upgraded: higher pitch, extended eaves, higher snow loads, per plan.

## EXTERIOR FEATURES

### Railings

- \*Standard: Painted Steel Railing, Black or White per plan
- \*Upgraded: White Vinyl Railing, Composite Railing

### Decking

- \*Composite Decking over open frame deck

### Insulation

- \*Standard Insulation: Fiberglass R-21 Walls, R-30 Ceiling, R-30 Floor (w/ Crawl)
- \*Upgraded Insulation: Additional Fiberglass as available, 1", R-5 Exterior Foam Board, Closed-Cell Foam as required by engineering

### Weather Barrier

- \*Impregnated weather resistive barrier sheathing – Zip System or equal

### 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: Builder Grade Vinyl Extruded Dual Pane Low E White/White or Taupe/Taupe
- \*Upgraded: Builder Grade Vinyl Extruded Dual Pane Low E - Black/Black or other colors

### Exterior Siding

- \*Standard: Fiber Cement (mild climate) Textured Lap Siding
- \*Upgraded: Painted – Smooth Fiber Cement lap, Board & Batten, Stained – RS Plywood Sheets with Wood Battens, LP Smartside (cold climate) textured lap siding
- \*Standard: Open Eaves Painted to Match Trim Color
- \*Upgraded: aluminum, painted fiber cement or wood soffit and fascia

### Exterior Doors

- \*Standard: Thermatru Smooth Star Fiberglass full lite (\$140 or \$8140)
- \*Upgraded: Thermatru Smooth Star Fiberglass 2 Panel Square Top (\$220 or \$8200)

## SYSTEMS FEATURES

### Plumbing

- \*Pex water supply system, sized per home
- \*Waste and Vent System: ABS or PVC
- \*Standard: 50 Gallon Natural Gas Water Heater
- \*Upgraded: 30-gal, 40-gal, 50-Gallon Electric Tank
- \*Upgraded: Hybrid Electric Tank, tankless gas/propane (as allowed by code)

### Electrical

- \*12- and 14-gauge copper wiring
- \* (2) Cat 5E Connections
- \*200 amp service – per plan w/ disconnect
- Upgrade: meter base

### 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
- \*Bath Exhaust fans - no light
- \*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: Elec Radiant floor comfort heat (tile), hydronic warmboard system (whole house)

## 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: Skip Trowel Wall Texture
- \*Upgraded Ceiling Texture: Level 4 Imperfect Smooth

### Interior Trimwork

- \*Standard Paint Grade – Masonite Interior Doors, Hardboard 2 Panel Arch Top
- \*Upgraded Paint Grade – Masonite Interior Doors, Hardboard 2 Panel Square Top

- \*Paint Grade – 3" MDF Flat Stock Square Edge Door Casing

- \*Paint Grade - 5" MDF Flat Stock Square Edge Baseboard

- \*Paint Grade – 2" Wood Stair Handrail

### Paint

- \*Single Tone Paint VOC Paint
- \*All walls, doors, trim work, ceilings are painted the single color, 1 coat of primer, 2 coats of color
- Upgrade: 2 tone or 3 tone interiors (no accent walls)

### Light Fixtures

- \*Outlets/Switches – Standard Toggle
- Upgrade: Rocker Switches
- \*Disk Lights – Recesso Lighting 6" Canless LED Lights – 4 or 6 in kitchen (per plan), plus disk at kit sink. Walk-in closets
- Upgrade: shower disk light
- \*Primary Flush-Mounts: Design Classics 13" LED in Stain Nickel, Matte Black
- \*Secondary Flush-Mounts: Design Classics 11" LED in Satin Nickel, Matte Black
- \*Bathroom Vanities: Design Classics Vashon Bathroom Light with Cylinder Satin White Glass in Matte Black, Satin Nickel, Chrome
- \*Upgraded – Ceiling Fan: Minka Aire Vital 44" LED in Flat White, Coal, Oil Rubbed Bronze w/ or w/o light kit, ceiling fan pre-wire w/ fan control switch
- \*Upgraded – Undercabinet Lighting: LED Tape with Dimmer/Driver
- \*Primary Coach Lights – Design Classics Tolman Powder Coated Black Wall Light – 1 per ext door
- Upgrade: ext flood, ext outlets (2 included per code)

### Plumbing Fixtures

- \*Standard Kitchen Sink – Drop-in 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 Chateau One Handle w/ Side Sprayer, Chrome
- \*Upgraded Kitchen Faucet – Banbury One-Handle Pullout, Chrome & Spot Resistant Stainless Steel
- \*Standard Tub – One Piece Fiberglass Tub & Surround Insert
- \*Upgraded Tub – Fiberglass Tub with Apron Front
- \*Standard Shower Pan – Fiberglass Shower Pan
- \*Upgraded Shower Pan – Tile Set Mosaic Shower Floor
- \*Standard Tub/Shower Surround – Fiberglass Insert
- \*Upgraded Tub/Shower Surround – CRAFT + MAIN – per plan, Tile
- \*Standard Vanity Sink: Vitreous China Drop-in Oval
- \*Upgraded Vanity Sink: Vitreous China Undermount Oval (Granite/Quartz)
- \*Powder Pedestal – Gerber Maxwell
- \*Standard Toilet: Gerber Maxwell 2 Piece Elongated
- \*Upgraded Toilet: Gerber Maxwell 2 Piece Elongated Comfort Height
- \*Washer Shutoff Box with Laundry Drain
- \*Ice Maker Supply Line to Fridge Location with Shut Off
- \*Exterior Hose Bibs – 1 included

### Hardware

- \*Standard Front Door Hardware: Harney Hardware Callista – Chrome, Satin Nickel, Venetian Bronze
- \*Upgraded Front Door Hardware: Harney Hardware Callista Handleset – Chrome, Satin Nickel, Black, Venetian Bronze
- \*Standard Interior Door Hardware: Kwikset Hancock Knob – Polished Chrome, Satin Nickel, Matte Black
- \*Bath Hardware: Harney Austin – Chrome or Satin Nickel

### Mirrors/Shower Doors

- \*Standard Mirror: 36" Tall
- \*Upgraded Mirror: Medicine Cabinet – surface or recessed, w/ or w/o light
- \*Standard Shower Door: Clear Glass Enclosure with Frame – Chrome (Shower Only)
- \*Upgraded Shower Door: Clear Glass Enclosure with Frame – Matte Black, Satin Nickel

### Appliance Package

- \*Standard Range: Whirlpool, GE, or Equal Black 30" Electric, 24" for 400 sf and smaller
- \*Upgraded Range: Whirlpool, GE, or Equal Black 30" Gas, 24" for 400 sf and smaller
- \*Standard Microhood: Whirlpool, GE, or Equal Black 30", 24" for 400 sf and smaller
- \*Standard Dishwasher: Whirlpool, GE, or Equal 24" Black Resource-Efficient, optional in 400 sf and smaller.
- \*Upgraded Refrigerator: 36" Whirlpool, GE, or Equal Black Side-by-Side with Water/Ice in Door, 30" in 400 sf and smaller, Per plan

### 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) 2cm Granite – New Caledonia, Valle Nevada
- \*Upgraded Countertops: (Level 2) 3cm Granite – New Caledonia, Valle Nevada, Crema Atlantico
- \*Upgraded Countertops: 2 cm Quartz – Frost, Steel, White Sand
- \*Upgraded Countertops: Wilsonart Laminate
- \*Standard Backsplash: 4" Backsplash with countertop material
- \*Upgraded Backsplash: 3"x6" White Subway Tile

### Floor Coverings

- \*Standard Flooring: Johnson SPC – Coffee House throughout
- \*Standard mech room – Stone-look sheet vinyl grey
- \*Upgraded Flooring: Allwood Engineered

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.