



SPECIFICATIONS & OPTIONS

(Specs will vary for *FASTTRACK* Plans)

Many of the materials we use are well known national companies. We have provided many of their website links if you would like to research them further.

Standard Floors:

- Engineered Micro lam LVL rim joist with 9 ½" TJI engineered floor joists, 16" on center ([iLevel TJI Floor System](#))
- Underlayment Sheeting 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

Standard Walls:

- 8' interior ceiling height
- 2"x6" Exterior , 8' high, 16" on Center
- 2"x4" Interior , 8' high, 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
- 2"x 10" Headers extending 6" on each side of window for backing of window treatments
- Door and opening headers double 2"x10" DF on bearing walls
- Reinforcement blocking for towel racks, toilet paper holders before sheet rock

Standard Roof/Truss System:

- Engineered roof trusses with 5/8" OSB sheeting to 30 lb. PSF Live load.
- 3/12 roof pitch.
- Eave overhang: 12" with 12" on gable ends and 2"x6" fascia. Gable roof standard.

Structural Upgrade Options: (These are some common upgrades, but any customization can be done.)

- Engineered Floor Trusses
- 5/12 , 6/12 , 7/12 , 8/12 , Flat
- Hinge truss or Cap truss
- 24" eave overhang
- Hinged eaves
- Hip roof, dormers or extra gables
- Live Snow Load
- 9' ceilings, 10' ceilings, vaulted or cathedral ceilings.
- Tray or Coffered Ceilings
- Reinforcement blocking for handicapped bars in bathroom walls

EXTERIOR FEATURES:

Standard Insulation:

- Corning: R-38 blown-in in ceilings, R-19 batts in the exterior walls, R-19 batts in the floor (www.owenscorning.com)



Standard Vapor Barrier:

- Tyvek House Wrap - to seal out air and moisture infiltration while allowing structure to "Breathe" (www.tyvek.com)



Standard Roof Cover:

- Impregnated Felt: 15# Tamko UL Felt or equivalent
- Ice & Water Shield: Tamko Moistureguard Plus or equivalent
- Shingles: GAF *Timberline Natural Shadow* 30 year Warranty Architectural Shingle (Asphalt Composite) or equal, 100 mph wind tolerance (www.gaf.com)
- Turtle vents: Standard: Contractors Choice
- Drip Edge: Standard: White aluminum 90 degrees

Standard Windows:

- White extruded Vinyl Dual Pane Insulated Units with Energy Efficient Low- E Glass (www.cascadewindows.com)
- Standard styles are Horizontal Sliders or Fixed Picture
- White Color
- Vinyl Sliding Glass Door (if plan applicable)



Standard Exterior Siding:

- Norandex Woodsman Select Premium Vinyl siding with Lifetime Fade Warranty (www.norandex.com)
- 4" or 5" available
- Lap or Dutch Lap Style available
- Facia & Soffit: White Aluminum vented



Standard Exterior Doors:

- Steel Insulated 6 panel Doors by Thermo-Tru with deadbolt & locksets by Kwikset - Hancock Knob.
- (www.thermo-tru.com - www.kwikset.com)



Exterior Upgrades: (These are some common upgrades, but any customization can be done.):

- R-38 Insulation double batts in the ceiling
- R-22 Insulation Blown in Exterior Walls
- R-50 Insulation Blown in or Cellulose
- Roofing materials: 40 year or Lifetime Asphalt, Metal Roofing, Cedar Shake, Tile
- Decorative Window Styles: Single Hung, Casements, Awning windows
- Color Upgrades: Almond or Clay
- Wood Windows with Aluminum or Vinyl Clad
- Upgraded Brands: Pella, Sierra Pacific, JeldWen, Marvin, Andersen, etc.
- Various Grid Patterns (Standard or Prairie)
- French Doors (Grids and internal blind options)
- Siding Options: Cement Board Siding (Hardie or Certainteed), Stone Facia, Log Veneer, Cedar Siding Onsite Stucco, Onsite Brick, etc.
- Colored Facia & Soffit & Drip Edge

SYSTEMS FEATURES:

Standard Plumbing:

- Vanguard Pex water supply system, sized per home (www.vanguard.ca)
- ABS Waste and Vent System
- 40 Gallon Natural Gas Water Heater by Rheem Guardian Professional or Rheem Fury (waterheating.rheem.com)



Standard Electrical:

- 2 phone jacks and 2 cable TV outlet jacks
- 12 gauge wire throughout with 14 gauge wire for Smoke Detectors only
- 8 gauge for A/C (Optional) & Range
- 10 gauge for Dryer
- Telephone cable: Cat 5E
- Cable/Satellite: RG-6
- 800-1600 s.f. house- 125 amp. Standard service
- 1600+ s.f. house- 200 amp Standard service
- Meter Base and Breaker Panel by Square D, Cutler Hammer, GE or Siemens



Standard Mechanical:

- 80% Efficiency forced air natural gas central heating system by Rheem (www.rheem.com or click on logo below)
- Hardpipe and Flexpipe ventilation system
- Main Gas Line included.



Systems Upgrades: (These are some common upgrades, but any customization can be done.)

- Tankless Water Heater
- Vanguard MANABLOC Control Panel ([MANABLOC System](#))
- 50 - 75 Gallon Water Heater
- Propane or Electric Water Heater in various capacities
- In house fire sprinkler systems
- Surround Sound Speaker Wiring
- Programmable lighting system
- Additional Plugs, TV Jacks, Phone Jacks
- Leviton "Smart Panel" (Centralized Control for security, phone, data, networking , etc. -(www.leviton.com)
- "Future Proof" with conduit to all plugs for future wiring changes
- Carbon Monoxide Detector hard wired into smoke detectors
- 90% Efficiency forced air natural gas HVAC system
- Propane Furnace conversion
- Complete A/C system
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INTERIOR FEATURES:

Standard Drywall:

- ½" Gypsum drywall at ceiling lids and walls, glued on ceilings and exterior walls, with greenboard in wet areas
- Nailed/screwed, taped, floated
- Texture: Light orange peel on walls with French Lace knock-down texture on ceiling
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Standard Interior Trimwork:

- Paint Grade - Masonite interior doors- Hollowcore 6 panel or 2 panel arch (www.masonite.com) or click on logo below.
- Doorknob - Kwikset - Hancock knob (Brushed nickel)
- Paint Grade - 3" Colonial molded door casing
- Paint Grade - 5" Colonial molded door baseboard
- Painted Wooden MDF Window Sills with trim-out



Standard Paint:

- Single Tone Paint - Behr Builders Spec - Semi Gloss - Color: Swiss Coffee
- All walls, doors, trimwork, ceilings are painting the single color, 1 coat of primer, 1 coat of color.

Standard Light Fixtures: [See Standard Light Package](#)

Standard Plumbing Fixtures: [See Standard Plumbing Fixture Package](#)

Standard Hardware: [See Standard Hardware Package](#)

- Kwikset Hancock Knob
- Towel bars and Toilet Paper Holders
- Full sheet 1/4" wall mounted mirrors. Size determined by cabinetry.

Standard Appliance Package: [See Standard Appliance Package](#)

- 30" Electric freestanding, manual clean range (220amp plug provided at range)
- 30" Dishwasher with 2 arms
- 30" Ductless Vent Hood over the range
- Any appliances can be upgraded, we provide any brand.

Standard Cabinets: Beautiful cabinetry provided by Quality Craft.

- 31" upper cabinet, Solid face frame cabinets
- "Chateau" Square Picture-Frame Style with Flat Center
- Oak or Knotty Alder
- Natural "Clear" Finish
- 3" Crown Molding along top of cabinets
- To view upgraded options visit www.qualitycraftww.com or click on logo below.



Standard Countertops:

- Wilsonart Laminate tops with wood beveled edge (www.wilsonart.com)
- Wilsonart HD and Wilsonart HD Laminate beveled edge are an upgrade.

Standard Floor coverings:

- Vinyl Flooring in Wet Areas and by exterior doors - Armstrong (Initiator series) www.armstrong.com
- Carpet in Balance of house, one color, with 7/16" 6 lb. rebond pad - Shaw or Mohawk.

Interior Upgrades: Any upgrade you wish with the interior features can be provided.

Note: Specifications are subject to change or comparable substitutions made without notification.. Because each Irontown Home is custom built some standard items and upgrade items may be included in the plan. Exact specifications will be detailed for each project built and included in the purchase contract.