



STANDARD HOME FEATURES

FRAMING STRUCTURE:

Floor System:

Engineered rim joist with 9 ½" TJI engineered floor joists, 16" on center
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

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 sheathed with 7/16" OSB sheathing, glued and nailed and/or stapled as per engineering specifications with double top plates and single bottom plate
2"x 10" Headers extending on each side for window treatment backing
Reinforcement blocking for towel racks, toilet paper holders before sheet rock

Roof/Truss System:

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

EXTERIOR FEATURES:

Insulation:

Coming: R-38 blown-in in ceilings, R-19 batts in the exterior walls, R-30 batts in floor

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
Shingles: 30 year Architectural Shingle- Asphalt Composite
Turtle vents: : Contractors Choice
Drip Edge: : White aluminum 90 degrees

Windows:

White extruded Vinyl Dual Pane Insulated Units with Energy Efficient Low- E Glass styles are Horizontal Sliders or Fixed Picture (per plan)

White Color

Vinyl Sliding Glass Door (if plan applicable)

Exterior Siding:

Town Square Deluxe Vinyl 5" Lap Siding with Window Trim and Corner Trim
Open Box Eaves—Painted to match trim color

Exterior Doors:

Fiberglass 2 panel arched doors by Therma-Tru with deadbolt & locksets by Kwikset – Chelsea Entry Handleset and Hancock Knob—Brushed Nickel

SYSTEMS FEATURES:

Plumbing:

Vanguard Pex water supply system, sized per home
Waste and Vent System: ABS or PVC
40 Gallon Natural Gas Water Heater by Rheem or equal
Fiberglass Tub & Shower, china sinks, stainless drop-in kitchen sink

Electrical:

2 phone jacks and 2 cable TV outlet jacks
12 gauge wire throughout with 14 gauge wire for Smoke Detectors only
Telephone cable: Cat 5E
Cable/Satellite: RG-6
800-1600 s.f. house- 125 amp. service
1600+ s.f. house- 200 amp service

Mechanical:

80% Efficiency forced air natural gas central heating system by Rheem
Hardpipe and Flexpipe ventilation system
Main Gas Line included.

INTERIOR FEATURES:

Drywall:

½" Gypsum drywall at ceiling lids and walls, glued & screwed on ceilings and exterior walls, with denseglass in wet areas
Nailed/screwed, taped, floated
Texture: Old World Texture on Walls with French Lace knock-down texture on ceilings

Interior Trimwork:

Paint Grade - Masonite interior doors- Hollowcore 2 panel arch
Doorknob - Kwikset - Hancock knob (Brushed nickel or Oil Rubbed Bronze)
Paint Grade - 3" Colonial molded door casing
Paint Grade - 5" Colonial molded door baseboard
Painted Wooden MDF Window Sills

Paint:

Single Tone Paint – Kwal Paint/Frazer - Semi Gloss - Color: Gorge Water
All walls, doors, trimwork, ceilings are painted the single color, 1 coat of primer, 1 coat of color.

Light Fixtures:

Available Colors: Brushed Nickel or Oil Rubbed Bronze
Kitchen: Overhead Florescent 4 bulb fixture with cloud cover
Dining: 5 light chandelier
Bathroom: 4 open bulb fixture
Bedrooms, Hallways, Living Room all other areas: 2 bulb ceiling mount dome fixture
Entry: Exterior Wall Mount Carriage Light (black or rust) – same as garage if applicable
Backdoor: Exterior Wall Mount (black or rust)
Many lighting upgrades are available, see lighting upgrade sheet. Can lights, LED, Energy Star and Title 24 available.

Plumbing Fixtures:

Chrome Finish
Kitchen, Top Mount Stainless Steel Double Bowl Sink
Kitchen, Undersink Disposal
Kitchen, Moen Chateau Faucet, Chrome Finish
Bathroom Fiberglass Insert Tub/Shower Enclosure
Bathroom Tub/Shower Moen Chateau Faucet, Chrome Finish
Bathroom Vanity Sink, China Vitreous Top Mount Sink
Bathroom Vanity, Moen Chateau Faucet, Chrome Finish
Bathroom Toilet, 2 piece elongated bowl toilet
Washer Shutoff Box with laundry drain
Ice Maker Supply Line to Fridge Location with shut off
Exterior Hose Bibs

Hardware:

Kwikset Hancock Knob
Towel bars and Toilet Paper Holders
Sheet ¼" wall mounted mirrors. Size determined by cabinetry.

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

Cabinets:

Beautiful cabinetry provided by Quality Craft.
31" upper cabinet, Solid face frame cabinets
"Chateau" Square Picture-Frame Style with Flat Center
Knotty Alder -Natural "Clear" Finish
3" Crown Molding along top of cabinets

Countertops:

Wilsonart Laminate tops with integrated backsplash and waterfall edge

Floor coverings:

Vinyl Flooring in Wet Areas and by exterior doors
Carpet in Balance of house, one color, with 7/16" 6 lb. rebond pad - Shaw or Mohawk.

Irontown reserves the right to change or substitute any materials with comparable products without notification. Because each Irontown Homes 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