



Irontown Homes Designer Series

Home Features

Included Features



Roof: 30 year architectural asphalt Composite shingles



Windows: Vinyl extruded dual pane insulated low E windows

Exterior Siding: LP Smartside 8 lap siding with SmartTrim window & corner trim.

Eaves: Open eaves painted to match trim color.

Exterior Doors: Fiberglass 2 panel arched doors.

Deadbolt & Locksets: Kwikset-Chelsea Entry Handleset.



Flooring: LVP floor in kitchen, bath, laundry, and Entry. Carpet in balance of house.



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.



Included Designer Series Features

Cabinetry and Countertops



Shaker – Style Cabinets

Standard: White or Espresso. Upgrades: Brooklyn White, Grey or Slate

- 31" upper cabinet w/ 3" crown molding along the top
- Solid frameless cabinets, full overlay doors, solid wood



Shaker Designer White



Shaker Espresso



Brooklyn Bright White



Brooklyn Modern Gray



Brooklyn Slate

Countertops:

- Standard: Laminate tops with integrated backsplash and waterfall edge in kitchen and bath.
- Upgrades: cultured marble, granite or quartz



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.



Included Designer Series Features Interior Doors and Trim



Masonite Hardboard
-2 Panel Square or
Arch Top
-Hollowcore Paint
Grade

Paint Grade - 3" Craftsman Casing
Paint Grade - 5" Craftsman Baseboard



Kwikset Hancock Knobs

Standard – Polished
Chrome.

Upgrades: Bronze or Satin
Nickel



Rustic Bronze



Satin Chrome



Satin Nickel

Kwikset Chelsea Handleset

Standard – Polished
Chrome.

Upgrades: Bronze or Satin
Nickel



Harney Austin Bathroom Hardware

Standard – Chrome

Upgrade – Stain Nickel, Venetian Bronze



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.



Included Designer Series Features

Plumbing Fixtures



Bath Faucet

Standard: Moen Chateau, chrome finish

Upgrades: Brandford, Eva



Kitchen Faucet: Moen Chateau Collection, Chrome finish



Bathroom Shower Faucet: Tub/Shower
Moen Chateau Collection, Chrome Finish
Bathroom Roman Tub Faucet: (if appl)
Moen Chateau Collection with
Chrome Finish



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.



Included Designer Series Features

Plumbing Fixtures



The kitchen Sink is a drop-in Stainless steel 8" Depth double bowl sink.



Bathroom Vanity Sink: China Vitreous Top mount sink.



Bathroom Toilet:
2 piece elongated bowl toilet



Bathroom Cast Tub/Shower
Fiberglass insert
Tub/surround enclosure

Bathroom Shower Enclosure: Clear glass Enclosure with chrome Frame (stand alone Shower only)



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.



Included Designer Series Features

Light Fixtures



Master Bath 30"
Nickel or
Bronze



Bath/Powder
24"
Nickel or
Bronze



Pendant (Optional)
Nickel or
Bronze



Dining Chandelier (can
replace with 4 LED
downlights, no charge)
Nickel or Bronze



Ceiling Fan
(Optional)
Nickel or Bronze



Kitchen – 4 or 6 – 6" LED
downlights (depends on size of
kitchen)



Outdoor/Front
Bronze



Outdoor
Sides and Rear
Bronze



Flush Mount
Satin Nickel



Flush Mount
Oil Rubbed
Bronze



Sconce
(Optional)



Utility/Storage
Flush Mount
(9")

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.



Included Designer Series Features Appliances



RF114PXS – Black

- *Room for multiple menu options
- *This 4.8 cu. Ft. capacity range assumes a more sophisticated look with wider, sturdier angles and a 1-piece steel console that's easier than ever to clean without seams that gather debris.
- *Set the perfect temperature for whatever is on the menu
- *Set the broiling temperature in five-degree increments. Higher is better for grilling meats, while lower works best for delicate tasks such as melting cheese.
- *Flexibility Inside. Extra storage below.
- *Adjustable oven racks make baking large items and multiple courses easy, while the lower storage drawer helps you organize and make the most of your cooking area.
- *4.8 cu. Ft Capacity
- *Upswept Porcelain SpillGuard™ Cooktop
- *Helps contain messes and makes cleanup easier with the raised-edge design
- *Chrome Drip Pans
- *(2) 8" coil elements
- *(2) 6" coil elements

Dimensions

Gross Weight	144 LB
Height	46 7/8 Inches
Depth	27 9/16 Inches
Width	29 7/8 Inches

Dimensions shown are for planning purposes only.
For complete information see installation instructions packaged with product.



WMH31017AB – Black

- *Hidden Vent
- *Streamline the appearance of the microwave exterior with a hidden vent that also simplifies cleaning.
- *1.7 cu. Ft. capacity
- *Heat up leftovers with ease in this 1.7 cu. Ft. capacity microwave hood combination. You'll have the room you need for frequently used items like dinner plates and microwave-safe bowl.
- *1,000 Watts cooking power
- *With up to 1,000 watts of cooking power, Whirlpool microwaves offer the flexibility you need to heat all types of food, from macaroni and cheese to corn on the cob, quickly and easily.
- *2-speed fan/220 CFM
- *2 variable fan-speed settings let you match the right amount of ventilation to the dish being prepared.

Dimensions

Gross Weight	65 LB
Height	17 ¼ Inches
Depth	16 1/8 Inc
Width	29 15/16 Inch

Dimensions shown are for planning purposes only.
For complete information see installation instructions packaged with product.



WDF310PAAB –Black

- *ENERGY STAR Qualified
- *Whirlpool dishwashers exceed government efficiency standards, so they are greater for the environment and your wallet.
- *No one has fewer repairs 17 years in a row.
- *Whirlpool dishwashers are designed to endure repeated use and to deliver years of reliable performance. No one has fewer dishwasher repairs 17 years in a row.
- *Resource – Efficient wash system
- *This dishwasher's resource-efficient wash system cleans a full load of dishes using nearly ½ the water and energy. Whirlpool brand's improved motor and wash system and provides our quietest line of dishwashers ever.
- *CEE tier 1 qualified
- *Select dishwashers exceed federal minimum energy efficiency standard by 15% to earn an eco-friendly CEE Tier 1 qualification. These advanced water and energy saving may qualify for rebates, contact your local utility company for program availability.
- *Tall Tub Design

Dimensions

Gross Weight	85 LB
Height	34 ½ Inches
Depth	24 ½ Inches
Width	23 7/8 Inches

Dimensions shown are for planning purposes only.
For complete information, see installation instructions packaged with product.

Irontown Homes Designer Series

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.



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

Walls

8' interior ceiling height w/ opt 9' or 10' 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

Vinyl or Metal Railing with cap and posts per plan

Decking

Composite Decking over open frame deck

Insulation

Corning: R-38 batts 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

Hardboard Cedar Lap Siding with 4/4 Window Trim and Corner Trim
Open Eaves Painted to match trim color

Exterior Doors

Fiberglass 2 panel arched doors by Therma-Tru Smooth Star 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
Fiberglass Tub & Shower combo per plan

Electrical

High Quality 12 and 14 gauge copper wiring
2 phone jacks and 2 cable TV outlet jacks
Telephone cable: Cat 5E
200 amp service - per plan

Mechanical

95% Efficiency forced air natural gas central heating system by Rheem
Hardpipe and Flexpipe ventilation system
Main Gas Line included.

INTERIOR FEATURES

Drywall

Ceiling lids and walls, glued & screwed on ceilings and exterior 1/2" Gypsum drywall walls, with dense glass 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" Craftsman molded door casing
Paint Grade - 5" Craftsman molded door baseboard
Paint Grade - 2" wood stair handrail

Paint

Single Tone Paint Low VOC Paint - Satin
All walls, doors, trim work, ceilings are painted the single color, 1 coat of primer, 2 coats 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 same as garage if applicable
Backdoor: Exterior Wall Mount
Many lighting upgrades are available, see lighting upgrade sheet. Can lights, LED, Energy Star and Title 24 available.

Plumbing Fixtures

Kitchen, Top Mount Stainless Steel Sink
Kitchen, Undersink Disposal
Kitchen, Moen Chateau Faucet w/ Side Sprayer, Chrome Finish
Bathroom Fiberglass Insert Tub/Shower Enclosure
Bathroom Tub/Shower Moen Chateau Faucet, Chrome Finish
Bathroom Vanity Sink, China Vitreous Top Mount Sink, White
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
Stylish Towel bars and Toilet Paper Holders - Chrome

Mirrors / Shower Doors

42" Tall Framed Clear Glass Door w/ chrome hardware per plan master shower included.

Appliance Package

30" Electric freestanding, manual clean range (220 amp plug provided at range)
30" Dishwasher 2 level
30" Ductless Micro Hood over the range

Cabinets

Solid wood shaker cabinets
31" upper cabinet, Solid face frame cabinets
White Shaker or Espresso Shaker
3" Crown Molding along top of cabinets

Countertops

High quality laminate tops with integrated backsplash and waterfall edge

Floor coverings

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

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.