



# IRONTOWN HOMES DESIGNER SERIES

# HOME FEATURES

## FRAMING STRUCTURE

### Floor System

Engineered rim joist with 9 1/2" TJI engineered floor joists, 16" on center  
Underlayment Sheeting 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  
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

### Railings

Vinyl 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

Cedar Textured 8" SmartSide 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  
Cable/Satellite: RG-6  
800-1600 s.f. house- 125 amp. service  
1600+ s.f. house- 200 amp service

### Mechanical

90% Efficiency forced air natural gas central heating system by Rheem

Hardpipe and Flexpipe ventilation system  
Main Gas Line included.

## INTERIOR FEATURES

### Drywall

1/2" 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 – 2 1/2" Colonial molded door casing  
Paint Grade - 3" Colonial molded door baseboard

### Paint

Single Tone Paint – Low VOC Paint - Satin - Color: Gorge Water  
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 (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

Kitchen, Top Mount Stainless Steel 8" Deep Double Bowl 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  
Towel bars and Toilet Paper Holders Taymor Diamondback Chrome

### Mirrors / Shower Doors

42" Tall Sheet Wall Mounted Mirrors. Size determined by cabinetry.  
82" Height Metal 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

Merillat – Spring Valley Red Oak  
31" upper cabinet, Solid face frame cabinets  
Oak –Natural, Pecan, Medium or Kona Finish  
3" Crown Molding along top of cabinets

### Countertops

High quality laminate tops with integrated backsplash and waterfall edge

### Floor coverings

Tile 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.

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